

Shire of Wyndham East Kimberley

Local Planning Strategy



Endorsed by the
Western Australian Planning Commission

21st August 2019

Disclaimer

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Consultation with the respective Local Government Authority should be made to view a current legal version of the Strategy.

Please advise the Department of Planning Lands & Heritage of any errors or omissions in this document.

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Shire of Wyndham East Kimberley

Local Planning Strategy

Part 1 – Strategy

August 2019



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1. Introduction

1.1 The Local Planning Strategy

The Local Planning Strategy (LPS) is the principal guiding framework for land use and development in the Shire of Wyndham East Kimberley.

The essential objective of the LPS is to provide a strategic vision and land use plan to guide future development across the Shire. The LPS balances the needs of the natural environment, economic development and community expectations to ensure the long term sustainable development of the Shire.

The role of the LPS is to provide background information and analysis as well as strategic direction for the Shire so that it can act as a guiding tool in the decision making process, as well as informing future rezoning proposals and infrastructure projects. The LPS provides the strategic basis for the development of a contemporary local planning scheme for the Shire.

Part 1 of the LPS provides the key strategic responses to address key issues across the Shire. It should be read in conjunction with Part 2, which provides the background information and analysis that informs the strategy.

1.2 Complementary Documents

The LPS does not exist or operate in isolation. Within the Shire of Wyndham East Kimberley, a significant investment has been made into strategic and land use

planning through the development of numerous land use plans and strategies. These documents should be considered an integral component of the LPS as they all contribute to and influence the future land-use and infrastructure of the Shire of Wyndham East Kimberley. Key strategies that underpin and should be read in conjunction with the LPS include:

- [East Kimberley @ 25k \(EK@25\)](#) (MacroPlan Dimasi, November 2013) - this document sets out growth aspirations for the Shire and infrastructure requirements for a future population of 25,000
- [Kununurra Strategic Directions: Town Centre Development Concept Plan and Strategic Land Use Plan](#) (Urbis, July 2010) – this document sets out strategic land use priorities and detailed investigations for the Kununurra townsite and surrounds.
- [Kimberley Regional Planning and Infrastructure Framework](#) (Department of Planning, 2015) - this document describes the key infrastructure existing and planned for growth of the Kimberley region
- [Strategic Community Plan 2017 – 2027](#) (Shire of Wyndham East Kimberley) - this document provides the overall strategic direction for the Shire to 2027. The plan identifies and prioritises a

number of key issues and opportunities for the community across the Shire.

- [Kimberley Science and Conservation Strategy](#) (Government of Western Australia, May 2011) - this document provides strategic approaches to maintain and conserve the unique Kimberley environment, focusing on greater cultural engagement.
- [Freight & Logistics Services in the East Kimberley Region](#) (Strategic design + Development, 2010)

1.3 Regulatory Requirements for Local Planning Strategies and Schemes

All local governments are required to maintain a local planning scheme in accordance with the *Planning and Development Act 2005*. The local planning scheme establishes the standards and requirements for planning and land use within the area. As a precursor to the local planning scheme, local governments are to prepare a LPS which sets out the long term vision for a local government area.

The strategy requires endorsement by the Western Australian Planning Commission (WAPC) for public consultation and final adoption.

The development of a new local planning scheme prepared in line with the strategy, will be based on the

‘model provisions’ and ‘deemed provisions’ prescribed in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The ‘model provisions’ provide a standard framework for local planning schemes and enable local governments to include provisions that relate specifically to the local area. This includes specifying zones and reserves, land use classifications and development provisions.

The elements of the ‘model provisions’ which can be adapted to suit the Shire of Wyndham East Kimberley include:

- Aims of the scheme
- Reserves
- Zones and the zoning table
- General development requirements
- Special control areas
- Exemptions from development applications

The ‘deemed provisions’ provide standard text that applies across all local governments and outlines the processes and procedures for schemes, structure plans and development assessment. These provisions cannot be varied by local governments, however supplementary

provisions can be included as part of the model provisions.

The LPS provides recommendations for the application of model provisions in the preparation of a contemporary local planning scheme for the Shire to achieve the objectives of the strategy. In particular, the strategy recommends the zones and reserves to be used, and provides commentary about considerations in the preparation of detailed provisions for these zones in a planning scheme review.

2. Vision and Objectives

Strategic Vision

To be a thriving community with opportunities for all

In planning for the growth of the Shire, the Local Planning Strategy (LPS) recognises the values of Council and the community. Planning decisions will be underpinned by the values of:

- Inclusivity
- Sustainability
- Responsibility
- Leadership
- Private investment
- Being unique
- Cultural heritage
- Diverse economy
- Community
- Natural assets
- Affordable housing and housing choice



2.1 Objectives

The overall objective and mission of the Local Planning Strategy (LPS) is to enable the East Kimberley to develop in a manner that will achieve social, cultural, economic and environmental benefits for all.

To achieve this, the Strategy identifies a number of key objectives for the Shire of Wyndham East Kimberley Local Planning Framework, in relation to:

- Economic Development and Employment
- Services and Infrastructure
- Towns and Lifestyle
- Environment



Economic Development and Employment

Agriculture

To identify and protect land that is suitable for agriculture (including horticulture and pastoral development) and to facilitate the development of land for that use.

Tourism and Recreation

To provide a planning framework that enables the growth and development of tourism and tourism-related opportunities that are appropriate, sensitive and integrated into the natural landscape.



Mining and Exploration

To provide for the use and management of extractive mineral resources while ensuring the protection of public amenity, health and the environment.

To manage potential conflict between different land uses, and forms of economic development.

Industry

To ensure a sufficient supply of industrial land, for a range of industrial uses, is appropriately located to service the economy and, in particular, the servicing demands of the Ord Irrigation Scheme.

Aquaculture and Fishing

To promote opportunities for commercial fishing and aquaculture while protecting coastal and inland waters.



Services and Infrastructure

Infrastructure and Services

To identify and provide rationale for adequate and efficient infrastructure and services, including community infrastructure, within the Shire.

Environment

Conservation

To preserve the values of natural resources by minimising and managing the impacts of land use and development on the environment.

Coastal Access and Waterways

To encourage appropriate development and land use of the coast and waterways to protect the values and integrity of these areas.



Towns and lifestyle

Housing Choice

To provide for housing choice and affordability in the Shire – through provision of alternative lot sizes and lifestyle opportunities.

Towns

To facilitate accessible, safe, walkable, attractive town centres that provide environmental, economic, social and lifestyle opportunities and benefits.

Population Settlement and Distribution

To ensure the efficient provision of services in accommodating growth of existing population centres as well as new potential centres associated with major projects.

Uniqueness

To provide a planning framework that recognises the origins of our towns and the qualities that make them unique.

Cultural Heritage

To ensure our planning decisions value and respect multi-cultural heritage.

Public Health

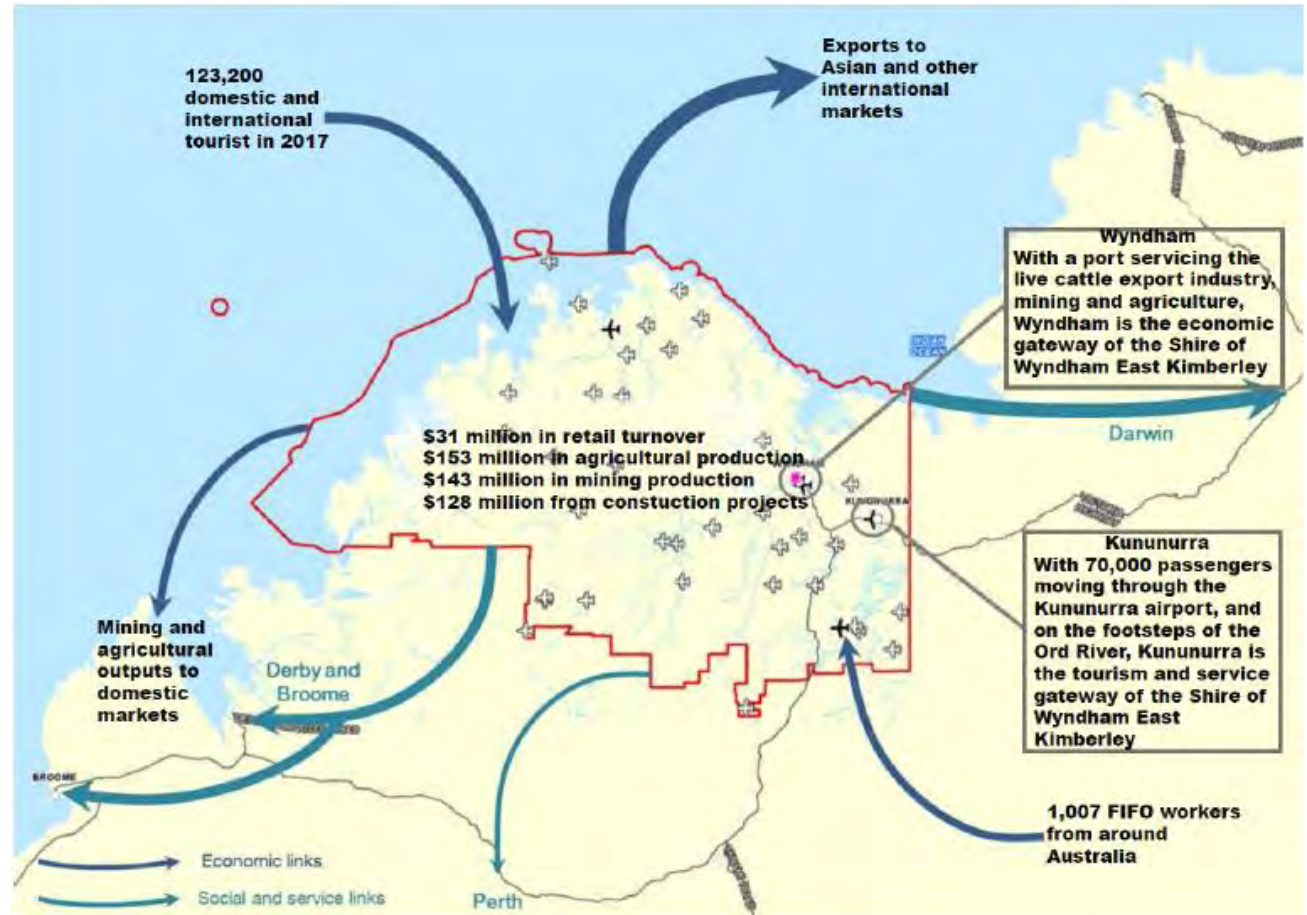
To ensure good public health of the community



3. Strategic Positioning of Shire and Towns

The Shire's proximity to Asian markets combined with its strengths in mining, irrigated agriculture, tourism and pastoral industries, underpin its strategic position as a key export contributor for Australia and Western Australia.

The remoteness and small population of the Shire result in a dependency on other Australian cities, particularly Darwin due to proximity, for additional services, including retail and entertainment, which are not provided locally within Wyndham and Kununurra. Social links to Perth, as Western Australia's capital, focus on government services due to distance.



4. Strategic Directions to Key Issues

4.1 Growth and economy

The Shire has an aspirational growth rate of 4 percent per year, with a population target of 25,000, as outlined in EK@25, from an existing population of 7148 people (ABS, 2016). Most of this growth will be targeted in the townsites. These growth rates will require additional provision of land for employment and housing.

The most common industries of employment are mining, public administration, health care and social assistance and construction, illustrating that current employment opportunities are focussed on either mining or community services. Achieving aspirational growth rates and targets, which will result in a resident population high enough to sustain quality services year around, requires significant private investment into additional sources of employment. The Ord expansion project alone is not likely to create the necessary employment for the Shire to achieve desired growth.

Key opportunities for investment to facilitate employment and growth include agricultural and aquaculture projects, tourism, and research and development.

Aboriginal lands in the Shire contain areas where Traditional Owners will seek access to undertake

traditional uses and customary practices, these lands will also support cultural and economic development through tourism, cultural use and natural resources management (including resource development).

Current Issue	Strategic Response	Study Area
Aspirational growth rate of 4 percent per year, with an aspirational population target of 25,000, will require additional land and infrastructure for housing and employment.	Ensure that land supply and accommodation are aligned with population growth rates.	Wyndham and Kununurra townsites
	Identify suitable areas for future urban expansion.	Wyndham and Kununurra townsites
	Undertake detailed planning to facilitate redevelopment of townsites.	Wyndham and Kununurra townsites
Diversified economic development and employment is required to facilitate growth and services in the Shire.	Support diversification of economic activities in townsites, cultural and natural resource areas, and on pastoral leases, towards additional industry sectors such as tourism, agriculture, aquaculture, and research and development. Ensure planning framework is flexible to facilitate investment opportunities.	Whole of Shire

4.2 Tourism

Tourism is a growing industry for the Shire. The Shire’s Indigenous cultural heritage and unique landscapes are a key attractor for tourists as well as the local community.

The Shire offers a range of unique tourism developments that capitalise on the Shire’s natural assets. These opportunities support diversification of the Shire’s economy.

The National Highway network that passes through the Shire enables tourists to connect from other parts of Western Australia to the Northern Territory. In addition, a number of unsealed roads are attracting the growing self-drive and 4WD tourist markets. These roads include the Gibb River, Duncan and Kalumburu Roads.

The townsite of Kununurra offers tourist accommodation and local tourist attractions. Opportunities exist in the townsite to further develop the tourism industry around locations such as Lake Kununurra and the Kununurra Racecourse.

Whilst the primary function of Lake Argyle is not for tourism, tourism uses have developed in this area, and there is opportunity to further grow this important tourist node.

Current Issue	Strategic Response	Study Area
Diversified economic development and employment is required to facilitate growth and services in the Shire.	Implement planning controls that facilitate tourism investment and opportunities.	Whole of Shire; Wyndham
The Shire has a striking visual character that can be impacted by inappropriate development.	Incorporate planning controls to ensure tourism and other developments respect the natural and visual character of the Shire.	Environment
Industries within Kununurra Mixed Business area affect amenity of adjacent areas.	Allocate land appropriate for strategic or general industrial to minimise land use conflicts with tourism and residential uses.	Kununurra
Planned expansion of tourist village provides a major tourism opportunity.	Facilitate planned expansion of tourist village.	Lake Argyle
Potential for land and waterway use conflict and incompatibility, and competition for access to particular areas. In particular, water supply infrastructure that also presents tourism potential is not managed to optimise tourist experience.	Review governance arrangements regarding tourism assets.	Lake Argyle

4.3 Remote Settlements

Outside the main towns of Kununurra and Wyndham, the Shire contains different types of remote settlements and communities. This includes Aboriginal settlements, remote tourist destinations and road houses.

Aboriginal Settlements

The Shire is sparsely populated with the majority of people living in townsites. Over one third of the population identifies as Indigenous and live predominantly in the rural and remote areas of the Shire. Approximately 22 Aboriginal settlements of varying sizes are within the Shire. This includes large settlements that operate as country towns, such as Kalumburu, and smaller seasonal settlements.

It is difficult to service Aboriginal settlements, and infrastructure is lacking outside of townsites. Currently the Shire is not responsible for servicing Aboriginal settlements, or providing infrastructure within settlements. Due to low population and high expense, infrastructure provision for Aboriginal settlements has tended to be a lesser priority than for townsites. There is a role for State and Federal Government agencies to prioritise and plan for infrastructure delivery, supported by the preparation of Layout Plans for Aboriginal settlements.

The Department of Planning, Lands and Heritage has established a framework for developing Layout Plans that assist to guide land use and development with

Aboriginal settlements, which includes investigating mechanisms for service and infrastructure provision.

Current Issue	Strategic Response	Study Area
Insufficient infrastructure and facilities in Aboriginal settlements.	Provision of appropriate facilities and infrastructure for Aboriginal communities and settlements subject to outcome of State and Federal Government funding decisions.	Whole of Shire

Remote Settlements

The Shire also contains a number of remote settlements; this includes road houses, remote tourist destinations and locations such as the Truscott Airbase.

The expansion of the local planning scheme area to cover the entire Shire may result in these forms of development now requiring planning approval.

With particular consideration for tourist destinations, it is important that planning controls are in place to influence development of tourism operations and ensure the visual and environmental character of the Shire is retained and celebrated. However it is important to do this in a flexible way so as to not stifle good development through unnecessary regulation.

It is also important to ensure that these remote settlements have adequate services to support the development. Expansion of the scheme to the entirety of the Shire area will enable local planning processes to ensure remote developments are adequately connected to necessary services

Current Issue	Strategic Response	Study Area
Potential adverse impacts of tourist and remote settlements visual and environmental character.	Implement planning controls to ensure development is mindful of the Shire's visual and environmental character whilst not hindering development.	Whole of Shire

4.4 Housing Affordability and Supply

High housing costs in the Shire result in a number of key land use issues and require a special approach to housing and land supply.

There are a high percentage of group households within settlements of the Shire with a higher rate of residents per home compared to the rest of the State. Overcrowding requires consideration of appropriate design as well as supply. New land releases within townsites may not respond to the desire or need of some community members for larger accommodation options.

The low residential population is regularly increased by temporary visitors due to seasonal workers, tourists and fly in fly out mining workers. This highly transient portion of the community generates demand for rental properties and affordable options for workers accommodation.

Within Kununurra, the high cost of residential and commercial/industrial land creates demand for dwellings in the mixed business precinct and light industrial area. This also results in the running of businesses from rural residential properties. Stage 2 of the light industrial area provides additional light industrial land, however a lack of sewer and smaller lot sizes do not suit demand for composite lots, and the estate remains empty.

Current Issue	Strategic Response	Study Area
High housing costs.	Identify suitable areas for future urban expansion Adjust residential densities in town centres to provide greater diversity and affordability.	Kununurra and Wyndham
Large household size and demand for larger town blocks.	Identify appropriate density ranges within townsites to provide larger lot sizes where necessary.	Kununurra and Wyndham
High transient population.	Create quality accommodation for short term workforce that can also be used for tourism and local needs. Facilitate housing diversity and private investment to provide appropriate choices for shorter term residents.	Townsites
Informal residential uses within industrial and commercial areas.	Recognise the unique requirements of local businesses and community members through flexible zoning responses for light and service industrial uses.	Kununurra

4.5 Environment

The Shire supports a number of threatened ecological communities, threatened flora and fauna species. There are a number of nationally important wetlands and internationally significant wetlands under the Ramsar Convention. Managing water quality from land use and development is an important component of managing these important wetlands.

The Shire includes a number of areas of environmental significance that are not protected within reserves. These areas, identified by the Department of Water and Environmental Regulation, include:

- World Heritage properties;
- Areas included on the Register of the National Estate;
- Defined wetlands and their 50 metre buffer
- Rare flora and surrounding vegetation;
- Threatened ecological communities;

The identification of land being within an environmentally sensitive area does not preclude use or development. However, there may be additional environmental requirements under the *Environmental Protection Act 1986*, such as in respect to vegetation clearing regulated by the Department of Water and Environmental Regulation. Inappropriate development may impact on environmental assets. Insufficient recognition of

major environmental assets in the planning framework may lead to “green tape” affecting investment and development opportunities. There is a need to protect the environment, whilst enabling appropriate economic development and growth.

Across the Shire, there is risk of development being improperly designed and not integrating with the landscape and topography of the Shire; greater policy guidance is necessary to enable remote tourism and other development that integrates with visual landscape consistent with the Visual Landscape Planning Manual (2007).

Much of the Shire, except established townsite areas, falls within a mapped bushfire prone area, most likely reflecting a low to moderate bushfire hazard level in most areas. In line with State Planning Policy 3.7 and the Guidelines for Planning in Bushfire Prone Areas, bushfire risk, hazard, and potential bushfire attack level should be considered in all planning proposals.

Current Issue	Strategic Response	Study Area
Threatened ecological communities, threatened flora and fauna species, and nationally important wetlands may be impacted by development.	Identify and protect conservation areas. Ensure planning decisions respond to environmental constraints.	Whole of Shire
Potential for “green tape” to impact on development opportunity.	Provide clear frameworks to address environmental constraints so they do not inadvertently impede responsible development opportunities.	Whole of Shire
The Shire has a striking visual character that can be impacted by inappropriate development.	Recognise and address visual landscapes as part of planning processes.	Whole of Shire
Much of the Shire falls within a mapped bushfire prone area.	In line with state policy, planning and development proposals are to be supported by appropriate bushfire planning.	Whole of Shire

4.6 Transport

Development of Stage 2 of the Ord River Irrigation Area will result in increased heavy vehicles.

In the medium to longer term, there is potential for increased heavy vehicle traffic to impact on the condition of existing roads, leading to issues in traffic management and safety.

In the medium to longer term, a number of roads have been established as priority projects based on servicing potential mining and agricultural projects within the Shire. In particular, the planned heavy vehicle route is necessary to manage increased heavy vehicles.

There are significant concerns from the community regarding the freight vehicles through Wyndham.

Flights to the Shire are expensive partly due to the capacity of the airport to accommodate larger aircrafts. Upgrades to the airport will assist to alleviate some of these issues.

The Wyndham airport is small and can only accommodate smaller aircraft, but is extremely important in servicing the numerous remote Aboriginal communities in the western portion of the Shire. Opportunities may also exist to subdivide a portion of the Wyndham Airport land for commercial /industrial development.

Current Issue	Strategic Response	Study Area
Increased heavy vehicle traffic may impact on existing transport infrastructure.	Prioritise the delivery of road infrastructure to support Stage 2 of the Ord River Irrigation Area and port freight in Wyndham. Utilise developer contributions as a mechanism to fund necessary road upgrades in response to any development within Stage 2 of the Ord River Irrigation Area that occurs in advance of necessary road construction projects.	Whole of Shire
Heavy vehicles moving through townsites have safety and amenity impacts.	Prioritise the delivery of road bypass projects to divert heavy vehicles from townsites.	Whole of Shire
A lack of public transport significantly impacts access to services.	Investigate opportunities for provision of public transport within townsites and across the Shire.	Whole of Shire
Flights are expensive, in part due to capacity of the airport to handle larger aircraft and increased passenger numbers in the long term.	Extend and upgrade the runway and apron areas of the Kununurra Airport. Deliver the recommendations of the East Kimberley Regional Airport Master Plan.	Kununurra

4.7 Water Supply and Management

Drinking Water

While water supply capacity is not likely to be an issue for the major townsites within the Shire, there are key issues in terms of location or lack of infrastructure, and how this impacts on townsite expansion and redevelopment. These issues will require significant investment and coordination between agencies to address in the medium to long term.

In Aboriginal settlements, water is managed by the Department of Communities Remote Aboriginal Essential Services Program (RAESP).

Pressure for increasing rural residential development needs to carefully consider availability of potable water supply. State Planning Policy 2.5 – Land use planning in rural areas identifies that where reticulated water supply is demonstrated to not be available, or lots are greater than four hectares, an alternative fit-for-purpose’ domestic water supply, which includes water for firefighting, may be considered. Proposals for rural residential development that cannot be connected to reticulated water supply are to demonstrate sufficient water supply, considering appropriate water sources such as rainwater and groundwater where appropriate and where climatic conditions will yield sufficient supply.

Water availability and planning for supply options of potable and non-potable water must be considered early in the planning process.

Current Issue	Strategic Response	Study Area
There are challenges for potable water supply for rural residential properties.	Investigate current water management issues and provide guidance for planning in relation to these, through the implementation of a Water Management Strategy. (Including investigation of opportunities for water supply in rural residential areas).	Kununurra and Wyndham
There is a lack of information regarding drainage, water management and flooding within townsites.	Investigate current water management issues and provide guidance for planning in relation to these, through the preparation of a Water Management Strategy. (Including ensuring that internationally recognised wetlands are protected).	Whole of Shire
Conflict between desire for foreshore development and water supply protection in Kununurra.	Formalise protection of public drinking water supply areas until alternative, feasible sources are identified. Facilitate a multi-agency cooperation to explore funding and options for relocation of water supply bores.	Kununurra

Wastewater

A lack of sewer in some areas within townsites, particularly the Port area in Wyndham and mixed business and industrial areas within Kununurra, is a major constraint to infill development and redevelopment of existing properties. This is a key issue to be addressed in enabling growth of the towns.

The Water Corporation is responsible for providing waste water services in the region's major urban places. Currently, there is spare capacity available in the region's waste water networks. Increased services may be required for future growth in the region. There is a need to investigate the relocation of the Kununurra waste water treatment plant.

The Department of Communities RAESP is responsible for managing wastewater in Aboriginal Settlements.

Industry and horticultural supply

The Ord River has been significantly regulated to provide a reliable water source. Although this source was originally intended for irrigation and horticulture, it is now also used for mining and aquaculture. The Water Corporation is planning and undertaking strategic planning in relation to Lake Argyle to manage necessary water supply for agriculture and horticulture, considering the range of demand, and increased demand that is presented by Ord Stage 2.

New industrial development across the Shire will need to carefully consider and plan for adequate water supply, water recycling, and appropriate treatment of wastewater.

Drainage, stormwater, and water quality

There is a lack in information regarding water management, particularly in relation to drainage in and around townsites. Greater understanding is necessary to plan for and address areas where drainage is an issue.

Water quality of the Shire's lakes, wetlands and rivers can be affected by nearby land uses, groundwater pollution, stormwater runoff and inappropriate development. In particular, management of land uses and stormwater for water quality around Lake Kununurra is an important component of managing wetland habitats around developed areas. Future land use change and strategic water planning should consider appropriate buffers between waterways and land use and provide an understanding of current water quality and concerns.

Floodway mapping is currently being undertaken.

Current Issue	Strategic Response	Study Area
The current location of the Kununurra waste treatment plant causes odour impacts beyond the 500 metre buffer, and affects redevelopment of the Mixed Business precinct for sensitive land uses, precluding expansion of the town centre to the west.	Relocate the Kununurra waste water treatment plant, and facilitate the redevelopment of the site.	Kununurra
Lack of sewer infrastructure is a barrier to redevelopment in key locations within Wyndham and Kununurra.	Prioritise sewer upgrades in Wyndham and Kununurra to facilitate redevelopment and infill opportunities.	Kununurra and Wyndham

4.8 Waste Management

There are a range of ‘legacy issues’ associated with landfill sites in the Shire due to historic poor management and lack of investment, which must now be corrected to meet environmental standards and community expectations. The long term intention of the Shire is to create a landfill site capable of handling waste from Kununurra, Wyndham and surrounding Aboriginal communities. Work is currently being progressed to identify a new site for landfill and bringing the existing landfill site into compliance.

Aboriginal settlements have basic standards of solid waste management facilities. Some disposal sites are located in close proximity to community living areas and water sources, creating potential health risks. Most waste disposal systems in these towns and settlements are community managed.

Current Issue	Strategic Response	Study Area
The existing Kununurra landfill site is likely to be impacted by contamination, which will impact on future use of the site following relocation.	<p>Ensure regulatory compliance and optimise the waste services provided across the Shire.</p> <p>Undertake remediation of the existing landfill site to ensure that it is safe for the public and environment and visually appealing.</p>	Kununurra and Wyndham
Finding a location for the Kununurra landfill site within 10-15 km of the townsite.	Ensure regulatory compliance and optimise the waste services provided across the Shire.	
Expensive for Wyndham community members to cart waste not accepted at the Wyndham waste management facility to Kununurra.		

4.9 Energy

The majority of the Shire's energy is generated from renewable sources, Pacific Hydro's Lake Argyle hydro-electric plant supplies base-load electricity to Horizon Power for nearby Kununurra. Horizon Power's distribution system in Wyndham is supplied via 132kV transmission link from the Pacific Hydro plant.

Infrastructure associated with the Ord River Irrigation Area provides the opportunity to lead the country in renewable energy. There is also opportunity for solar energy.

The use of diesel power plants as emergency energy sources will continue, and the location of existing infrastructure requires consideration to manage land use conflict associated with this infrastructure.

Current Issue	Strategic Response	Study Area
Opportunities to expand renewable energy generation.	Ensure planning framework is flexible to facilitate investment opportunities.	Whole of Shire
Diesel power plant in Kununurra causes land use conflict with nearby tourism uses, and affects potential urban redevelopment in the Mixed Business area.	Identify potential sites for the relocation of the diesel power plant.	Kununurra

4.10 Main Townsites

There are two main townsites within the Shire, being Kununurra and Wyndham. Within the Kununurra townsite there are three Aboriginal Settlements - Gulgagulaneng, Mirima and Nulleywah. Within the Wyndham townsite is the central area of Three Mile and settlement of Warrayu, and outlying areas of the Port area, Six Mile and settlement of Guda Guda (Nine Mile). In addition, Kalumburu is soon to be gazetted as a town. All these towns provide housing and living options and services for the majority of the Shire's community.

The townsites provide an excellent range of community infrastructure and services in response to the size of the population. However are lacking private investment which limits the availability of retail and hospitality services outside the tourist season, and results in deteriorating and rundown buildings affecting the visual character of the towns.

In both Wyndham and Kununurra, improved access to foreshore areas is important to enable greater enjoyment of the environment which defines the character and lifestyle of the Shire. Opportunity exists to develop Kununurra racecourse; development opportunity here needs to consider the wetland buffer requirements of Lake Kununurra.

Current Issue	Strategic Response	Study Area
Town sites lack cohesive town centres, with limited planning frameworks to facilitate redevelopment.	Undertake detailed planning to facilitate redevelopment of townsites.	Kununurra and Wyndham
Lack of private investment, with deteriorating buildings affecting the visual character of the town.	Ensure planning framework is flexible to facilitate investment opportunities.	Whole of Shire
Excellent range of community infrastructure compared to the size of the population.	Ensure the continued delivery of necessary community infrastructure as identified in East Kimberley @ 25.	Kununurra, Wyndham
There is a lack of pedestrian access to Lily Creek and the Lake Kununurra Foreshore.	Provide greater pedestrian access to Lily Creek Lagoon and Lake Kununurra.	Kununurra
The Anthons Landing foreshore area in Wyndham requires improvement, particularly around the community jetty.	Enhance the foreshore area at Anthons Landing.	Wyndham
Industries within Kununurra Mixed Business area affect amenity of adjacent areas.	Identify sites for industry and facilitate the relocation of general industrial development from the mixed business precinct to more appropriate industrial areas.	Kununurra
Opportunity for development of the Kununurra racecourse.	Facilitate the redevelopment of the Kununurra Racecourse as an events precinct.	Kununurra

4.11 Heritage and Native Title

Native Title

The Shire of Wyndham East Kimberley has eight determined native title claims, with five current claims awaiting determination. There are several land development opportunities led by Indigenous Corporations for land distributed as part of native title claims. This provides an important income source for Native Title holders and Indigenous communities. It is important that the local planning strategy provides guidance for development and use of these sites.

Aboriginal Heritage

Associated with the strong cultural history and heritage of the Shire, large areas of the Shire are registered as Sites of Aboriginal Significance, and there are several Indigenous Protection Areas, with aspirations and opportunities to develop tourism.

It is important that the local planning framework recognises both Native Title and Sites of Aboriginal Significance, however does not seek to replicate approvals processes under separate legislation to protect Aboriginal lands and heritage.

Historic Cultural Heritage

The Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* provide the ability of the local government to establish and maintain a heritage list to identify

places within the Scheme area that are of cultural heritage significance. Further heritage guidance is provided through State Planning Policy 3.5 – Historic Heritage Conservation. Local planning policies can be developed should additional planning controls and management be required to enable built heritage conservation.

The Shire presently has an existing Municipal Inventory which includes the identification of 52 places and three places listed on the State Register. The Municipal Inventory does not have the status of a heritage list prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Current Issue	Strategic Response	Study Area
Significant land areas of the Shire are subject to Native Title.	Recognise Native Title in local planning processes.	Whole of Shire
Need for guidance for Indigenous land development projects.	Ensure planning frameworks provide guidance and recommended land uses for Aboriginal lands.	Whole of Shire
There are numerous Sites of Aboriginal Significance across the Shire.	Recognise Sites of Aboriginal Significance in local planning processes.	Whole of Shire

4.12 Lake Argyle

While the primary functions of Lake Argyle are water supply for the Ord River Irrigation Area (ORIA) and electricity generation, a number of other uses such as tourism, aquaculture and recreation have evolved since its creation and are recognised as significant in their contribution to the Shire. There are governance issues in the maintenance of tourism and recreational assets; maintenance priorities differ between Water Corporation – with a primary focus on water supply infrastructure – and tourism providers – with a primary focus on tourism assets and use.

Whilst the lake provides excellent opportunities for aquaculture development; it is important to ensure the planning framework provides sufficient flexibility to facilitate future opportunities as they arise.

Current Issue	Strategic Response	Study Area
Potential for land and waterway use conflict and incompatibility, and competition for access to particular areas. In particular, water supply infrastructure that also presents tourism potential is not managed to optimise tourist experience.	Review governance arrangements for infrastructure and tourism assets within Lake Argyle lease areas to optimise both water supply and tourism benefits. Structure planning to consolidate uses/activities, identify efficient servicing requirements and minimise and manage impacts on Lake Argyle .	Lake Argyle
Planned expansion of tourist village provides a major tourism opportunity.	Support tourism expansion at Lake Argyle.	Lake Argyle
Lack of tourism supporting infrastructure, such as mobile phone connectivity.	Explore opportunities to enhance service provision to support tourism expansion at Lake Argyle.	Lake Argyle

4.13 Agricultural Land

Agriculture and food production is continuing to expand in the East Kimberley with local, State and Federal governments investing in the infrastructure and planning needed to support growth of the industry. The Ord–East Kimberley Expansion project is aiming to double the size of the area irrigated to 29,000 hectares using water from the Ord River. Further stages of development are also planned to expand the irrigated area to 60,000 hectares.

The protection of priority agricultural land is a challenge for the growth of agriculture and food in the Kimberley; in particular, from demand for rural living development around the Kununurra townsite.

It is a key policy measure of State Planning Policy 2.5 - Rural Planning to identify and retain rural land, and priority agriculture land in particular, in larger land parcels to maintain flexibility and adaptability to industry and market changes, in perpetuity.

High quality agricultural land is not mapped or well defined within the Shire which could result in inappropriate subdivision and development of rural land which erodes the area of high quality agricultural land available for priority agricultural production.

Productivity of agricultural lots can also be impacted by disuse when smaller lots are occupied for rural living purposes and are not actively farmed, despite their zoning.

The planning outcome sought by State Planning Policy 2.5 is that rural living uses must be designated in a local planning strategy, local planning scheme or a structure plan.

Identification of appropriate areas for rural living zones should meet demand and avoid high quality agricultural land being lost to rural living use. Rural living zones should also be situated so as to not negatively impact high quality agricultural land.

Current Issue	Strategic Response	Study Area
High quality agricultural land is not mapped or well defined within the Shire.	Investigate and map high quality agricultural land within the Ord Valley area to inform subsequent decision-making by the local government and relevant State agencies to ensure that priority land for agriculture and food production is protected from inappropriate development.	Ord Valley area including Kununurra
Demand for rural residential and rural small holding development.	Parallel with the investigation and mapping of high quality agricultural land within the Ord Valley area, identify appropriate areas (including minimum servicing requirements) that can be considered for rezoning to rural residential and rural small holdings zone.	Ord Valley area including Kununurra

4.14 Social and Community Services

The Shire has a young population with a high percentage of children, particularly within rural areas, and low percentage of retirees. With more young families and fewer retirees, service provision needs to focus on early childhood and investment in youth and health services.

Anti-social and safety concerns within townsites relate to groups of youth loitering within town after dark – this itself is a symptom of broader issues surrounding unemployment, welfare, and child protection.

These issues, raised by the community, are beyond the scope of the local planning strategy or the Shire alone. However, they are significant issues for the Shire, and there is a need for all levels of government to work closely with the community to continually review current programs to overcome these issues.

There is opportunity for the Shire to review the accessibility of community infrastructure to all demographic groups, e.g. pool prices as a barrier to Indigenous youth. Such reviews can support other Government programs to engage youth within the Shire.

Current Issue	Strategic Response	Study Area
Concerns over anti-social and safety within townsites due to youth loitering after dark.	Provide flexibility in the planning framework to allow for the development of facilities that cater to youth activities.	Kununurra and Wyndham
	Implement Crime Prevention Through Environmental Design (CPTED) techniques and good urban design to enhance the safety of the townsites.	Kununurra and Wyndham
Greater service delivery focussed at young families and older residents are needed.	Provide flexibility in the planning framework to allow for early childhood and health services.	Whole of Shire
Housing stock does not reflect the cultural needs of the demographic.	Promote diverse housing types – both density and typology.	Whole of Shire

5. Planning Strategies

The Local Planning Strategy (LPS) depicts the future land use directions for the Shire as a whole. Its purpose is to guide the future development and long term sustainable growth. The proposed land uses have been identified as a response to the various land use, economic, social and environmental challenges facing the Shire today. The LPS is intended to facilitate land use change, where necessary, across the Shire to address these challenges. These planning strategies provide the LPS contribution to strategic responses described in Section 4.



5.1 Whole of Shire

Figures 1 and 2 show a strategic land use plan for the entire Shire area, illustrating land uses, main opportunities and constraints to consider, outside of the main townsites.

Outside of the main townsites, which are considered in detail by subsequent strategic land use plans, the key planning purposes of the areas of the Shire outside of the main townsites are to:

- Protect key areas of natural significance
- Support cultural and natural resource use of lands
- Support ongoing pastoral activities
- Facilitate diversification of the economy through tourism and other appropriate development

Achieving these planning purposes will require the use of appropriate zones and reserves from the model provisions (as set out in the *Planning and Development (Local Planning Schemes) Regulations, 2015*). These include:

- Rural zone for pastoral and cultural lands, including opportunity for small scale tourism and other development.
- Settlement zone for existing and proposed Aboriginal settlements outside gazetted townsites in line with state planning policy 3.2 – Aboriginal Settlements.

- Environmental conservation reserve for national parks and other lands within the formal conservation estate.

Specific provisions for these zones in the new local planning scheme should consider the specific recommendations set out in this section, to support the objectives of the local planning strategy.

Figure 1 - Strategic Land Use Plan

SHIRE OF WYNDHAM-EAST KIMBERLEY 1

LEGEND

- Shire of Wyndham - East Kimberley boundary
- See Strategic Land Use Plan 2

Land Uses

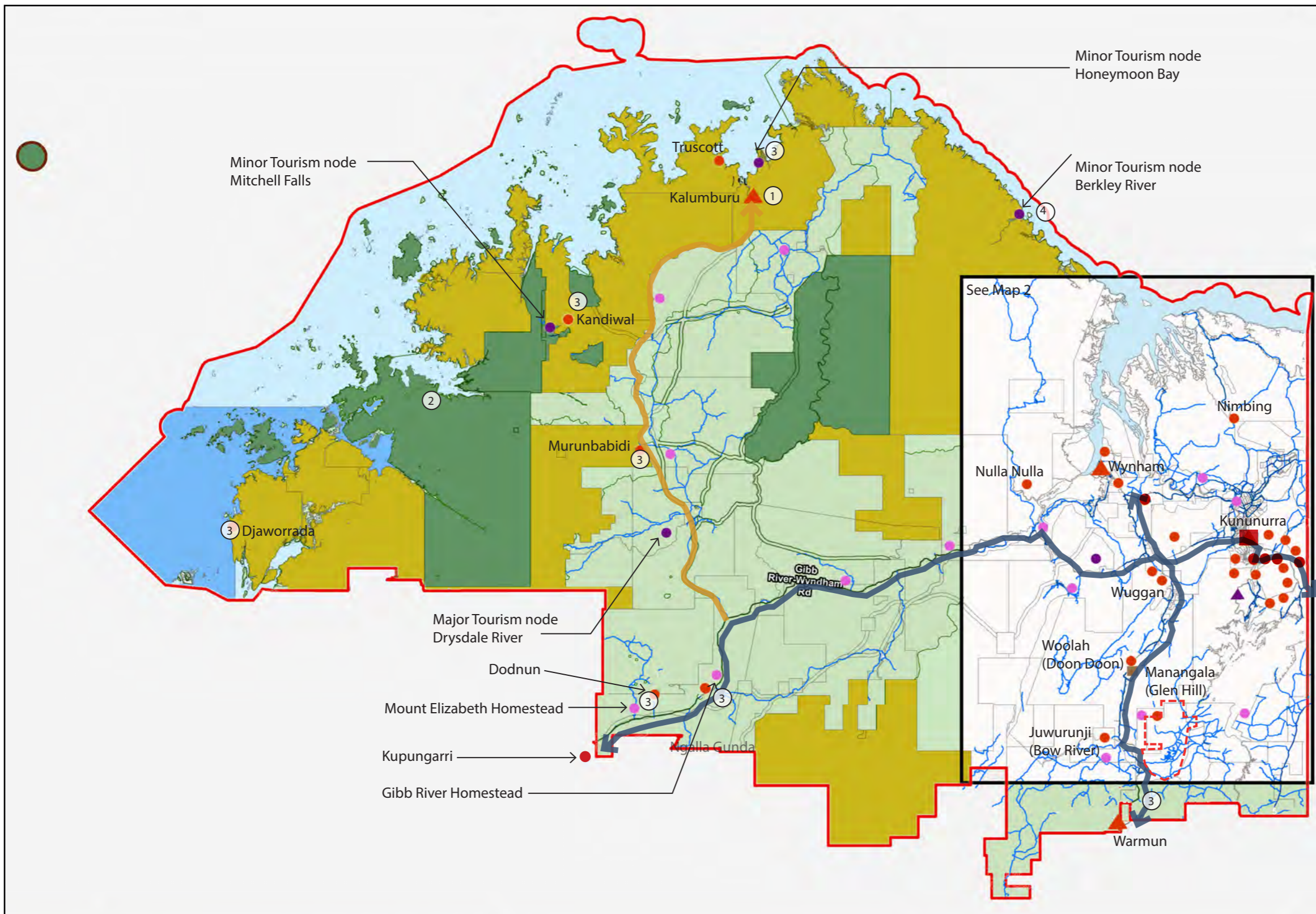
- Marine Park
- Proposed Marine Park
- Conservation
- Cultural and Natural Resource Use
- Rural (Pastoral)
- Special Use
- Town
- Settlement
- Pastoral Homestead
- Road House
- Major Tourism Node
- Minor Tourism Node

Transport movement

- Primary distributor
- Local distributor
- Minor Road

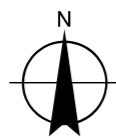
Opportunities

- ① Opportunity for gazettal of Kalumburu and surrounding lands to coast as townsite
- ② Incorporate additional conservation reserves into appropriate scheme reserve following exclusion of land from renewed pastoral leases
- ③ Prepare and review community layout plans to enhance service delivery and infrastructure in remote settlements
- ④ Prepare planning policy to manage remote tourism development



0 10 20 40 60 80 100
Kilometres

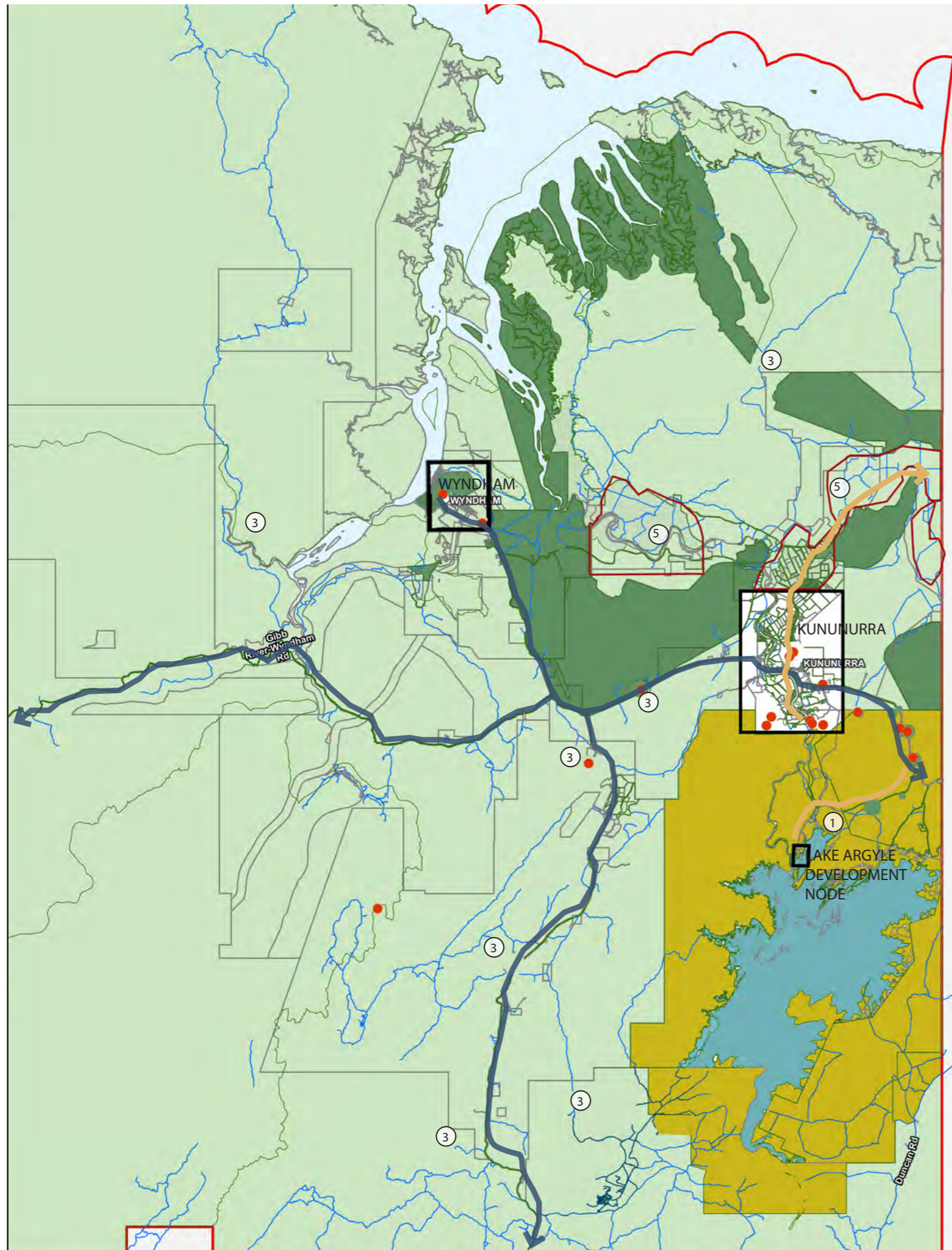
Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia
Grid: Map Grid of Australia 1994





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Figure 2 - Strategic Land Use Plan






SHIRE OF WYNDHAM-EAST KIMBERLEY 2






LEGEND

-  Shire of Wyndham - East Kimberley boundary
-  See Strategic Land Use Plan insets for Wyndham, Kununurra and Lake Argyle Development Node detail

Land Uses

-  Conservation, Passive Recreation, Low Impact Tourism
-  Rural (Pastoral)
-  Cultural & Natural Resource Use
-  Ord River Irrigation Area
-  Settlement

Transport movement

-  Primary distributor
-  Local distributor
-  Minor Road

Opportunities

- ① Provide an alternative/second water access point to Lake Argyle
- ② Incorporate additional conservation reserves into appropriate scheme reserve following exclusion of land from renewed pastoral leases
- ③ Prepare and review community layout plans to enhance service delivery and infrastructure in remote settlements
- ④ Prepare planning policy to manage remote tourism development
- ⑤ Identify Stage 2 of the Ord River Irrigation Area within appropriate strategic agricultural zone within the planning scheme



Map Projection: Transverse Mercator
Horizontal Datum: Geocentric Datum of Australia
Grid: Map Grid of Australia 1994



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Land Supply Strategic Response

Ensure that land supply and accommodation are aligned with population growth rates.

The Local Planning Strategy identifies significant portions of land for urban development in response to accommodation pressures. Identified urban areas provide a logical spatial framework for expansion, integrating with existing and planned infrastructure needs.

As the Local Planning Strategy is predominantly a spatial strategy, the staging of land release requires further planning.

The development of a strategic land release plan will enable the appropriate sequencing of land release. The rationale for land release and phasing needs to be directly related to infrastructure delivery. Structure plans and centre plans prepared for urban development should also provide detailed staging plans to ensure the sequencing of land development such that the market can respond to demand. Notwithstanding the above, land owners can undertake development in accordance with the local planning scheme zoning prior to the development of a strategic land release plan.

Urban expansion and consolidation areas identified in the local planning strategy will facilitate approximately 7,000 and 1,500 additional dwellings for Kununurra and

Wyndham respectively. Areas to accommodate these additional dwellings have already been identified in both existing townsite areas and new growth areas, not yet developed. This could accommodate approximately 19,000 additional people.

Land supply – Key Recommendations

1. Prepare a strategic land release plan to enable appropriate sequencing of land release across the Shire.

Employment Diversification Strategic Response

Support diversification of economic activities in townsites, cultural and natural resource areas, and on pastoral leases, towards additional industry sectors such as tourism, agriculture, aquaculture, and research and development.

Ensure planning framework is flexible to facilitate investment opportunities.

Diversification of economic activities and employment within the Shire is dependent on private investment. The local planning framework should not pre-empt the requirements and locations of strategic development projects. Rather, local planning frameworks should ensure flexibility in regulations and approvals requirements to enable appropriate development projects as they are proposed by private proponents.

The local planning scheme is the key planning mechanism to ensure overregulation does not impact on strategic and town centre development. Key revisions to the local planning scheme to facilitate private investment include:

- streamlining zones to simplify planning requirements; and
- ensuring overarching rural and pastoral zones enable consideration of appropriate agriculture, agricultural, resources, and tourism development.

Further detailed strategic planning and capital works for economic development can assist the Shire attract private investment. This includes implementation of the existing East Kimberley Tourism Plan and the delivery of capital programs on public land that will enhance the use of these spaces by tourists and with residents.

Whilst remote tourism development should be facilitated in coastal areas and pastoral leases, care needs to be taken to ensure it does not detrimentally impact on the visual amenity of the area. Furthermore, issues in respect of access, bushfire management, servicing of remote tourist development, environmental health and waste management, and cultural responses are key issues in the design and management of these locations. A requirement for development applications supported by policy guidance is necessary to facilitate remote tourism development, whilst ensuring impacts are managed.

The cultural and natural resource use areas, recognises areas where Traditional Owners will seek access to

undertake customary practices and traditional uses. Other land uses may be considered including those that would assist in the economic development of the region and may provide for structures and/or activities associated with traditional Aboriginal law and culture, and resource development. The land is predominantly associated with unallocated crown land or crown land for the use and benefit of Aboriginal people and provides for rural living associated with smaller Aboriginal settlements, minor tourism development, and resource development. Traditional uses associated with Aboriginal culture should be exempt from the need to obtain development approval within the zone in consultation with Traditional Owners (or their representatives – or other residents or land users), as required pursuant to relevant legislation including the Native Title Act 1993 (Cth) (NTA) and *Aboriginal Affairs Planning Authority Act 1972* (AAPA).

On pastoral lands and leases across the Shire, there is opportunity for lease holders to develop tourist and other development that diversifies their current economic activities, and supports the broader economic development of the Shire.

On pastoral leasehold land, any use or works outside the existing pastoral lease require approval from the Pastoral Lands Board. This is undertaken through a diversification permit from the Pastoral Lands Board. There is potential for diversification permit processes to overlap with development application processes, where a new local planning scheme is put in place across the entirety of the Shire.

Whilst the Shire is consulted on applications for diversification permits, there is merit in requiring a development approval for non-pastoral use and development on pastoral lands. Diversification permits primarily relate to an additional land use within an existing pastoral lease. However, a development application will also consider matters such as services and amenity impacts. These are important to consider due to the remoteness of many pastoral lease areas, the potential servicing implications of new development, and the visual landscape of the Shire.

Where a diversification permit is sought, the need for development approval should still be considered in the preparation of a new planning scheme. This will ensure that the development can be adequately serviced and that impacts on the surrounding area and landscape are managed. It is important that policy and scheme provisions do not make the development application process unnecessarily onerous for developers.

Employment Diversification – Key Recommendations

2. Local Planning Scheme to streamline and simplify zones and ensure flexibility to enable strategic development projects and encourage town centre redevelopment.
3. Implement the East Kimberley Tourism Plan.
4. Participate in regional initiatives to attract private investment in economic development.

5. Expand the planning scheme across the entire Shire area, with development application requirements for necessary development projects.
6. Prepare a local planning policy to provide guidance for remote tourism development, providing criteria for considering environment, health matters, access, visual amenity, cultural responses and waste management.
7. Local Planning Scheme to consider defining and exempting traditional uses from development approval in cultural and natural resource areas.
8. Local Planning Scheme to include a flexible zone for pastoral and cultural and natural resource areas to facilitate additional tourism, cultural, and natural resource management activities.

Remote Communities Strategic Response

Provision of appropriate facilities and infrastructure for Aboriginal settlements subject to outcome of State and Federal Government funding decisions.

The strategic land use plan shows the location of the existing remote settlements. Continued provision of an upgrade of infrastructure to these settlements is necessary. The Shire does not provide services to these communities.

Layout Plans should be prepared for all remote settlements, and should incorporate planning for infrastructure within and to these settlements. Layout Plans should include implementation plans that identify funding opportunities to provide necessary infrastructure.

Existing Layout Plans within the Shire should be reviewed for currency.

Kalumburu has been identified as a town in the Kimberley Regional Profile settlement hierarchy. Gazettal of Kalumburu as a town provides important benefits to the local community in terms of confirming formal requirements and responsibilities for infrastructure provision. Release of land provides opportunity for additional third party investment into economic and social services. Exploration of the gazettal of the town should consider potential to release land and provide opportunities for access toward the coast to facilitate economic development and growth of the community.

Remote Communities – Key Recommendations

9. Preparation and review of Layout Plans for remote communities, to include funding arrangements for infrastructure provision.
10. Investigate gazettal of Kalumburu as a formal townsite.

Environmental Protection Strategic Response

Identify and protect conservation areas.

Ensure planning decisions respond to environmental constraints.

Provide clear frameworks to address environmental constraints so they do not inadvertently impede responsible development opportunities.

The Whole of Shire Strategic Land Use Plans recommend protection of key environmental assets within a conservation reserve. The local planning scheme should clearly articulate the primary objective of these reserves being to maintain and manage the environmental assets within them, whilst enabling low impact eco-tourism and recreation opportunities.

All Western Australian pastoral leases are up for renewal or surrender in 2015. As part of this process, areas of conservation value will be excluded from pastoral leases and included within the conservation estate. Scheme amendments are recommended at that time to reserve these areas for conservation purpose.

A local planning policy should be prepared that sets out information requirements and assessment guidelines for planning proposals that may impact on environmental attributes. Development within or adjacent to, or has

the potential to impact on environmental features may be subject to buffers and the preparation of management plans.

The local planning policy should outline appropriate planning controls, development types and provide commentary on the relationship between the conservation land and the adjoining zones.

Environmental Protection – Key Recommendations

11. Local Planning Scheme to identify land shown on the strategic land use plan within the environmental conservation reserve.
12. Prepare a local planning policy to provide guidance for development that impacts on environmental values.

Visual Landscape Protection Strategic Response

Recognise and address visual landscapes as part of planning processes.

Greater planning guidance to recognise and address visual landscapes within local planning processes should be provided through development of a local planning policy. A Shire wide local planning policy should be prepared that defines visual landscapes requiring protection, and sets the requirement for landscape and visual impact assessments to be prepared in support of development applications within these locations.

Visual Landscape Protection – Key Recommendations

13. Prepare a local planning policy to provide guidance for landscape and visual impact assessments as part of development applications, in line with Department of Planning, Lands and Heritage guidelines: *Visual Landscape Planning in Western Australia*.

Strategic Transport Strategic Response

Prioritise the delivery of road infrastructure projects necessary to support Stage 2 of the Ord River Irrigation Area and port freight in Wyndham, in particular the proposed heavy vehicle route.

Prioritise the delivery of road construction projects, in particular bypass projects to divert heavy vehicles from townsites.

Develop a heavy vehicle route around Wyndham to better accommodate heavy traffic.

Strategic transport opportunities are shown on strategic land use plans, including heavy vehicle route projects currently being planned by Main Roads Western Australia. Delivery of these projects is essential to facilitate efficient freight movements and economic development along with community safety and amenity protection within town sites.

Strategic Transport – Key Recommendations

14. Prioritise the delivery of road construction projects identified on strategic land use plans;
15. Local Planning Scheme to determine appropriate reservations for short and medium term transport links

Strategic Transport Strategic Response

Investigate developer contributions as a mechanism to fund necessary road upgrades in response to any development within Stage 2 of the Ord River Irrigation Area that occurs in advance of strategic transport projects.

Developer contributions are a potential mechanism available to the Shire to obtain financial contributions for additional road maintenance responsibilities that result from increased heavy vehicle usage directly attributable to private developments. Investigation into the potential use of developer contributions, exploring the need and nexus of local road upgrades in relation to Ord Stage 2, should be undertaken to ascertain if the mechanism can be utilised in the short term until strategic transport projects have been delivered.

Strategic Transport – Key Recommendations

16. Investigate the use of developer contributions to manage impacts on local roads that occur from the

development of Ord Stage 2 in advance of the planned heavy vehicle route.

Public Transport Strategic Response

Investigate opportunities for provision of public transport within townsites and across the Shire.

The low and remote population of Shire makes state government investment into formal public transport services low priority. There are opportunities for the Shire of Wyndham East Kimberley along with community groups, indigenous corporations and other community stakeholders to investigate alternative forms of public transport.

Public Transport – Key Recommendations

17. Convene a working group comprising key community and indigenous representatives to explore options for public transport across the Shire.

Aboriginal Lands Strategic Response

- Recognise Native Title in local planning processes.
- Recognise Sites of Aboriginal Significance in local planning processes.
- Ensure planning frameworks continue to provide guidance and recommended land uses for Aboriginal Lands.

Part B of the local planning strategy includes mapping of Native Title claims and determinations, and Sites of Aboriginal Significance. The Shire should be aware when considering applications and proposals within these locations, and ensure that local decisions consider cultural heritage in these areas, but do not replicate or introduce additional approvals requirements. The Municipal Inventory, which lists sites of local heritage value across the Shire, is a local planning tool that can identify and recognise formal Sites of Aboriginal Significance, and other sites important to local community members that may not be listed at a State level. This includes stock routes and other post-European settlement areas where there is a shared Aboriginal and European history. Review of the Municipal Inventory, in consultation with the community, should explore additional locations of heritage and history across the Shire.

Aboriginal lands across the Shire are included in Figures 1 and 2, which provide guidance for future land use and development of these areas.

Aboriginal Lands – Key Recommendations

18. Review the Municipal Inventory, in consultation with the community, to incorporate locations of Aboriginal history, both pre and post European settlement.

Water Management Strategic Response

Investigate current water management issues and provide guidance for planning in relation to these, through the implementation of a Water Management Strategy.

Better Urban Water Management (WAPC, 2008), prepared to support State Planning Policy 2.9, provides a comprehensive framework to integrate water management issues into planning processes. Use of the existing policy framework will assist the Shire to confirm the process necessary to understand and address water management issues in local planning decisions.

At the regional and district level, greater information is necessary to inform local planning in relation to water impacts. Consistent with the requirements of *Better Urban Water Management*, it is important for the preparation of regional and district water management

strategies for Kununurra and Wyndham, including urban expansion and rural residential areas, to inform detailed planning.

Water Management – Key Recommendations

19. Prepare district water management strategies for townsites and urban expansion areas.

5.2 Kununurra Townsite

Figure 3 shows a strategic land use plan for the Kununurra Townsite, illustrating strategic land uses, and key opportunities and constraints to consider in the future development of the town.

The key planning purpose for land within the Kununurra Townsite is to:

- Provide a regional service centre to support the community and industry of the East Kimberley
- Provide a diversity of housing and community services for the regional, permanent and temporary population
- Support local business, tourism and employment opportunities
- Protect areas of environmental significance, including the Ramsar listed Lake Kununurra

Achieving these planning purposes will require the use of appropriate zones and reserves from the model provisions (as set out in the *Planning and Development (Local Planning Schemes) Regulations, 2015*). These include:

- Residential zone for residential areas
- Urban development zone for urban expansion areas, including town based Aboriginal communities

- Industrial development zone for industrial expansion areas
- Commercial, Mixed Use and Service Commercial zones for town centre areas
- Light industry zone for light industrial areas
- Tourism zone for key, strategic tourism sites
- Public open space reserve for local parks and recreation areas
- Primary distributor road reserve for major road connections
- Local distributor road reserve for local road connections.
- Public Purposes reserve for land required for public utilities
- Environmental conservation reserve for Lake Kununurra foreshore.

Additional zones for use within the Kununurra Townsite, currently outside the model scheme text although anticipated to be included, include:

- Rural Enterprise zone for light/service industrial lots that also facilitate a residential/single dwelling component.

Specific provisions for these zones in the new local planning scheme should consider the specific



recommendations set out in this section, to support the objectives of the local planning strategy.

Figure 3 - Strategic Land Use Plan

KUNUNURRA TOWNSITE

LEGEND


Land Uses

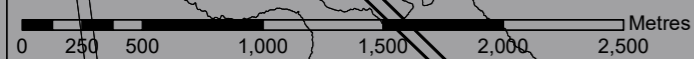
-  Town Centre Boundary
-  Existing Residential
-  Future Urban - subject to structure plans
-  Tourist
-  Conservation reserve
-  Parks & recreation
-  Light industry
-  Public purposes
-  Industrial Development
-  Special use
-  Public drinking water source area
-  Waste water treatment plant buffer
-  Wastewater treatment plant - relocate in medium term

Transport movement

-  Primary distributor
-  Major road

Opportunities

-  1 Protect Public Drinking Water Supply Priority 1 area within appropriate scheme reserve
-  2 Light industry Expansion - subject to structure planning and landscape buffers to Ivanhoe Road
-  3 Approved structure plans for residential development in the short to medium term
-  4 Potential major events precinct
-  5 Prepare town centre plan to address constraints and redevelopment opportunities in detail. Town centre plan to include consideration and planning for recreational and community facilities.
-  6 Opportunity to relocate general industrial premises
-  7 Deliver recommendations of the Lake Kununurra Foreshore and Aquatic Use Plan
-  8 Investigate feasibility for short term waterfront development, including residential, tourism, and commercial
-  * Opportunity for redevelopment to be considered in town centre plan
-  * Opportunity to redevelop for additional community and recreation uses
-  ↔ Enhance pedestrian access to Lily Creek Lagoon and Lake Kununurra Foreshore



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Urban Expansion Strategic Response

Identify suitable areas for future urban expansion.

Short-term urban expansion should focus on East Lily Creek and Drivers Rest as immediate development sites to the Southeast of Kununurra.

Short term opportunities for niche waterfront development exist to the west and south east of Lily Creek Lagoon. Detailed investigations into the land capability of these areas should include:

- Drainage, including potential contamination from runoff from the mixed business area through the old borrow pits west of Lily Creek Lagoon;
- Ecological impacts; and
- Managing visual impact from Lake Kununurra

In the medium to long term, expansion opportunities include:

- Continued growth to the south, toward the racecourse and Old Darwin Road;
- Opportunity to integrate residential and tourism development into the existing golf course; and
- Further long term waterfront development along Lake Kununurra if water bores are relocated.

Kununurra Housing Strategic Response

Adjust residential densities in town centres to provide greater diversity and affordability.

Undertake detailed planning to facilitate redevelopment of townsites.

Create quality accommodation for short term workforce that can also be used for tourism and local needs.

Facilitate housing diversity and private investment to provide appropriate choices for shorter term residents.

Ensure the continued delivery of necessary community infrastructure as identified in East Kimberley @ 25k (EK@25).

Prioritise sewer upgrades in Wyndham and Kununurra to facilitate redevelopment and infill opportunities.

Identify appropriate density ranges within townsites to provide larger lots where necessary.

Detailed planning for the Kununurra town centre is necessary through the preparation of a structure plan for the town centre. This plan should include:

- Delineation of the town centre, key activity nodes, and appropriate floorspace for employment and services as set out in EK@25;
- Increased residential densities within the town centre to facilitate infill development and diverse

accommodation options in areas of amenity and activity;

- Appropriate uses for strategic redevelopment sites and opportunities;
- Identification of land requirements for additional community infrastructure as identified by EK@25;
- Planning for sewer expansion into unsewered areas;
- Appropriate uses and built form options for all areas shown as Town Centre on the strategic land use plan, including the Mixed Business Area; and
- Implementation frameworks.

To provide detailed guidance for short term accommodation, which currently occurs in an unregulated manner in the Mixed Business area, local planning policy should be developed to ensure the provision of quality built form outcomes.

The current density of existing residential areas is appropriate to retain larger lots, and ensure the provision of housing for larger family groups.

Smaller housing options should be focussed within the town centre; structure plans for urban expansion areas should facilitate lower densities of R15 through to R25 to meet demand for family and larger housing opportunities.

Kununurra Housing – Key Recommendations

20. Prepare town centre plan for Kununurra
21. Prepare a Short Term Accommodation local Planning Policy which reflects the desire for high quality accommodation which can be adaptable for tourism purposes
22. Local Planning Scheme to retain existing residential densities in established residential areas, as shown on the strategic land use plan for Kununurra.
23. Structure plans for urban expansion areas to provide residential densities in the range of R15 to R25.
24. Prepare structure plans for expansion areas that may allow ‘pockets’ of higher density group housing on corner lots or in appropriate locations.

Rural Enterprise and Home Business Strategic Response

Recognise the unique requirements of local businesses and community members through flexible zoning responses for light and service industrial uses.

The success and commercial viability of many local businesses requires a unique approach to commercial and light industrial zoning, with greater opportunity for composite uses.

The strategic land use plan recommends the rezoning of the existing light industrial area as a rural enterprise zone, formalising the current nature of light industrial and accommodation/ residential land uses. Rural enterprise development would encourage properties to have a residential frontage, with light and service industrial premises behind the dwelling. Scheme provisions should include storage and landscaping requirements to create a residential streetscape and manage the visual impact of industrial activities.

The extension to the existing light industrial estate is managed as a development zone, through structure plan provisions. There is opportunity for Landcorp to introduce more favourable conditions towards caretaker residences (e.g. larger footprint areas) within this area to support composite uses.

The rural enterprise zone should be supported by a local planning policy to guide matters such as appearance, development scale and built form, visual amenity, interface management, and site design/layout to minimise conflicts between industrial and business use, and residential uses. In the absence of a sewer, there may be opportunity for amalgamation of empty lots within the expanded light industrial estate to create lots large enough for composite use.

Scheme provisions within residential and rural residential areas should ensure flexibility to enable home business development. This is particularly relevant to rural living areas, where relaxation of floorspace requirements for home occupation can assist in better

recognition and regulation of businesses operating from these properties.

Rural Enterprise and Home Business – Key Recommendations

25. Local Planning Scheme to rezone existing light industrial estate to rural enterprise, and include zone provisions regarding appropriate land uses to manage land use conflict.
26. Prepare a rural enterprise local planning policy to provide detailed guidance regarding the standard of accommodation and visual presentation of composite use properties.
27. Review structure plan provisions and design guidelines for Stage 2 of the Weaber Plain Road light industrial area to incorporate flexibility for caretaker dwellings.
28. Local Planning Scheme provisions should ensure flexibility for home businesses in residential and rural residential areas.
29. Develop a local planning policy relating to home occupation, to manage potential land use conflicts between residential and non-residential land uses.

Industrial Land Strategic Response

Identify sites for heavy industry and facilitate the relocation of general industrial businesses from the mixed business precinct to more appropriate industrial areas.

Relocate the Kununurra waste water treatment plant, and facilitate redevelopment of the site.

In the short term, there may be an opportunity to support industrial development within the wastewater treatment plant buffer, where proposed uses are deemed compatible. This can enable the relocation of existing industrial development from the mixed business precinct.

Industrial development on this site should be subject to structure planning to consider drainage and servicing, management of interfaces, and establishment of visual and amenity, buffers to the townsite and residential areas.

Industrial Land – Key Recommendations

- 30. Pursue the relocation of the Kununurra waste water treatment plant.
- 31. Local Planning Scheme to rezone land as shown on the strategic land use plan for light industrial development, subject to structure planning.

Water Supply Strategic Response

Formalise protection of public drinking water supply areas until alternative, feasible sources are identified.

Facilitate multi-agency cooperation to explore funding and options for relocation of water supply bores.

The strategic land use plan illustrates the existing Public Drinking Water Source Protection Area for the water supply bore field that provides Kununurra’s water supply. In the absence of an alternative water supply, the Local Planning Scheme should incorporate appropriate planning controls to manage land use consistent with the protection area.

In the longer term, cross-agency cooperation to identify funding opportunities to develop alternative water supply options will facilitate alternative uses for this area, including the redevelopment of the foreshore area. Redevelopment of the foreshore area presents significant economic benefit through creation of tourism opportunities, employment through commercial development, and supports long term objectives for diverse housing options within the town.

Water Supply – Key Recommendations

- 32. Pursue the identification and development of alternative water supply to enable the medium to long term redevelopment of the foreshore.
- 33. Local Planning Scheme to incorporate special control area to protect the Public Drinking Water Source Area.

Foreshore Access Strategic Response

Provide greater pedestrian access to Lily Creek Lagoon and Lake Kununurra.

The foreshore areas of Lily Creek Lagoon and Lake Kununurra are iconic sites. Their redevelopment will provide enhanced community areas, and support continued tourism development. Precinct Planning and Management Plans will be required to manage the development.

Improved pedestrian access to these areas from the townsite, and within the foreshore reserve where adjacent to the Kununurra townsite, should be included within capital works programs.

Foreshore Access – Key Recommendations

- 34. Incorporate enhanced pedestrian access to and enjoyment of foreshore areas within capital works programs.

35. Implement the recommendations of Lake Kununurra foreshore and aquatic use plan

Kununurra Racecourse Strategic Response

Facilitate the redevelopment of the Kununurra Racecourse as an events precinct.

The strategic land use plan identifies the opportunity for redevelopment of the Kununurra Racecourse as an events precinct to support racing, concerts, and other larger community events.

There is longer term opportunity to link development of the racecourse with recreational development on the future decommissioned landfill site, to create a larger recreational, tourism, and events precinct.

The redevelopment of the events precinct would not replace recreational activities and events from within the townsite, however would facilitate larger scale activities and opportunities as the townsite grows.

Kununurra Racecourse – Key Recommendations

36. Identify funding opportunities to redevelop Kununurra Racecourse as a major events precinct.

5.3 Kununurra Surrounds

Figure 4 shows a strategic land use plan for the areas surrounding Kununurra, illustrating strategic land uses, and key opportunities and constraints to consider in future planning for these areas.

The key planning purpose for land within the Kununurra Surrounds area is to:

- Support agricultural production of state significance on priority agricultural land.
- Facilitate lifestyle lots on appropriate land where it does not impact priority agricultural land.
- Support industry, tourism and employment opportunities.
- Protect areas of environmental significance, including the Ramsar listed Lake Kununurra.

Achieving these planning purposes will require the use of appropriate zones and reserves from the model provisions (as set out in the *Planning and Development (Local Planning Schemes) Regulations, 2015*). These include:

- Industrial development zone for industrial expansion areas
- General industrial zone for general industrial purposes
- Tourism zone for key, strategic tourism sites

- Rural zone for pastoral lands
 - Rural residential zone for large lifestyle lots
 - Rural smallholdings zone for smaller rural lots that support local agricultural production
 - Settlement zone for existing and proposed Aboriginal settlements outside the gazetted townsite in line with State Planning Policy 3.2 – Aboriginal Settlements
 - Public open space reserve for local parks and recreation areas
 - Primary distributor road reserve for major road connections
 - Local distributor road reserve for local road connections
 - Public Purposes reserve for land required for public utilities
 - Environmental conservation reserve for Lake Kununurra foreshore, national parks and other areas within the conservation estate.
- Rural Enterprise zone for light/service industrial lots that also facilitate a residential/single dwelling component
 - Rural Enterprise zone for rural/light industrial lots to promote the establishment of precincts for primary produce processing and supporting industries close to services and freight routes
 - Local Horticulture zone for land of local significance for intensive agricultural and food production purposes.

Specific provisions for these zones in the new local planning scheme should consider the specific recommendations set out in this section, to support the objectives of the local planning strategy.

Additional zones for use within the Kununurra Townsite, currently outside the model scheme text although anticipated to be included, include:

- Priority agriculture zone for agricultural lands

Figure 4 - Strategic Land Use Plan




KUNUNURRA SURROUNDS

LEGEND

Land Uses

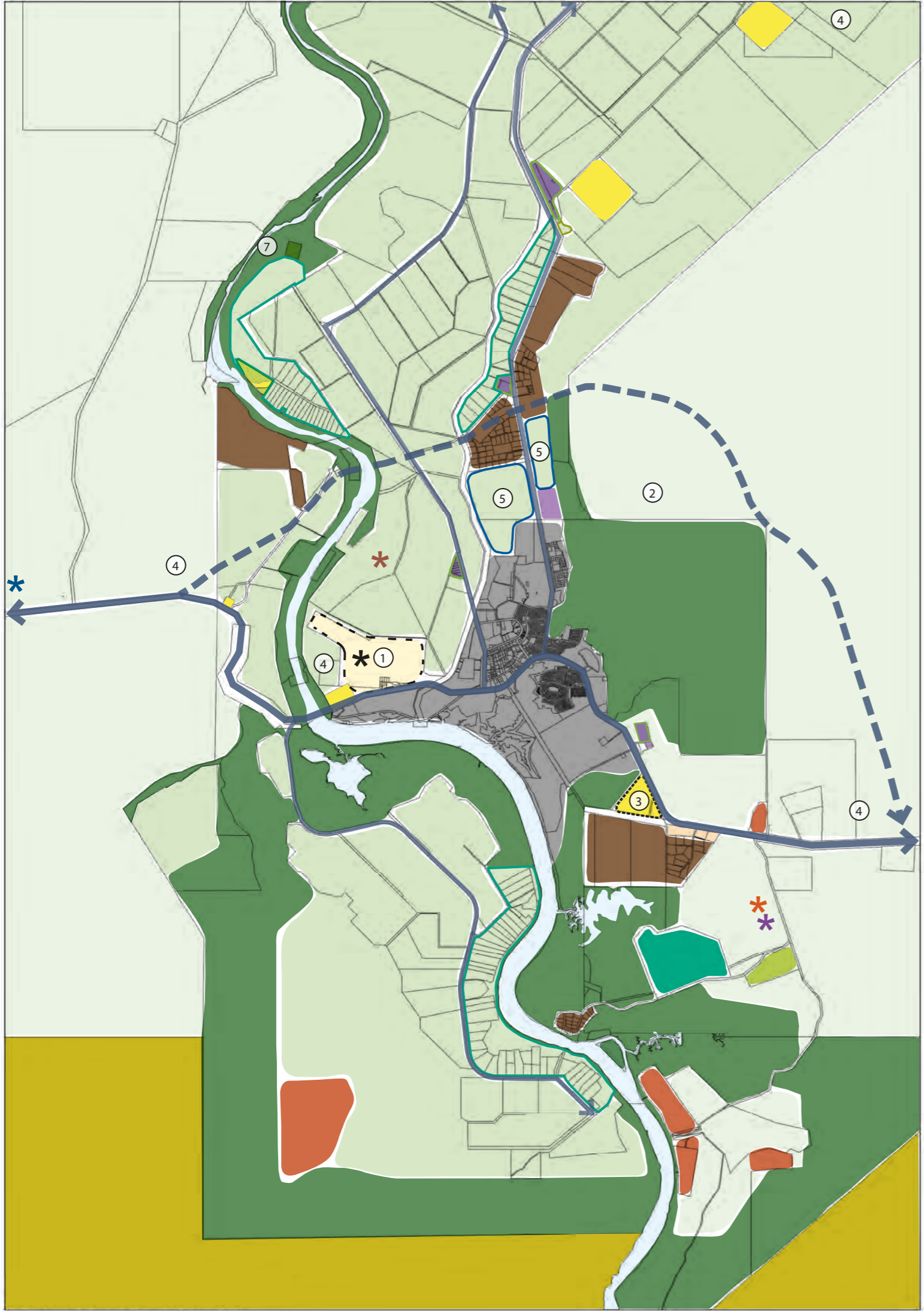
-  See Kununurra Townsite Strategic Land Use Plan
-  Rural (Agriculture)
-  Rural (Pastoral)
-  Local Horticultural Production
-  Rural Small Holdings
-  Rural Residential
-  Parks
-  Conservation, Passive Recreation, Low Impact Tourism Reserve
-  Cultural & Natural Resource Use
-  Existing Light Industry zoned land
-  Rural Enterprise
-  Tourist
-  Settlement - prepare and review Community Layout Plans
-  Public Purposes
-  Airport

Transport movement

-  Primary distributor
-  Major road
-  Future heavy vehicle route

Opportunities

-  1 Deliver recommendations of the airport masterplan
-  2 Consider extension of Mirima National Park boundary to heavy vehicle bypass
-  3 Remediation of landfill site
-  4 Further investigation area for general industry. Subject to investigation of land capability, services provision, and agricultural quality
-  5 Long term townsite expansion
-  * Potential location of relocated wastewater treatment plant. Location subject to further investigation and scheme amendment, including consultation with Department of Primary Industries and Regional Development
-  * Extend and upgrade runway
-  * Potential location for relocated diesel power plant (indicative location only)
-  * Potential location of relocated Department of Primary Industries and Regional Development quarantine yards
-  * Potential location for a new landfill site still to be determined, however to be located approximately 10-15 km from Kununurra, towards Wyndham (northwest)



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Priority Agricultural Land Strategic Response

Identify and map priority agricultural land and protect it from inappropriate land uses.

Identify high quality agricultural land that is preferred for intensive agriculture (local horticulture) purposes under a 'Rural' zoning, provided rural amenity and environmental impacts can be effectively managed.

Priority agricultural land is broadly defined as “*land of State, regional or local significance for food production purposes, due to its comparative advantage in terms of soils, climate, water (rain or irrigation) and access to services. Priority agricultural land is derived from high quality agricultural land data that has been subject to consultation and refinement, and has removed land required for existing and future urban/development areas, public use areas and land required for environmental purposes*” (State Planning Policy 2.5 Rural Planning).

Investigations are required to confirm the distribution of high quality agricultural land within the Shire. This should include land with the following attributes:

- Soil typology highly suited to agricultural production;
- Consistent water availability through the Ord River Irrigation Scheme;

- Areas that have benefited from public investment and infrastructure for irrigation;
- Access to road, rail, and port infrastructure;
- Located outside environmentally sensitive areas, including Ramsar wetlands and their buffers;
- Located outside defined townsites and urban expansion areas;
- Not impacted by existing approved subdivision or use (such as existing tree plantations) that precludes development or intensification of horticultural activities.

Priority agricultural land identified from high quality agricultural land data should be retained in the local planning scheme under a 'Priority Agriculture' zone with associated development controls which aim to prevent the introduction of sensitive land uses which may compromise existing, future and potential agricultural production. Land uses that are not suitable for a 'Priority Agriculture' zone include (though not limited to) the following:

- Rural living precincts;
- Rural Pursuit and Hobby Farms;
- Intensive Animal Husbandry (for example: feedlots); and
- Tourist development.

Outside the mapped distribution of high quality agricultural land (including land determined as priority agricultural land), it is the Western Australian Planning Commission's policy to promote 'Rural' zones in local planning schemes as flexible zones that cater for a wide

range of land uses that may support primary production, regional facilities, environmental protection and cultural pursuits.

The Kununurra Surrounds Strategic Land Use Plan identifies areas of local horticultural importance that provide soil types which suit more intensive agricultural uses.

Within these preferred local horticultural areas, local planning scheme provisions under a 'Priority Agriculture' zone could manage potential conflicts between intensive agriculture and nearby sensitive land uses (e.g. tourist development) and environments (e.g. watercourses and wetlands susceptible to nutrient export risk), while protecting the primacy of intensive agriculture uses in these preferred locations.

Alternatively, under the 'Rural' zone, small scale tourism opportunities, such as bed and breakfast, restaurant/café, chalet, art gallery, micro-brewery and land uses associated with primary production can be considered where these are complementary and do not limit the agricultural use of the land, and are not impacted by surrounding rural land uses. Scheme provisions or local planning policies can be introduced to guide local government discretion for these types of proposals.

Priority Agricultural Land – Key Recommendations

37. The Shire, in collaboration with the Department of Primary Industries and Regional Development, to undertake detailed investigations to map the distribution of high quality agricultural land within the Ord Irrigation Area .
38. Local planning scheme to be amended by designating a 'Priority Agriculture' zone derived from high quality agricultural land data, with associated development controls which aim to protect the area of high quality agricultural land available for priority agricultural production, and prevent the introduction of sensitive land uses which may compromise existing, future and potential agricultural production.
39. Local planning scheme to apply appropriate development controls for land considered suitable for intensive agricultural purposes as shown on the strategic land use plan, to mitigate potential negative impacts between intensive agriculture and sensitive land uses and environments, while protecting the primacy of intensive agriculture uses in these preferred locations.

Rural Living Development Strategic Response

Identify areas that can be considered for rural residential or rural smallholdings development subject to comprehensive planning through the preparation of a structure plan.

Identify servicing requirements for rural living development.

The Kununurra Surrounds Strategic Land Use Plan identifies areas that may be considered for rural living development (under a rural residential or rural small holdings designation), if supported by a structure plan to ensure coordination of future subdivision and development.

Applications for scheme amendments, subdivision, or development for rural living purposes in these areas should (among other things):

- demonstrate the land is not priority agricultural land; and
- suitably address the objectives, policy measures and *Guidelines of State Planning Policy 2.5 - Rural Planning* with regards planning for rural living development.

The rural living areas identified in the Kununurra Surrounds Strategic Land Use Plan have been designated for longer term development where further subdivision of existing rural living lots into smaller parcels may be

supported insofar as that subdivision is consistent with a structure plan addressing the matters outlined above.

Both rural smallholdings and rural residential development are considered residential land uses that need to be factored into urban settlement planning, taking into account the objectives and intent of *State Planning Policy 3 - Urban Growth and Settlement* as well as *State Planning Policy 2.5 - Rural Planning*.

Generally, lots with a local planning scheme's 'Rural Smallholdings' zone (four to 40 hectares in size) provide an opportunity for transitional interface between Kununurra's urban settlement and surrounding agricultural areas or intensive horticultural areas, or significant environmental or cultural assets. The larger sized 'Rural Smallholdings' lots provide the opportunity for the application of statutory buffers (i.e. special control areas) with related scheme provisions to address management or mitigation of potential negative impacts on surrounding land uses and environment.

Smaller 'Rural Residential' zoned lots (1ha to 4ha) are associated with cluster-style rural village development outside of the Kununurra townsite, as an alternative to urban residential forms of development. These 'Rural Residential' zoned areas are situated close to existing urban areas with access to services, community facilities and amenities, and support lots that are large enough to accommodate 'rural lifestyle' opportunities, including a larger dwelling, increased space between residences, a larger outbuilding, more expansive gardens and outdoor living areas.

Structure plans prepared in support of rural living proposals should address (among other things) the *Better Urban Water Management* framework (WAPC 2008), which recommends cascading levels of water management planning to provide appropriate management strategies at each level of planning.

High groundwater in and around Kununurra is a particular constraint which has implications for the capacity of the land to allow for appropriate on-site wastewater management and stormwater management. Connection to reticulated sewerage infrastructure should be considered a preferred option in any new rural living development.

Similarly, confirmation of potable and non-potable water supplies, off-site discharge of stormwater runoff, and risk from major flooding should be addressed through appropriate water management strategies or plans prepared in accordance with the *Better Urban Water Management* framework.

Rural Living development – Key Recommendations

40. Consider proposals to rezone, subdivide, or develop land for rural living purposes within areas identified for those purposes in the Kununurra Surrounds Strategic Land Use Plan, if those proposals are supported by a structure plan.
41. Prepare a local planning policy relating to home business in rural living areas.

Kununurra Industry Strategic Response

Identify sites for industry and facilitate the relocation of general industrial businesses from the mixed business precinct to more appropriate industrial areas.

Appropriate locations for general industry in and around Kununurra are restricted by priority agricultural land, environmental values, drainage and low lying land, and access.

The Kununurra Surrounds Strategic Land Use Plan identifies several potential General Industrial sites that should be explored in greater detail to consider the most appropriate for development in the short term.

Immediately north of the existing Weaber Plain Road light industrial area, existing scheme zones identify expansion of light industrial uses. It is recognised that there is some concern within the community in relation to industrial development in this location. However, the land is currently zoned for that purpose, and it would be inappropriate to adversely affect the current use and development potential of that land. It is important that scheme provisions for this area include expectations for screening and management of visual linkages between Weaber Plain Road and Mirima National Park to address community concerns.

Kununurra Industry – Key Recommendations

42. Investigate the feasibility of potential general industrial land around Kununurra and prioritise a site for development of a General Industrial Estate.
43. Local Planning Scheme to retain existing extent of future light industrial land along Weaber Plain Road. Include scheme provisions to manage visual impact, including height, scale, setback, and landscaping controls.

Kununurra Landfill Strategic Response

Ensure regulatory compliance and optimise the waste services provided across the Shire.

The Kununurra landfill has a high environmental risk due to the shallow groundwater in the area. The current site presents contamination risk, and a new site is necessary to meet modern standards and the requirements of the Department of Water and Environmental Regulation.

Work is currently being progressed to identify a new site for landfill and bringing the existing landfill site into compliance.

Kununurra Landfill – Key Recommendations

44. Deliver the Shire of Wyndham East Kimberley Waste Strategy, providing enhanced and environmentally appropriate waste management outcomes for the community.

Kununurra Airport Strategic Response

Extend and upgrade the Kununurra runway and apron areas.

Deliver the recommendations of the East Kimberley Region Airport Master Plan.

The delivery of the East Kimberley Region Airport Master Plan will support the growth of aviation in the Shire, enhance tourism and community access, facilitate aviation related employment and industry, and provides the rationale to extend and upgrade the runway. There is scope to diversify business and industry on airport land, such as promoting car hire, and freight operations.

Kununurra Airport – Key Recommendations

45. Implement the East Kimberley Region Airport Master Plan.

Kununurra Townsite Expansion Strategic Response

Identify suitable areas for future urban expansion.

The Kununurra Surrounds Strategic Land Use Plan identifies future long term townsite expansion areas north of the townsite. These areas are not anticipated to be developed in the life of this planning strategy.

5.4 Wyndham Townsite

Figure 5 shows a strategic land use plan for the settlement of Three Mile and Six Mile, illustrating strategic land uses, and key opportunities and constraints to consider in the future development of the town.

Figure 6 shows a strategic land use plan for the settlement of Wyndham Port and the Port area, illustrating strategic land uses, key transport movement routes and key opportunities and constraints to consider in the future development of the area.

Figure 7 shows opportunities for future townsite bypass options for Wyndham, the Port area and Three Mile. This provides detail for the strategic responses to provide bypasses and prioritise road construction projects as described in Section 5.1 (Whole of Shire).

The key planning purpose for land within the Wyndham townsite and surrounds area is to:

- Provide a regional service centre to support the community and industry of Wyndham
- Provide a diversity of housing and community services for the regional, permanent and temporary population
- Support local business, tourism and employment opportunities

- Protect areas of environmental significance
- Facilitate lifestyle lots on appropriate land

Achieving these planning purposes will require the use of appropriate zones and reserves from the model provisions (as set out in the *Planning and Development (Local Planning Schemes) Regulations, 2015*). These include:

- Rural townsite zone for town centre areas
- Residential zone for existing residential areas
- Urban development zone for future urban expansion
- Industrial development zone for industrial expansion areas
- General industrial zone for general industrial purposes near Wyndham Port
- Light industrial zone for light and service industries
- Tourism zone for key, strategic tourism sites
- Rural zone for pastoral lands
- Rural residential zone for large lifestyle lots

- Settlement zone for existing and proposed Aboriginal settlements outside the gazetted townsite in line with state planning policy 3.2 – Aboriginal Settlements.
- Public open space reserve for local parks and recreation areas
- Primary distributor road reserve for major road connections
- Local distributor road reserve for local road connections
- Public Purposes reserve for land required for public utilities
- Environmental conservation reserve for national parks and other areas within the conservation estate.











Specific provisions for these zones in the new local planning scheme should consider the specific recommendations set out in this section, to support the objectives of the local planning strategy.

Figure 5 - Strategic Land Use Plan



WYNDHAM THREE MILE AND SIX MILE

LEGEND



Land Uses

-  Town Centre
-  Existing Residential - consider increased density to enable revitalisation
-  Future urban expansion - subject to structure plans
-  Light and Service Industry
-  Special use sites - consider inclusion in appropriate centre or other commercial zone
-  Existing special rural - transition to rural residential zone
-  Parks and recreation
-  Conservation reserve
-  Rural (Pastoral)
-  Public

Transport movement

-  Primary distributor
-  Possible heavy vehicle bypass option

Opportunities

-  Existing subdivision, not constructed. Long term, low priority urban expansion subject to land capability assessment
-  Prepare town centre plan to address constraints and redevelopment opportunities in detail. Include planning for enhanced and indoor recreational facilities.
-  Town centre plan and future planning to consider sewer expansion to unsewered areas
-  Develop Airport Masterplan to redevelop Wyndham Airport and attract related business and industry
-  Wyndham Work Camp
-  Existing subdivision, not constructed. Land with significant landform constraints. Long term, low priority expansion option.
-  Prepare streetscape masterplan to enhance town streets
-  Enhance bike trail from Three Mile to Wyndham Port
-  Review services provided at landfill site
-  Upgrade and maintain local roads



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Figure 6 - Strategic Land Use Plan

WYNDHAM PORT AREA

LEGEND

Land Uses

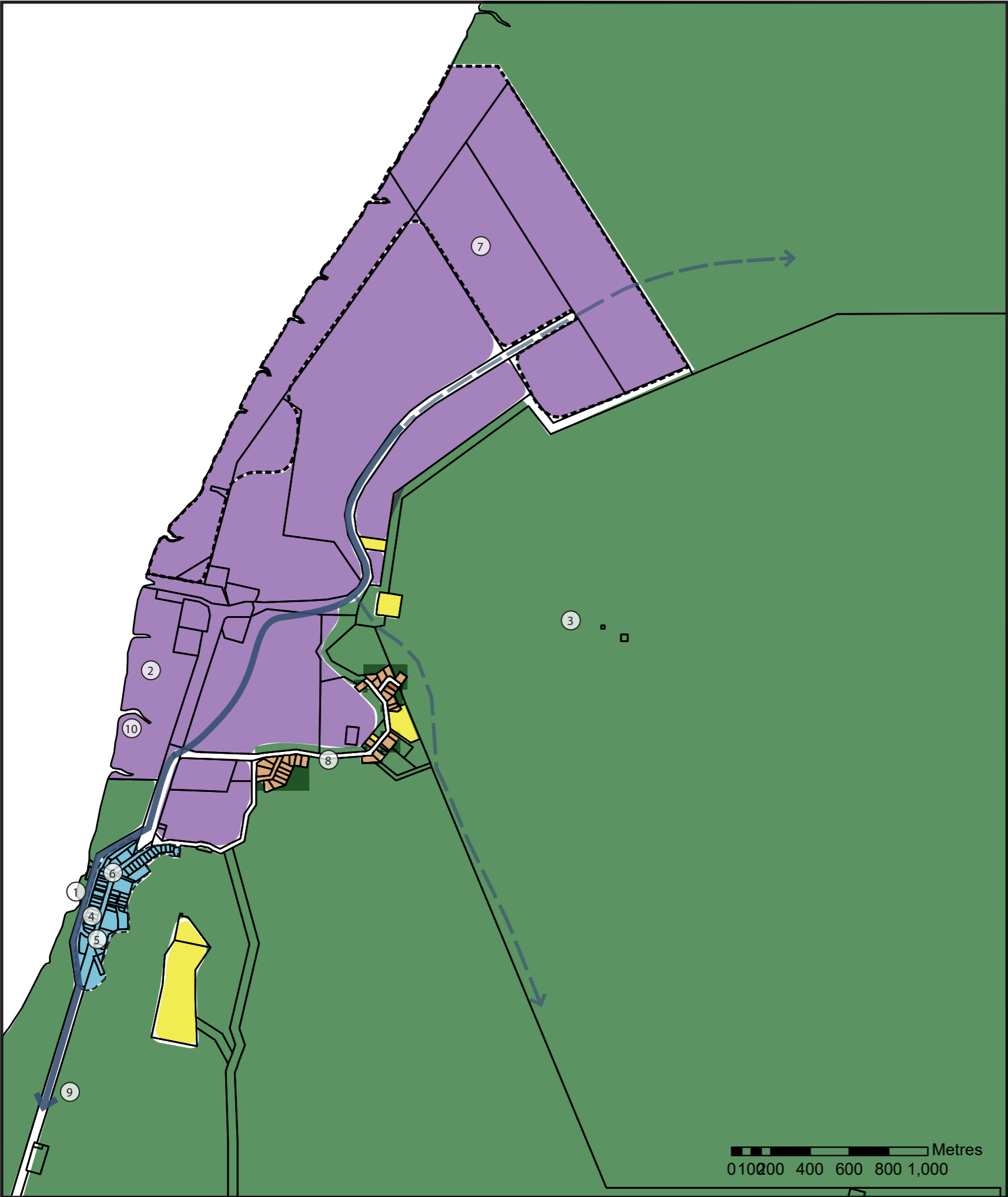
- Town Centre
- Existing Residential
- Port & related industry
- Conservation reserve
- Public Purposes

Transport movement

- Major road
- Possible heavy vehicle bypass option

Opportunities

- 1 Encourage tourism and community facilities at Anthons Landing
- 2 Ensure flexibility in scheme provisions to facilitate employment generation
- 3 Enhance facilities of wayfinding (such as use of signage, colours and materials treatments)to Five Rivers Lookout
- 4 Prepare town centre plan to address constraints and redevelopment opportunities
- 5 Town centre plan and future planning to consider sewer expansion to unsewered areas
- 6 Retain as a Heritage Area
- 7 Consider scheme amendments if necessary to expand existing industrial area surrounding port
- 8 Prioritise local road maintenance and upgrades
- 9 Improve bike trail and access between Port and Six Mile
- 10 Implement Port plan to meet demand for port related industry



Metres
0 100 200 400 600 800 1,000





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Figure 7 - Strategic Land Use Plan




WYNDHAM SURROUNDS

LEGEND

Land Uses

-  Rural (Pastoral)
-  Settlement
-  Conservation reserve
-  Public Purposes

Transport movement

-  Existing primary distributor
-  Existing heavy vehicle bypass option
-  Alternative heavy vehicle bypass options



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Wyndham Centres Strategic Response

Adjust residential densities in town centres to provide greater diversity and affordability.

Undertake detailed planning to facilitate redevelopment of townsites.

Prioritise sewer upgrades in Wyndham and Kununurra to facilitate redevelopment and infill opportunities.

Ensure the continued delivery of necessary community infrastructure as identified in East Kimberley @ 25K.

- Planning for sewer expansion into unsewered areas or alternative wastewater treatment options to facilitate redevelopment; and
- Implementation frameworks.

Wyndham Centres – Key Recommendations

46. Prepare structure plan for Port area.
47. Prepare structure plan for Three Mile.

Foreshore Access Strategic Response

Enhance the foreshore area at Anthon's Landing.

The foreshore areas of Anthon's Landing have potential to be an iconic precinct in Wyndham for both the community and tourism. In addition to the recently constructed community jetty, ongoing redevelopment will provide enhanced community areas, and support continued tourism development. The Anthon's Landing Landscape Concept (2012) provides a framework for enhancement activities in this area.

Foreshore Access – Key Recommendations

48. Incorporate enhanced pedestrian access to and enhancement of the foreshore area at Anthon's Landing into capital works programs.

Three Mile Urban Growth Strategic Response

Identify suitable areas for future urban expansion.

Identify appropriate density ranges within townsites to provide larger lots where necessary.

Short-term urban expansion should focus on redevelopment of existing housing stock within the town. This can be achieved by increasing densities to encourage private redevelopment; however is dependent on economic growth to stimulate the residential market.

Pockets of un-developed land at the edges of Three Mile provide opportunity for urban expansion, and should be subject to structure plans to confirm land capability and set appropriate densities.

Densities of R15 to R20 should be considered for existing residential areas outside the town centre to encourage redevelopment. Structure plans for urban expansion areas should facilitate lower densities of R15 through to R20 to meet demand for family and larger housing opportunities.

Detailed planning for the Port area and Three Mile townsites is necessary through the preparation of a structure plan for each town centre area. This plan should include:

- Delineation of the town centre, key activity nodes, and appropriate floorspace for employment and services as set out in EK@25;
- Increased residential densities to facilitate infill development and diverse accommodation options in areas of amenity and activity;
- Appropriate uses for strategic redevelopment sites and opportunities;
- Identification of land requirements for additional community infrastructure as identified by EK@25;

Three Mile Urban Growth – Key Recommendations

49. Local Planning Scheme to consider increased residential density in existing residential areas of Three Mile to encourage redevelopment.
50. Structure plans for urban expansion areas of Three Mile to provide residential densities in the range of R15 to R20.

Economic Development Strategic Response

Diversify economic activities toward additional sectors such as tourism, agriculture/aquaculture, and research and development.

Economic growth including aquaculture development around Wyndham has the potential to place greater pressure on existing port facilities. Implementation of the Wyndham port strategic development plan is necessary to guide the future development of the port to meet demand and provide guidance on future land use.

Existing zoned land surrounding the port provides sufficient requirements. Future strategic development projects may provide demand for rezoning of land to the north of the existing industrial area. Proposals and scheme amendments in this area should investigate and manage environmental constraints and impacts. In

particular, industrial waste and stormwater treatment will need to be considered.

Beyond industrial and port development, there are opportunities for enhanced tourism development and experience in and around Wyndham. In addition to the heritage value of Wyndham Port and Port area, there is a rich Aboriginal history in the area. Various sites, including stock routes around the town, tell the combined story of Aboriginal and local history. These stories can provide additional tourist experiences in the area.

Economic development – Key Recommendations

51. Deliver recommendations of the Wyndham Port Strategic Development Plan.
52. Incorporate local Aboriginal heritage and historical sites (both pre and post European settlement) into tourism strategy and planning.

Waste Strategic Response

Ensure regulatory compliance and optimise the waste services provided across the Shire.

The Shire is exploring options to provide the community with a waste disposal service into the future. The main options are to establish a transfer station for domestic waste drop-off, which would be transferred to Kununurra (an expensive option) or to extend the

current landfill, thus providing additional capacity. Sufficient land is available within the existing public purposes reserve to facilitate expansion in the short to medium term.

Strategic waste planning for Wyndham should consider community concerns in relation to the cost of waste disposal for waste not accepted at the Wyndham facility.

Waste – Key Recommendations

53. Deliver the Shire of Wyndham East Kimberley Waste Strategy, providing enhanced and environmentally appropriate waste management outcomes for the community.

5.5 Lake Argyle Development Node

Figure 8 shows a strategic land use plan for the Lake Argyle development node, illustrating strategic land uses, and key opportunities and constraints to consider in the future development of the area.

The key planning purpose for land within the Lake Argyle development node area is to:

- Support regionally important water and energy supply and infrastructure
- Support tourism and employment opportunities
- Protect areas of environmental significance.

Achieving these planning purposes will require the use of appropriate zones and reserves from the model provisions (as set out in the *Planning and Development (Local Planning Schemes) Regulations, 2015*). These include:

- Tourism zone for key, strategic tourism sites
- Public Purposes reserve for land required for public utilities
- Environmental conservation reserve for areas of conservation value.
- Waterway reserve for the Lake Argyle waterbody.

Specific provisions in the new local planning scheme should consider the specific recommendations set out in







this section, to support the objectives of the local planning strategy.

Figure 8 - Strategic Land Use Plan



LAKE ARGYLE DEVELOPMENT NODE

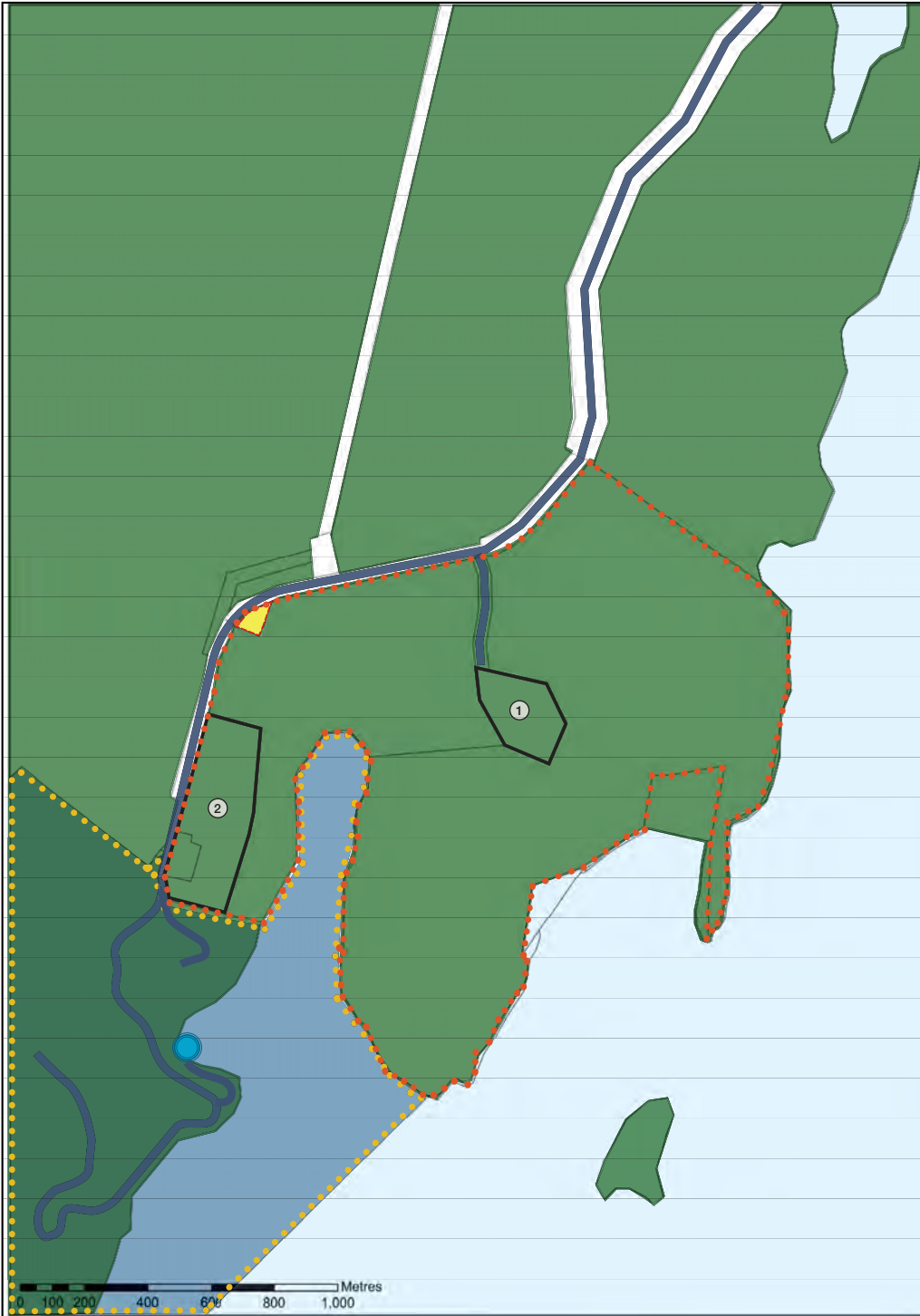
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Land Uses

-  Development node - support and facilitate tourism expansion and aquaculture development
-  Water Supply & Energy Generation - investigate governance frameworks to enhance community and tourism enjoyment of facilities
-  Conservation and low impact recreation and tourism
-  Power Station
-  Existing unofficial water access point
-  Access road

Opportunities

-  Argyle Historical Homestead
-  Existing tourism node



Lake Argyle Development Node Strategic Response

Review governance arrangements for infrastructure and tourism assets within Lake Argyle lease areas to optimise both water supply and tourism benefits.

Support tourism expansion at Lake Argyle.

Explore opportunities to enhance service provision to support tourism expansion at Lake Argyle.

Structure planning to consolidate uses/activities, identify efficient servicing requirements and minimise and manage impacts on Lake Argyle.

The strategic land use plan identifies the opportunity for tourism and aquaculture expansion at Lake Argyle. Local planning frameworks should ensure flexibility in regulations and approvals requirements to enable appropriate development projects as they are proposed by private proponents, including tourism expansion within the existing development node at Lake Argyle, and aquaculture development across the Lake more generally. Future development needs to consider the outcome of plans to raise the spillway plug to increase the storage capacity of Lake Argyle. Associated impacts of flood storage capacity would also need to be considered for existing and future developments.

Existing roles and responsibilities in regard to tourism and community assets within Lake Argyle require review. A cross-agency working group, comprising the Shire, Water Corporation, private stakeholders, and other key agencies, is necessary to explore and identify appropriate governance arrangements and manage conflict between water supply, industry, and tourism interests. This working group should identify necessary infrastructure to support community and tourism growth, and identify appropriate funding opportunities to deliver infrastructure over time. The group should also nominate the appropriate lead managing agency for assets within the Lake Argyle development node.

Additional opportunities for public access should be considered for Lake Argyle. These access points may not be within the existing development node, such as providing access through Matchbox Creek.

Lake Argyle – Key Recommendations

54. Local Planning Scheme to identify Lake Argyle development node as shown on the strategic land use plan.
55. Local Planning Scheme to ensure flexibility within Conservation Reserve to facilitate appropriate aquaculture development projects.
56. Convene a working group to review governance and management arrangements of assets and infrastructure within Lake Argyle, and determine the lead agency for asset management.

57. Investigate funding opportunities to provide additional public access points to Lake Argyle.

6. Consolidated Recommendations

Key recommendations should be read in conjunction with strategic land use plans.

A number of recommended actions fall within the responsibility of stakeholders and State Government agencies beyond the Shire of Wyndham East Kimberley. The Shire has an important role to engage with stakeholders to ensure these actions are prioritised for delivery.

Key Recommendation	Responsibility
Local Planning Scheme	
Local Planning Scheme to consider defining and exempting traditional uses from development approval in cultural and natural resource areas (7).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to include a flexible zone for pastoral and cultural and natural resource areas to facilitate additional tourism, cultural, and natural resource management activities (8).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to streamline and simplify zones and ensure flexibility in all scheme reserves to enable strategic development projects and encourage town centre redevelopment (2).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to identify land shown on the strategic land use plan as environmental conservation reserves (11).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to determine appropriate reservations for short and medium term transport links (15).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to retain existing residential densities in established residential areas shown on the strategic land use plan for Kununurra (22).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to rezone existing light industrial estate to rural enterprise, and include zone provisions regarding appropriate land uses to manage land use conflict (25).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme provisions should ensure flexibility for home businesses in residential and rural residential areas (28).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review

Key Recommendation	Responsibility
Local Planning Scheme to rezone land as shown on the strategic land use plan for light industrial development, subject to structure planning (31).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to incorporate special control area to protect the Public Drinking Water Source Area (33).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to apply appropriate development controls for land considered suitable for intensive agricultural purposes as shown on the strategic land use plan, to mitigate potential negative impacts between intensive agriculture and sensitive land uses and environments, while protecting the primacy of intensive agriculture uses in these preferred locations (39).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to retain existing extent of future light industrial land along Weaber Plain Road. Include scheme provisions to manage visual impact, including height, scale, setback, and landscaping controls (43).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to consider increased residential density in existing residential areas of Three Mile to encourage redevelopment (49).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to identify Lake Argyle development node as shown on the strategic land use plan (54).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Scheme to ensure flexibility within Conservation Reserve to facilitate appropriate aquaculture development projects (55).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Expand the planning scheme across the entire Shire area, with development application requirements for necessary development projects (5).	Shire of Wyndham East Kimberley as part of Local Planning Scheme Review
Local Planning Framework	
Prepare a local planning policy to provide guidance for development that impacts on environmental values (12).	Shire of Wyndham East Kimberley as part of preparing a revised Local Planning Policy Framework

Key Recommendation	Responsibility
Prepare a local planning policy to provide guidance for landscape and visual impact assessments as part of development applications, in line with Department of Planning, Lands and Heritage guidelines: <i>Visual Landscape Planning in Western Australia</i> (13).	Shire of Wyndham East Kimberley as part of preparing a revised Local Planning Policy Framework
Local planning scheme to be amended by designating a ‘Priority Agriculture’ zone derived from high quality agricultural land data, with associated development controls which aim to protect the area of high quality agricultural land available for priority agricultural production, and prevent the introduction of sensitive land uses which may compromise existing, future and potential agricultural production (38).	Shire of Wyndham East Kimberley as part of preparing a revised Local Planning Policy Framework
Prepare a Short Term Accommodation Local Planning Policy which reflects the desire for high quality accommodation which can be adaptable for tourism purposes (21).	Shire of Wyndham East Kimberley as part of preparing a revised Local Planning Policy Framework
Prepare a rural enterprise local planning policy to provide detailed guidance regarding the standard of accommodation and visual presentation of composite properties (26).	Shire of Wyndham East Kimberley as part of preparing a revised Local Planning Policy Framework
Prepare a local planning policy to provide guidance for remote tourism development, providing criteria for considering environment, health matters, access, visual amenity, cultural responses and waste management (6).	Shire of Wyndham East Kimberley
Prepare structure plans for expansion areas that may allow ‘pockets’ of higher density group housing on corner lots or in appropriate locations (24).	Private landowners
Develop a Policy relating to home occupation, to manage potential land use conflicts between residential and non-residential land uses (29).	Shire of Wyndham East Kimberley
Prepare a local planning policy relating to home business in rural living areas (41).	Shire of Wyndham East Kimberley
Further Strategic Planning	
Prepare a strategic land release plan to enable appropriate sequencing of land release across the Shire (1).	Shire of Wyndham East Kimberley

Key Recommendation	Responsibility
Preparation and review of Layout Plans for remote communities, to include funding arrangements for infrastructure provision (9).	Department of Planning, Lands and Heritage and Department of Communities
Investigate the use of developer contributions to manage impacts on local roads that occur from the development of Ord Stage 2 in advance of the planned heavy vehicle route (16).	Shire of Wyndham East Kimberley
Review the Municipal Inventory, in consultation with the community, to incorporate locations of Aboriginal history, both pre and post European settlement (18).	Shire of Wyndham East Kimberley
Prepare district water management strategies for townsite and urban expansion areas (19).	Shire of Wyndham East Kimberley (with support from Department of Water and Environmental Regulation)
Prepare town centre plan for Kununurra (20)	Shire of Wyndham East Kimberley
Structure plans for urban expansion areas in Kununurra to provide residential densities in the range of R15 to R25 (23).	Proponents as part of landowner structure plans
Review structure plan provisions and design guidelines for Stage 2 of the Weaber Plain Road light industrial area to incorporate flexibility for caretaker dwellings (27).	Landcorp Shire of Wyndham East Kimberley
The Shire in collaboration with the Department of Primary Industries and Regional Development to undertake detailed investigations to map the distribution of high quality agricultural land within the Ord Irrigation Area (37).	Shire of Wyndham East Kimberley Department of Primary Industries and Regional Development
Consider proposals to rezone, subdivide or develop land for rural living purposes within areas identified for those purposes in the Kununurra Surrounds Strategic Land Use Plan, if those proposal are supported by a structure plan (40).	Private landowners Shire of Wyndham East Kimberley and Department of Planning, Lands and Heritage through assessment of proposed scheme amendments.

Key Recommendation	Responsibility
Investigate the feasibility of potential general industrial land around Kununurra and prioritise a site for development of a General Industrial Estate (42).	Landcorp
Deliver the Shire of Wyndham East Kimberley Waste Strategy, providing enhanced and environmentally appropriate waste management outcomes for the community (44 & 53).	Shire of Wyndham East Kimberley
Prepare structure plan for Port area (46).	Shire of Wyndham East Kimberley
Structure plans for urban expansion areas of Three Mile to provide residential densities in the range of R15 to R20 (50).	Proponents as part of landowner structure plans
Prepare structure plan for Three Mile (47).	Shire of Wyndham East Kimberley
Deliver recommendations of the Wyndham Port Strategic Development Plan (51).	Kimberley Port Authority Department of Transport
Incorporate local Indigenous heritage and historical sites (both pre and post European settlement) into tourism strategy and planning (52).	Shire of Wyndham East Kimberley
Governance and cooperation	
Investigate gazettal of Kalumburu as a formal townsite (10).	Department of Planning, Lands and Heritage
Convene a working group comprising key community and indigenous representatives to explore options for public transport across the Shire (17).	Shire of Wyndham East Kimberley Indigenous Corporations Community Groups
Pursue the relocation of the Kununurra waste water treatment plant (30).	Water Corporation
Pursue the identification and development of alternative water supply to enable the medium to long term redevelopment of the foreshore (32).	Water Corporation Shire of Wyndham East Kimberley

Key Recommendation	Responsibility
Convene a working group to review governance and management arrangements of assets and infrastructure within Lake Argyle, and determine the lead agency for asset management (56).	Shire of Wyndham East Kimberley, Water Corporation, private stakeholders
Capital works and program delivery	
Implement the East Kimberley Tourism Plan (3).	Shire of Wyndham East Kimberley
Participate in regional initiatives to attract private investment in economic development (4).	Shire of Wyndham East Kimberley Kimberley Development Council
Prioritise the delivery of road construction projects identified on strategic land use plans (14).	Main Roads Western Australia
Incorporate enhanced pedestrian access to and enjoyment of foreshore areas within capital works programs (34).	Shire of Wyndham East Kimberley
Identify funding opportunities to redevelop Kununurra Racecourse as a major events precinct (36).	Shire of Wyndham East Kimberley
Implement the East Kimberley Region Airport Master Plan (45).	Shire of Wyndham East Kimberley
Incorporate enhanced pedestrian access to and enhancement of the foreshore area at Anthons Landing into capital works programs and through the implementation of a foreshore plan (48).	Shire of Wyndham East Kimberley
Implement the recommendations of Lake Kununurra foreshore and aquatic use plan (35).	Shire of Wyndham East Kimberley
Investigate funding opportunities to provide additional public access points to Lake Argyle (57).	Shire of Wyndham East Kimberley Department of Transport

7. Monitoring and Review

The Local Planning Strategy (LPS) should not be viewed as a fixed plan, and it is essential that this LPS respond to change in a planned manner to ensure benefits to the community are maximised. The LPS should be reviewed every five years to coincide with the review of the Local Planning Scheme. Given the long-term application of the LPS, the review at five year intervals may be confined primarily to updating of information and minor adjustments.

Other instances when the LPS may be reviewed which may require larger adjustments could include:

- When significant projects are proposed that have not been foreseen by the current LPS;
- There is a change in Federal or State Government policies; or
- Specific community expectations for development change.

Amendments will be made to the LPS as deemed necessary and as required by the Shire. Any such amendment will be advertised to the public for comment.

8. References

East Kimberley @ 25k MacroPlan Dimasi, November 2013

Kununurra Strategic Directions: Town Centre Development Concept Plan and Strategic Land Use Plan (Urbis, July 2010)

Kimberley Regional Planning and Infrastructure Framework (Department of Planning, December 2015)

Strategic Community Plan 2017 – 2027 (Shire of Wyndham East Kimberley)

Kimberley Science and Conservation Strategy (Government of Western Australia, May 2011)

Freight & Logistics Services in the East Kimberley Region (Strategic design + Development, 2010)

SHIRE OF WYNDHAM EAST KIMBERLEY

LOCAL PLANNING STRATEGY

CERTIFICATION FOR ADVERTISING

Certified for advertising by the Western Australian Planning Commission on 27th May 2015



DELEGATED UNDER S.16 OF
THE PLANNING AND DEVELOPMENT ACT 2005

COUNCIL RECOMMENDED / SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of the Shire of Wyndham East Kimberley at the Ordinary Council Meeting of Council held on the 20th December 2016



SHIRE PRESIDENT



Deputy

CHIEF EXECUTIVE OFFICER

ENDORSEMENT OF LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission on 21/08/19



DELEGATED UNDER S.16 OF
THE PLANNING AND DEVELOPMENT ACT 2005



Shire of Wyndham East Kimberley
Local Planning Strategy
Part 2 – Background Information and Analysis

August 2019

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1. Purpose

1.1 Purpose

The Local Planning Strategy (LPS) is the principal guiding framework for the direction for the development of the Shire of Wyndham East Kimberley.

The essential objective of the LPS is to provide a strategic vision and land use plan to guide future development across the Shire. The LPS will attempt to balance the needs of the natural environment, economic development and community expectations to ensure the long term sustainable development of the Shire.

The role of the LPS is to provide background information and analysis as well as strategic direction for the area so that it can act as a guiding tool in the decision making process, as well as informing future rezoning proposals and infrastructure projects.

Part 2 – Background Information and Analysis provides the planning context, local profiles, and an analysis of key issues that underpin the strategic recommendations provided in Part 1 – Local Planning Strategy.

1.2 Relationship to Other Planning Mechanisms

Local planning decisions are influenced by a wealth of planning mechanisms, including strategies, schemes and policies. The Local Planning Strategy is a key component of the local planning framework, illustrated in Figure 1.



Figure 1: Local Planning Framework

2. Local Profile

2.1 Demographic Profile

Population

The Shire is sparsely populated according to the 2016 census. The Shire has a residential population of 7,148 over a land area 121,000km². Over 50% of the population live in the town of Kununurra (4,341 residents (Kununurra UCL – ABS Census 2016)), located approximately 38km west of the northern territory border. The second most populated town is Wyndham (604 residents (Wyndham UCL – ABS Census 2016)), located 100km from Kununurra to the northwest.

The relatively low residential population is increased by visitors on a regular basis due to seasonal farm workers, tourists and fly in fly out workers for the mines within the region. On census night in 2016 the population within the Shire was 10,287, an increase on the residential population of 43%.

Over a 55 year period the Shire has experienced a population increase of an average of 15.6% per annum between 1961 and 2001. This growth has been predominantly in the town of Kununurra (as depicted in Figure 2), whilst the town of Wyndham has experienced a population decrease of 0.5% per annum.

From 2006 onwards, there has been a fluctuation in the numbers within the Shire.

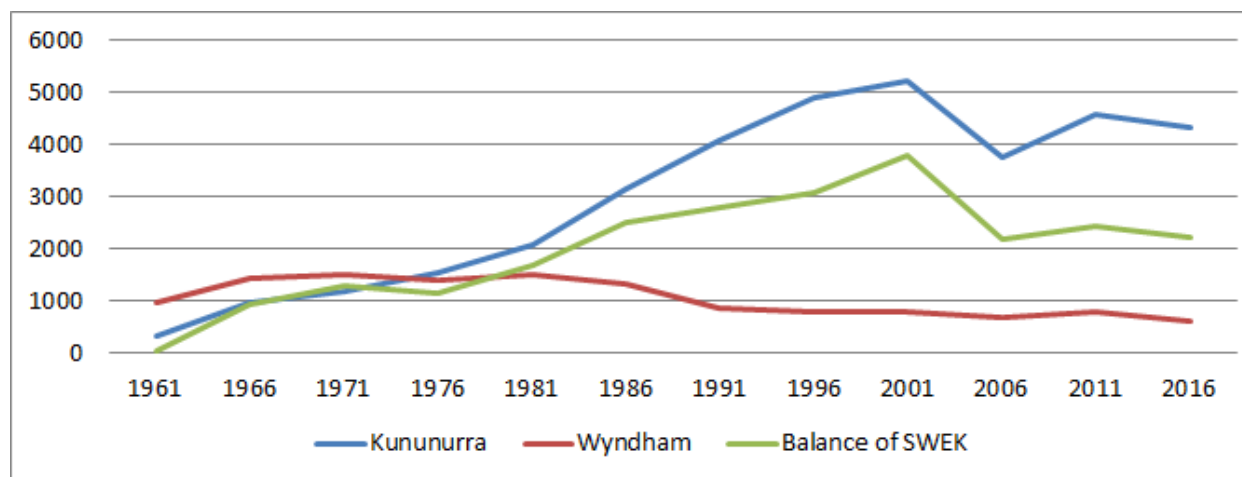


Figure 2: Historical population counted on Census night – 1961 to 2016. Source: ABS Census 1961 to 2016

Indigenous population

Over one third of the residents in the Shire identify as being Indigenous (32.7%), this is significantly higher than the percentage of Indigenous residents for the State of WA (3.1%). 35.9% of the Shire's indigenous residents live outside major townsites. The population of indigenous residents in Kununurra is 26.4% while Wyndham, a more remote town, is 58.7%.

49.1% of the total Indigenous population live in Kununurra and 15.2% in Wyndham.

It should be noted however, that whilst every attempt is made by the Australian Bureau of Statistics (ABS) to count indigenous residents, there is an acknowledgement by the ABS that some people, particularly those in very remote communities, will be missed. In addition other people may not answer the question about Indigenous status. Given the Shire's large land area, it is anticipated that the population of Indigenous residents is higher than that stated within the 2016 Census.

Age

Overall the population within the Shire is significantly younger (median age of 33) when compared to the median of the State of WA (36). This is due to a greater number of children aged 0 to 9 years, particularly in rural and remote communities. As depicted in Figure 3, 8.5% of the population of the town of Wyndham are aged between 0 to 4 years, in comparison to 8.6% for the greater Shire and 6.5% for the State of WA. In Kununurra although the percentage of children aged 0 to 4 years is still high (9.4%), a greater percentage of the population are of a working age between 25 to 34 years (19.5%) in comparison to the State of WA (15.3%).

The young median age across the Shire is also reflected in the small percentage of residents who are over the age of 64 years. The percentage of residents aged over 85 is particularly small (0.3%) in comparison to that of the State of WA (1.7%). There could be a number of reasons for this including the large number of workers that come to the Shire for job opportunities, particularly in mining and agriculture, or in government services and administration.

The young median age could also be reflective of Indigenous health issues, particularly given that life expectancy amongst the indigenous population is significantly lower than that of the non-Indigenous population and where the indigenous population accounts for such a large percentage of overall population.

According to the Australian Institute of Health and Welfare the latest data indicates that life expectancy for Indigenous boys born between 2005 and 2007 was estimated to be 67.2 years (compared with 78.7 for non-Indigenous boys for the period) and for Indigenous girls 72.9 years (compared with 82.6).

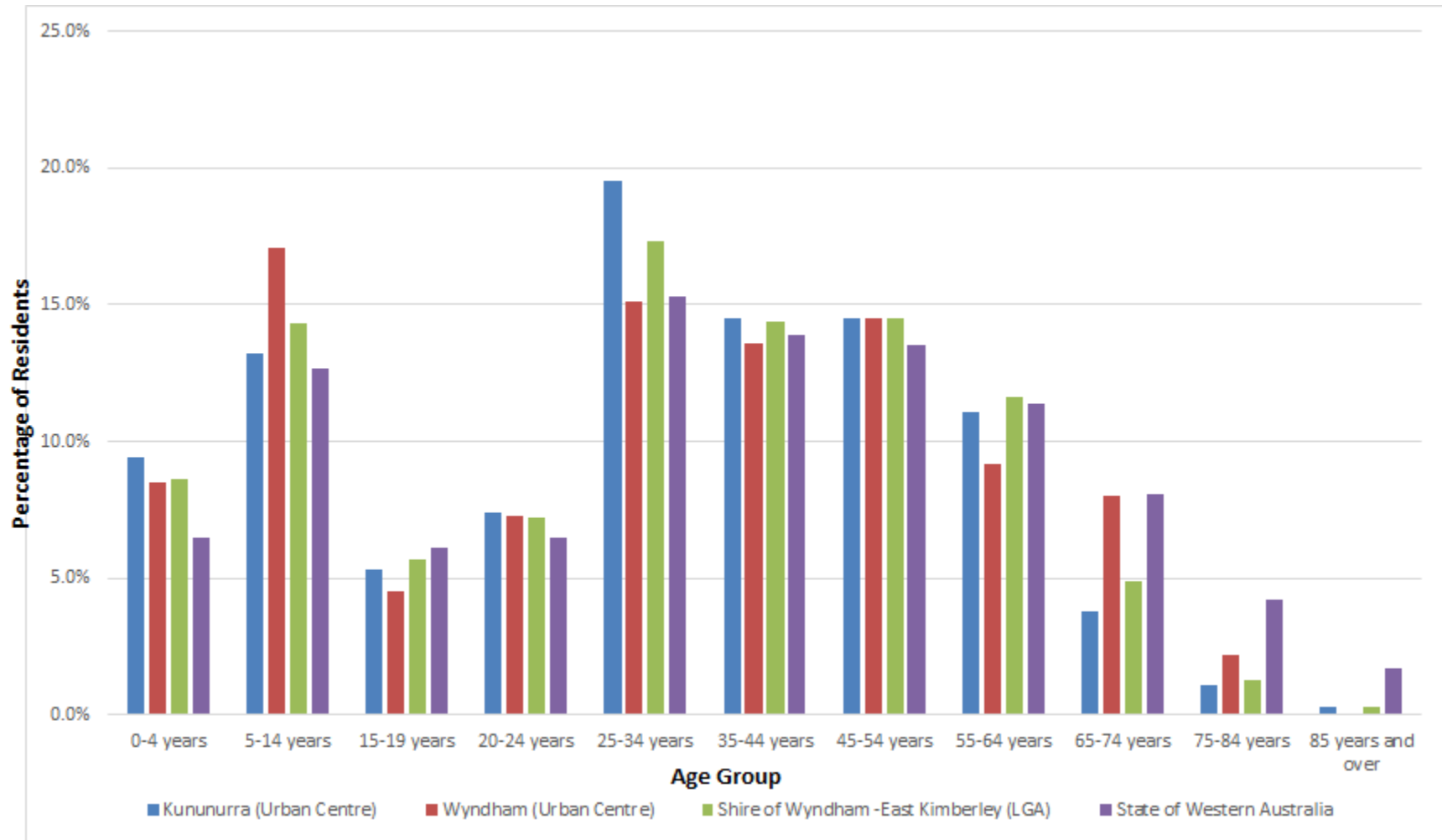


Figure 3: Percentage of population within each age group for the LGA, Urban Centres and the State of Western Australia, Source: ABS Census 2016

Household composition

The average household size within the Shire is 2.2 residents per dwelling which is similar to the State average. In Kununurra the percentage of group households is higher at 6.4%. Across the Shire there is a slightly higher percentage of lone person households (26.4% in comparison to 23.5% across WA) and a slightly lower percentage of family households (68.3% in comparison to 72.6% across WA). Nearly 40% of households in the Shire are couples with children (39.3%), which is lower than the average across the State (45.9%), there is also a higher percentage of single parent families 19.3% compared with 14.2%.

Rental housing is the most common tenure type across the Shire with almost two thirds (62.0%) rental. This is significantly higher than the percentage of rental housing across the State (28.3%). There are significantly fewer households that own their own home (16.0% in comparison to 28.5% for the State) or are in the process of purchasing their own property (16.2% in comparison to 39.6%), as depicted in Figure 4.

The high percentage of households that rent is indicative of the transient population within the Shire.

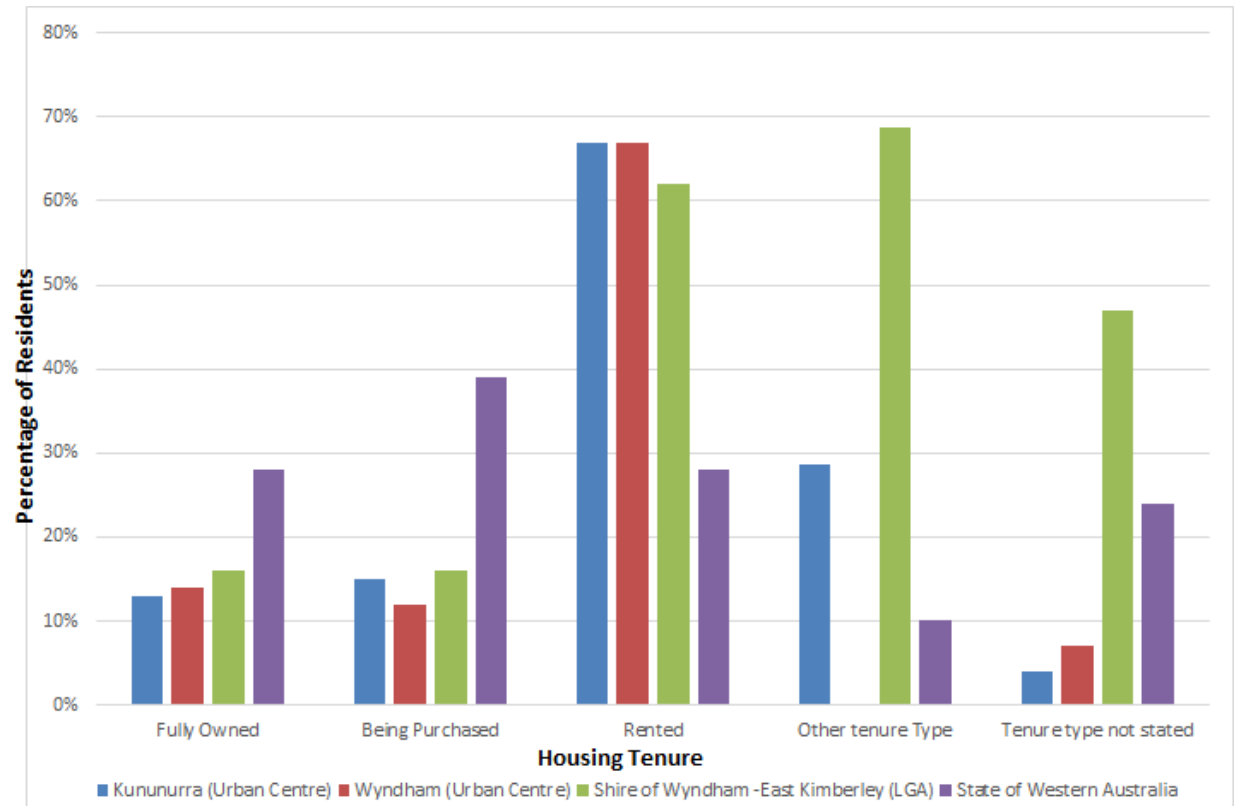


Figure 4 Housing tenure for the LGA, Urban Centres and the State of Western Australia, Source: ABS Census 2016

Industries of employment

Natural resources form the basis of the economy in the Shire of Wyndham East Kimberley, enabling both the agricultural and mining industries to thrive. Nevertheless, these industries are not the predominant employer for residents within the Shire. The most common industries of employment for those that reside in the Shire are all service industries such as health care and social assistance (13.3%), education and training (10.3%), public administration and safety (9.5% and agriculture, forestry and fishing (9.0).

Different areas offer different opportunities for employment. The town of Kununurra is the administrative area servicing the Shire. The four most common industries of employment within Kununurra include: health care and social assistance (14.7%), public administration and safety (11.4%), education and training (10.8%) and retail trade (8.4%).

Several areas within the Shire cater for mining opportunities with the mining sector accounting for approximately 4.3% employment (ABS 2016 – Industry of Employment LGA); the mining sector being subject to the economic variability of commodity prices.

Planning implications - Demographics

The Shire is sparsely populated with over 50% of residents living within the town of Kununurra.

The low residential population is regularly increased by temporary visitors due to seasonal farming workers, tourists and fly in fly out mining workers.

Over one third of the population identify as Indigenous and many (35%) live in settlements in the rural and remote areas of the Shire.

The Shire has a young population with a higher percentage of residents aged between 0 and 9, particularly within the rural areas and low percentage of residents aged 65 years and over.

There is a high percentage of group households resulting in a slightly higher rate of residents per household.

Almost two thirds of households rent which is indicative of the transient nature of the population.

This is supported by the low percentage of residents that have lived at the same address for the past five years.

The most common industries of employment health care and social assistance, education and training, public administration and agriculture, forestry and fishing.

2.2 Local Economy

Key Industries

The Shire has a diverse economy including industries such as pastoralism, commercial fishing and mineral exploration. Irrigated agriculture has been the key focus over recent years. The area will become one of Australia’s hubs for primary production with stage 2 of the Ord River Irrigation Area.

Tourism is a growing industry in the region. Updated statistics from Tourism Western Australia indicate that the estimated average annual visitors over 3 years (2015-2017) were as follows:

Intrastate	52,600
Interstate	57,400
International	13,200

These figures indicate that the Shire of Wyndham East Kimberley attracts mainly visitors from interstate. This puts the Shire in second position for the interstate visitors within the top five local governments in the North West region (TWA, 2018).

Wyndham East Kimberley’s Gross Regional Product is estimated at \$690.238 million. Wyndham East Kimberley represents 25.22% of RDA Kimberley’s GRP of \$2.737 billion, 0.28% of Western Australia’s Gross State Product (GSP) of \$247.705 billion and 0.04% of Australia’s GRP of \$1.755 trillion (Latest REMPLAN data incorporating Australian Bureau of Statistics’ (ABS) June 2017 Gross State Product, 2015/2016 National Input Output Tables and 2016 Census Place of Work Employment Data).

Wyndham East Kimberley’s Gross Regional Product (GRP) is illustrated in Figure 5, where the trend indicates a steady increase between 2010 and 2014, then fluctuates in the last few years.

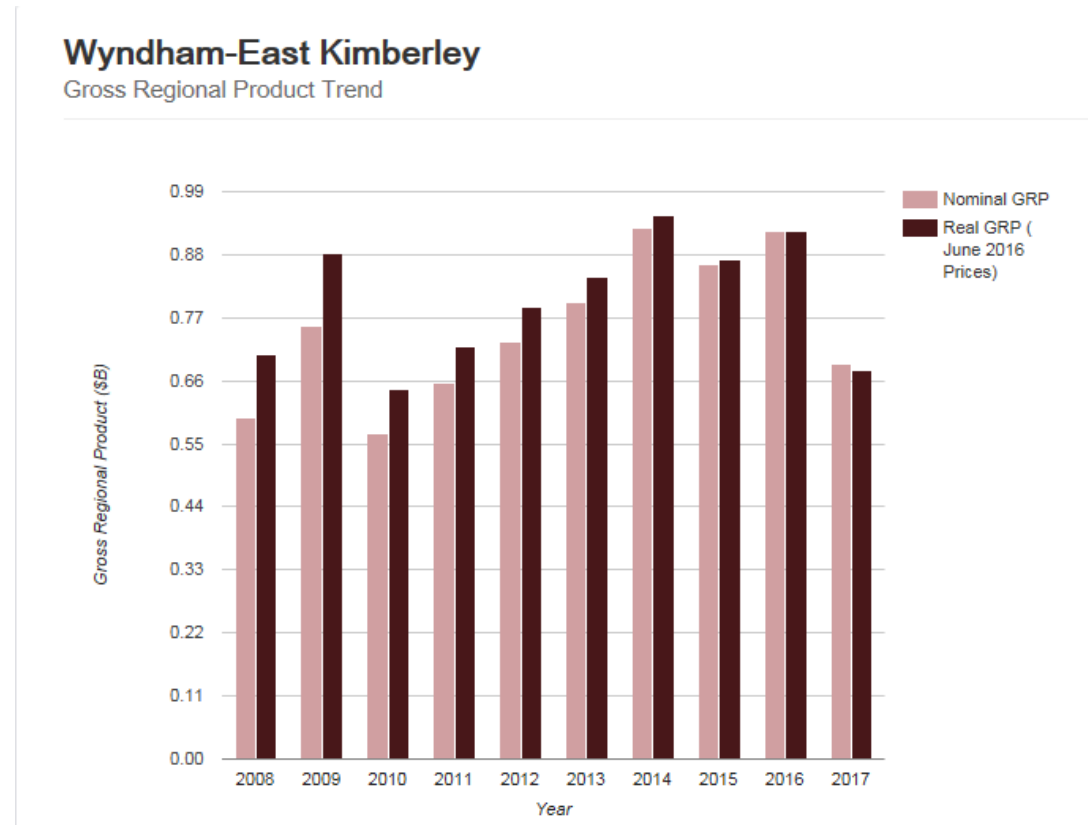


Figure 5: Source: Latest REMPLAN data incorporating Australian Bureau of Statistics’ (ABS) June 2017 Gross State Product, 2015/2016 National Input Output Tables and 2016 Census Place of Work Employment Data.

The value of production of broadacre and horticulture crops in the East Kimberley is about \$41 million with an additional \$72 million from forestry. There is very little agricultural diversification of pastoral leases in the East Kimberley. The irrigated agriculture is almost exclusively within the ORIA and surrounds. However, the East Kimberley has an important role in Australia’s domestic food supply (Western Australian Agriculture Authority (WAAA)).

Diamond production has been extremely significant to the Shire, not only in Western Australia, but globally. However, the value of diamond production has decreased since 2014 but is still bringing a major production in the Kimberley region. Figure 6 illustrates the change in the value of minerals and petroleum, between 2014 and 2018 for the Shire of Wyndham East Kimberley.

The value of building approvals has had a major boost in 2010/11 as illustrated in Figure 7, especially for non residential buildings. However, between 2011 and 2018, it has dropped considerably with a few fluctuations within those years.

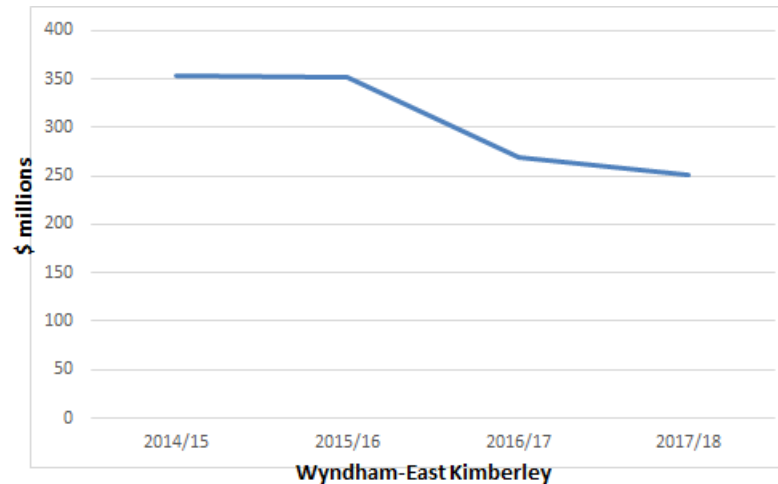


Figure 6: Value of mineral and petroleum production, Shire of Wyndham East Kimberley, 2014-2018 (Statistics Digest, Department of Mines, Industry Regulation and Safety).

Wyndham-East Kimberley

Building Approvals

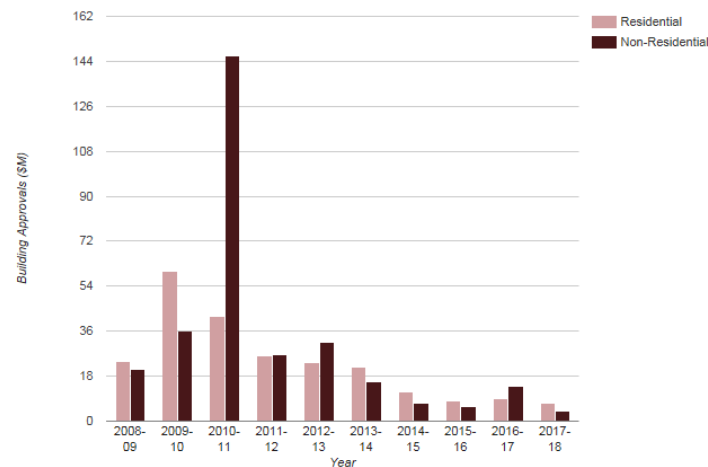


Figure 7: value of building approvals, Shire of Wyndham East Kimberley, 2008-2018 (Source: REMPLAN- Australian Bureau of Statistics, Building Approvals, Cat. 8731.0).

Labour Force

The 2016 Census states that 3,693 people aged 15 and above were considered part of the labour force.

The Shire of Wyndham East Kimberley generally has a higher proportion of blue collar workers compared to the Kimberley and Western Australia, with the exception of technicians and trade workers where Western Australia has the highest proportion. The proportion of white collar workers in the Shire across all occupations is generally lower than the Kimberley with the exception of managers, as illustrated in Figure 8.

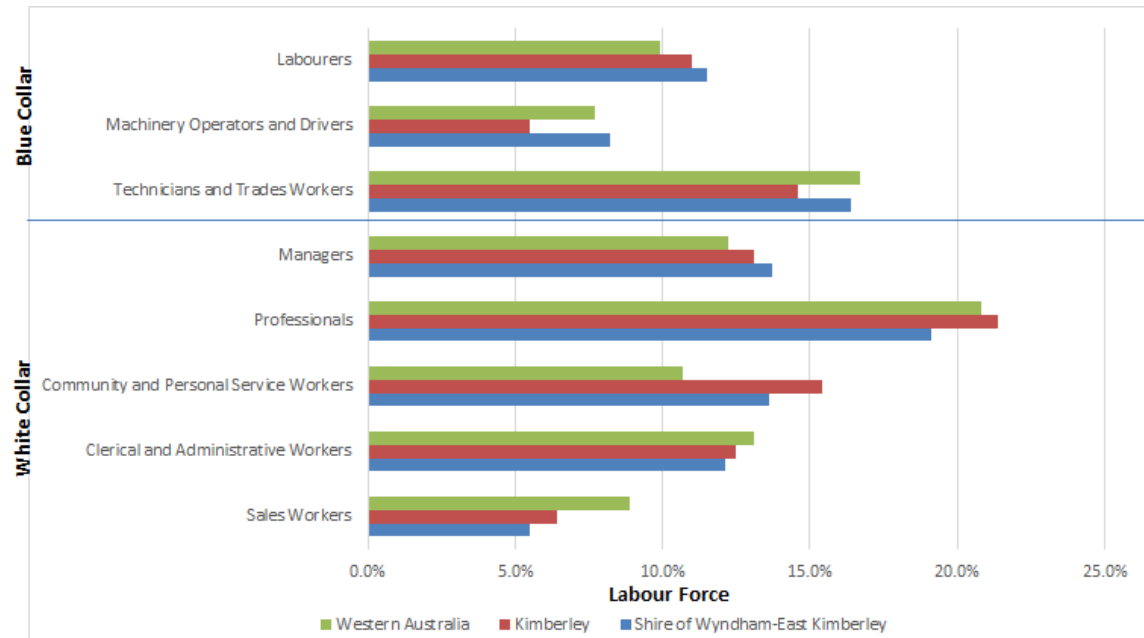


Figure 8: Labour force occupation, Shire of Wyndham East Kimberley, Kimberley and Western Australia, 2016 (ABS 2016).

Tourism

Tourism is a major industry for the Shire of Wyndham East Kimberley. The unique landscapes and experiences of the Kimberley region make the area attractive for many visitors. Approximately 115,000 visitors visit the region (East Kimberley Tourism Plan 2022, 2013). Tourism industries should continue to be supported by the Shire and facilitated through the planning framework where possible.

East Kimberley Tourism Plan 2022 (EKTP) provides the blueprint for stimulating tourism growth in the Shire of Wyndham East Kimberley. Specifically, the plan outlines four key areas for improvement; product development, access to the region, capacity of local tourism industry and building the value of tourism.

The key strategic goal is to “increase the value of tourism to the East Kimberley from \$100.5M in 2013 to \$130M by 2022”. The three priority market segments for tourism in SWEK to 2022 include business visitors, grey explorers and dedicated discoverers (adventure tourism), each with different priorities.

Air access is a foremost issue with business visitors noting the limited flights and interstate being forced to stop-over in Darwin. The EKTP promotes the exploration of existing connections and new routes to meet the current demand. Conditions of major tourist roads was also noted as a concern, although funding may limit the ability to make any significant changes.

In terms of accommodation, better coordination of overflow facilities for caravan parks by industry is a priority as well as the general revitalisation of visitor amenities.

The Kimberley Science and Conservation Strategy was developed by the State Government in 2011, with an initial commitment of \$63 million funding to 2015 to resource development. The State Government has committed a further \$40 million to date for science and conservation in the Kimberley, particularly recognising the unique natural and cultural values of the region.

A key strategy is the creation of the Kimberley Wilderness Parks, aligning with the EKTP that has a future focus on ecotourism and nature-based tourism. To implement the wilderness parks several broader initiatives were included in the strategy, including conservation and fire management approaches, training and employment for Aboriginal rangers, investment to raise awareness of tourism opportunities and improve visitor facilities

2.3 Environment

Regional Physical Environment

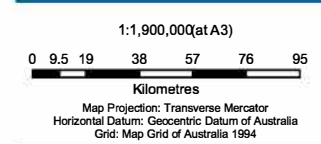
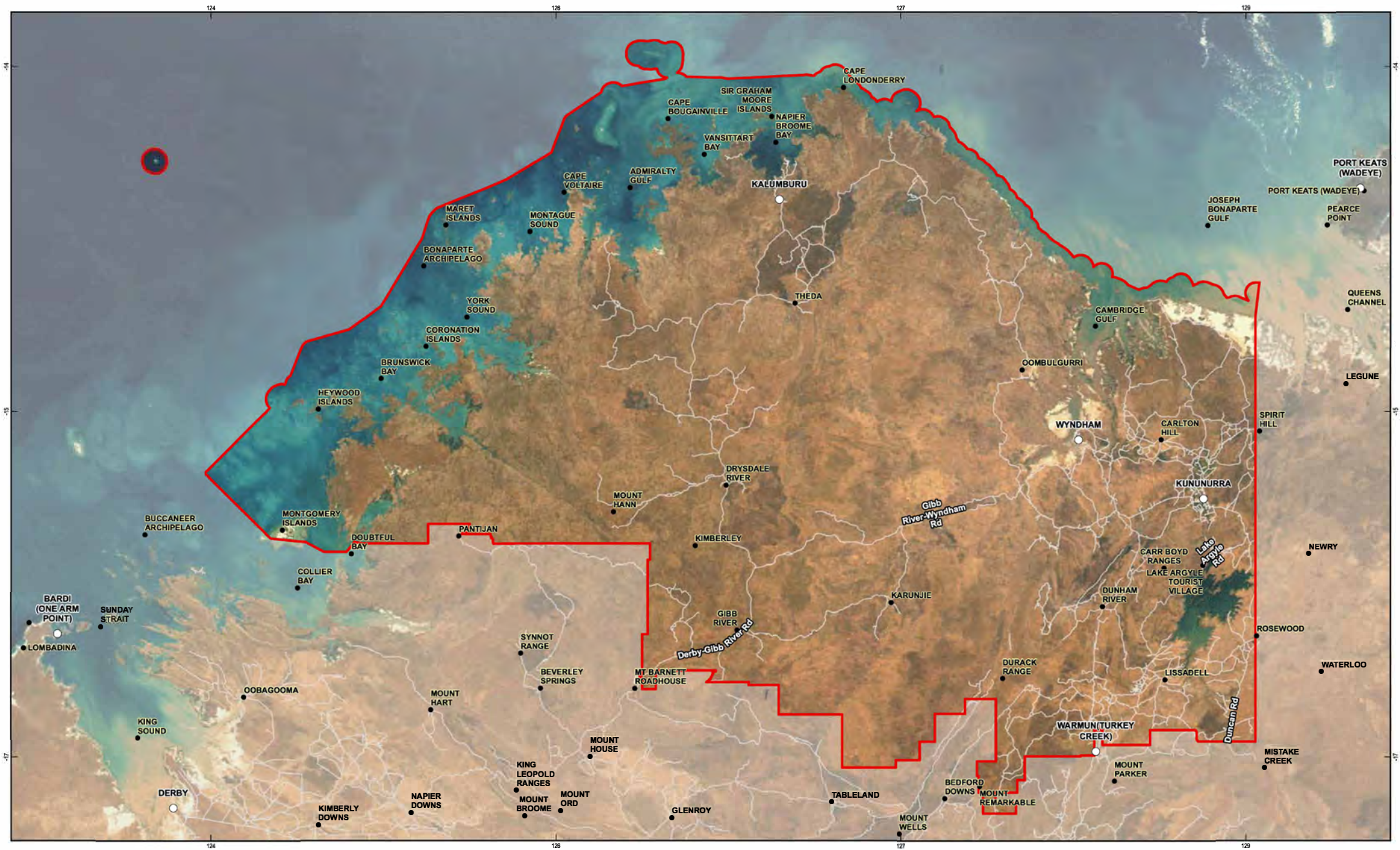
Climate

The Kimberley has a tropical monsoon climate, characterised by a wet summer and dry winter. The dry season ranges typically from May to October, and the wet season from November to April.

The Bureau of Meteorology records (BOM 2014) for the Kimberley indicate that it has a lower evaporation rate than central Australia and high temperatures year round.

Table 1 Climate data for Wyndham and Kununurra

Climate Aspect	Range
Wyndham	
Temperature (°C)	Maximum range: 31.0 (Jun) - 39.4 (Nov) Minimum range: 16.9 (July) – 27.1 (Nov)
Rainfall (mm)	Mean rainfall range: 0 (Aug) - 204.3 (Feb)
Evaporation rates (mm)	2800
Kununurra	
Temperature (°C)	30.1 – 38.9
Rainfall (mm)	0.1 (Aug) – 210.6 (Feb)
Evaporation rates (mm)	2800



LEGEND

— Road

▭ Shire of Wyndham East Kimberley

Shire of Wyndham East Kimberley
Local Planning Strategy

Job Number	61-29761
Revision	B
Date	20 Feb 2014



Overview map

Figure 9

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© 2013. Whilst every care has been taken to prepare this map, GHD, Landgate, Shire of Wyndham East Kimberley make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason.
Data source: Data Custodian, Data Set Name/Title, Version/Date. Created by:

Geology and Landform

The East Kimberley region has a complex history dating back more than 2.5 billion years. The formation of the oldest rocks in the region began with the deposition of sediments and the outpouring of volcanic lava. A continental collision uplifted and eroded the oldest rocks between 1.80-1.83 billion years ago, together with the deposition of sediments. Additional sediments were then deposited in the Kimberley Basin by a major river system flowing from the north. The resultant sedimentary rocks now underlie much of the Kimberley Plateau. Over the last 1.8 billion years, the Kimberley has periodically become geologically active with evidence of further deposition in basins and folding and faulting of the resultant sedimentary rocks.

In the Neoproterozoic, between 700 and 600 million years ago, the Kimberley was subjected to glaciations. The resulting glacial deposits and evidence of the passage of ice sheets are well preserved. About 550 million years ago, the Halls Creek Fault in the east Kimberley became active as part of a system of faults with horizontal movement. This was followed by outpouring of extensive flows of basalt lava before establishment of shallow seas in the Cambrian period (540 to 490 million years ago) when the variety of life living within oceans grew significantly. Many fossils of this period have been preserved.



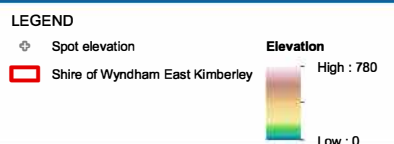
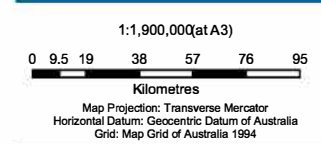
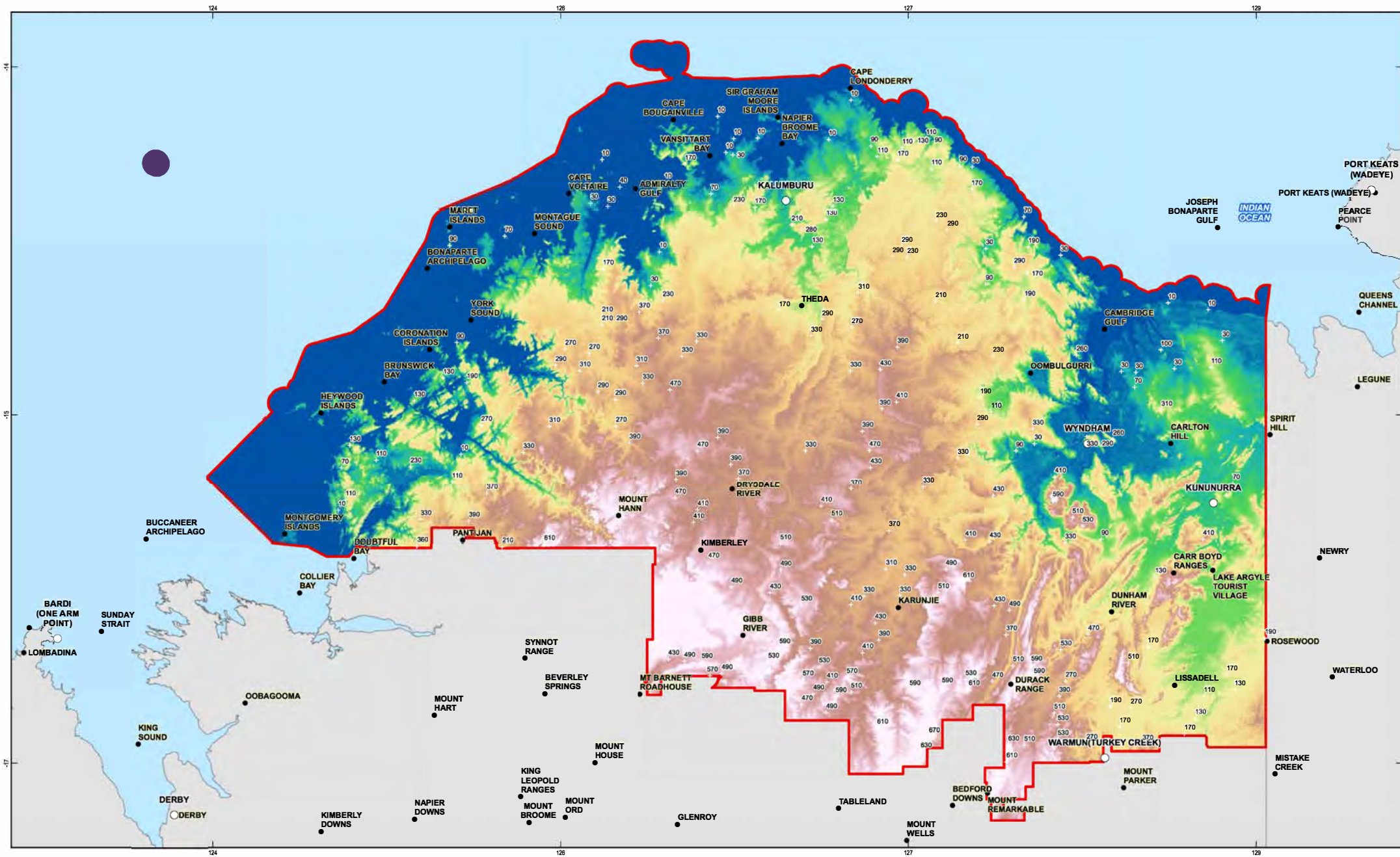
About 375 million years ago, during the Devonian period, seas deepened and a series of barrier reefs began to form. The reefs fringed three sides of a land mass formed by the Kimberley Plateau. On the fourth side, the Halls Creek Fault again became active and erosion formed sandstones and conglomerates seen in the Bungle Bungle Ranges and at Hidden Valley. A period of glaciation between 310 and 270 million years ago during the Permian period affected much of Australia and sedimentary rocks buried the Devonian reefs. Deposition of sandstone, siltstone and conglomerates in shallow seas and rivers has continued through to the present in the Canning Basin and areas around the present day Bungle Bungles and Osmond Range.

The Shire's geology and topography is characteristic of the Kimberley region, which extends from the dry red sand dunes of the Great Sandy Desert to the sandstone escarpments of the Kimberley Plateau and Timor Sea. The oldest rocks in the Kimberley form the Lennard Hills in the west Kimberley and the Bow River Hills and the Halls Creek ridges in the east Kimberley. These are comprised of metamorphosed sediments, volcanics and granites. The geology around Wyndham is characterised by King Leopold Sandstone, and by Antrim Volcanics and mafic dykes at Kununurra (DEC 2000).

Coastal areas are low lying with a number of islands and embayments. The central area is characterised by high ranges, gorges and plateaus (up to 780 m elevation). Slopes trend visibly to the north with a band of high elevation areas through the centre of the Kimberley region.

The topography of the Shire creates a striking visual landscape, and is a key attracter for tourists and residents to the area.





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Topography & Landforms **Figure 10**

Surface water and wetlands

The climate in the Kimberley region provides for very seasonal stream flows in the river catchments. In particular, the Fitzroy and Ord River systems and their tributaries are seasonal and irregular. All rivers in the region provide fresh water resources, with most having less than 100 mg/L Total Dissolved Solids. Some catchments have experienced soil erosion and water turbidity and silting of major reservoirs. The region has a unique system of foreshores and waterways in near pristine condition with excellent riparian vegetation. These are important for fish habitats and provide a high level of biodiversity.

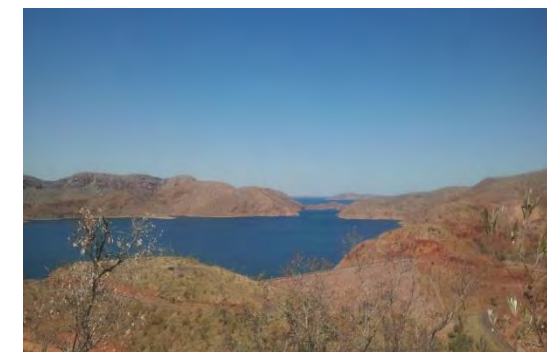
Wetlands in the Shire are located in close proximity to Kununurra and Wyndham and some Aboriginal communities. Lake Argyle, Lake Kununurra and the Ord River floodplain are all wetlands of international significance under the Ramsar Convention. The Ramsar Convention is an intergovernmental treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. Under the

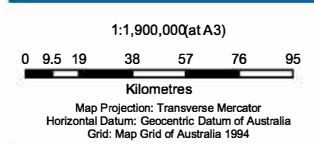
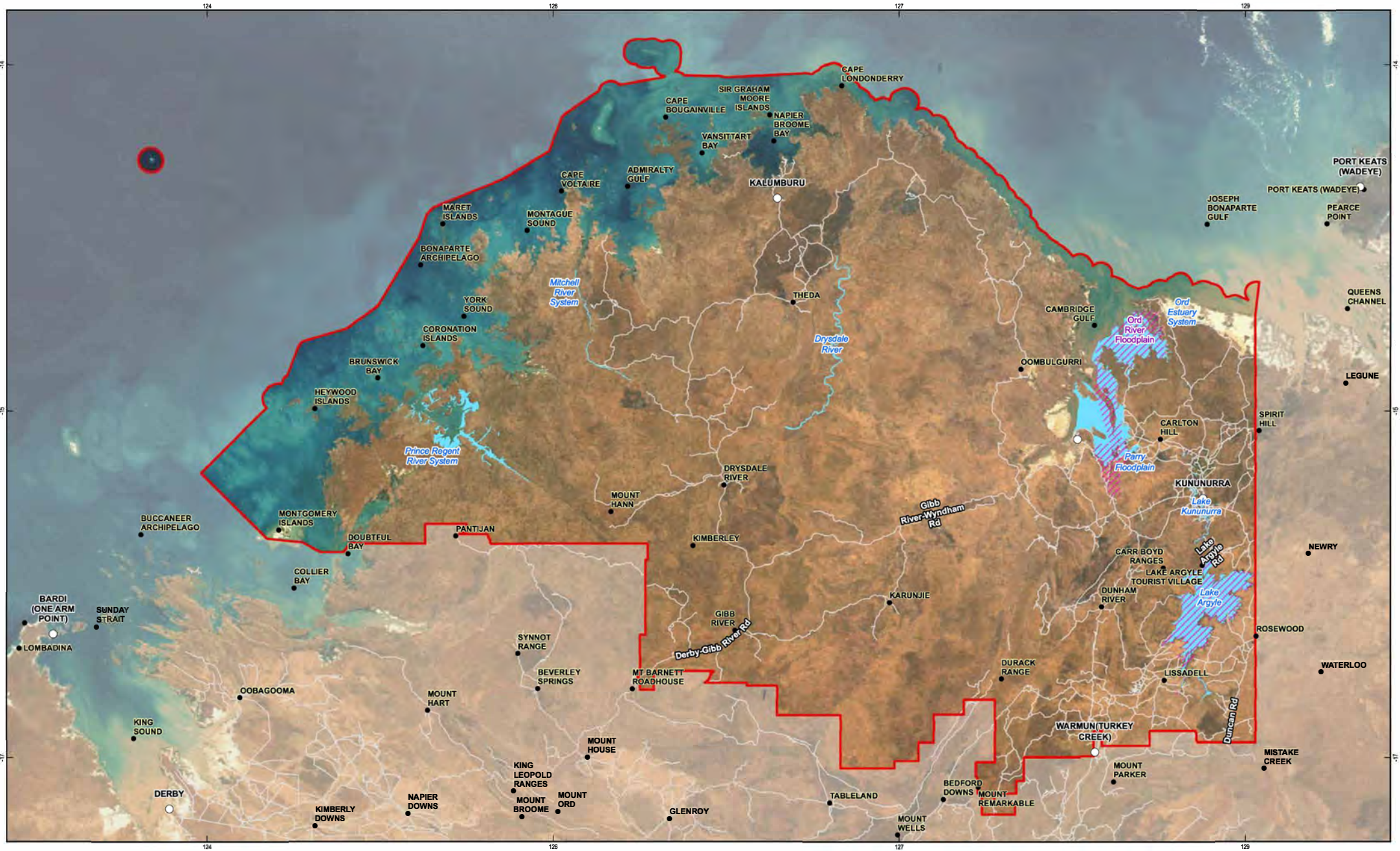
Commonwealth Environmental Protection and Biodiversity Act 1999 (EPBC Act) it is an offence to undertake any activity that has, will have or is likely to have a significant impact on a Ramsar site.

A number of Nationally Important Wetlands have been identified in the Shire including:

- Drysdale River
- Lake Argyle
- Lake Kununurra
- Mitchell River System
- Ord Estuary System
- Parry Floodplain
- Prince Regent River System

Ramsar guidelines require a 50 metre vegetation buffer between Ramsar sites, wetlands or other waterways and development. Buffers can be further refined through detailed assessments.





- LEGEND**
- Road
 - Shire of Wyndham East Kimberley
 - Nationally important wetland
 - Ramsar site

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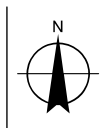
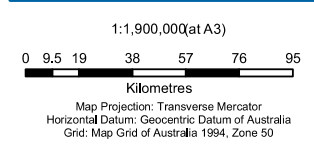
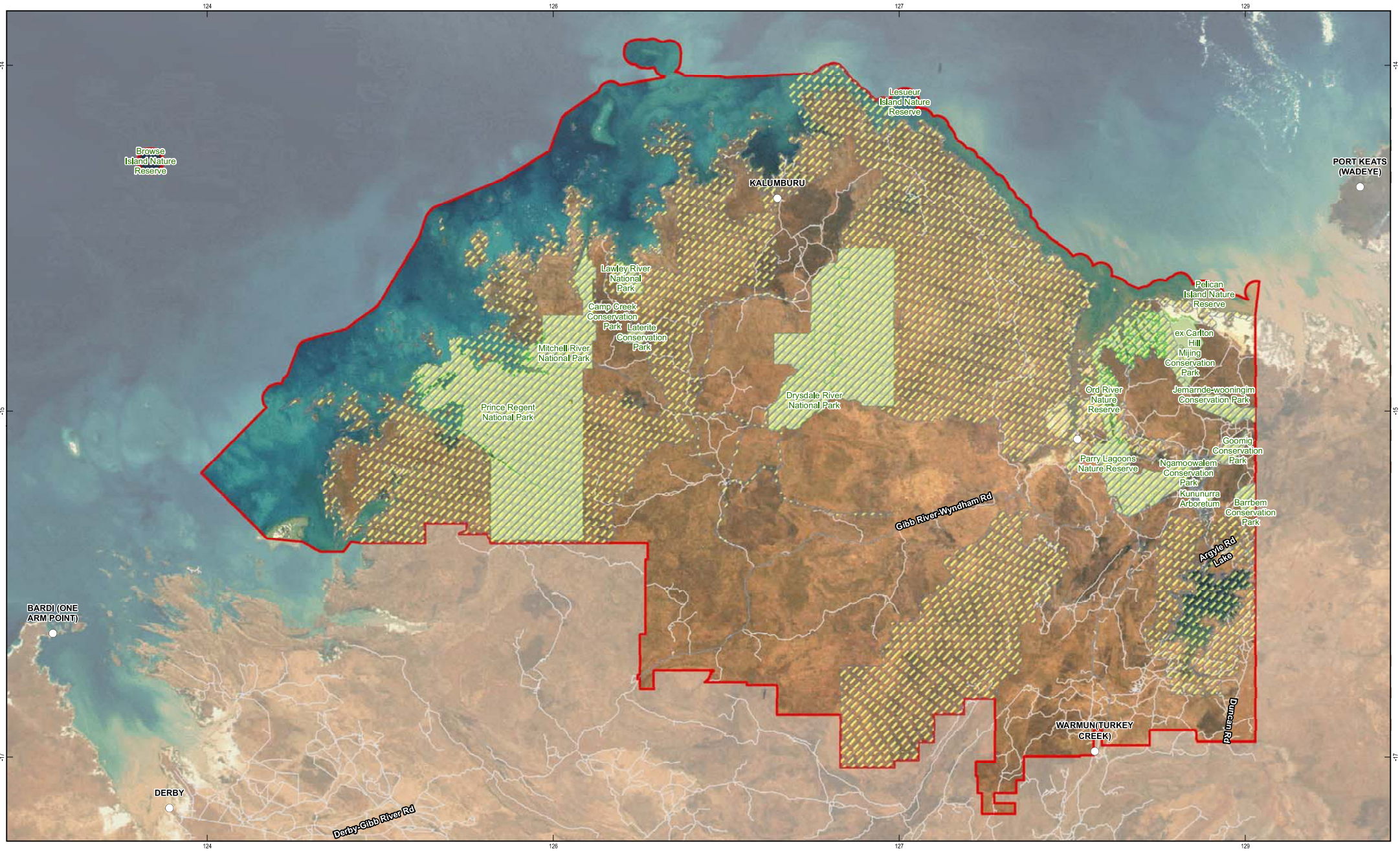
Wetlands Figure 11

Reserves and conservation areas

A number of exceptional quality reserves and conservation areas are within the Shire of Wyndham East Kimberley including:

- Mirima National Park
- Drysdale River National Park
- Mitchell River National Park
- Marion Downs Station
- Lawley River National Park
- Parry Lagoons Nature Reserve
- Point Spring Nature Reserve
- Ord River Nature Reserve
- Prince Regent Nature Reserve
- Unguu, which is an Indigenous Protection Area.





LEGEND	
	Road
	Environmentally sensitive area
	Shire of Wyndham East Kimberley
	DBCA Estate

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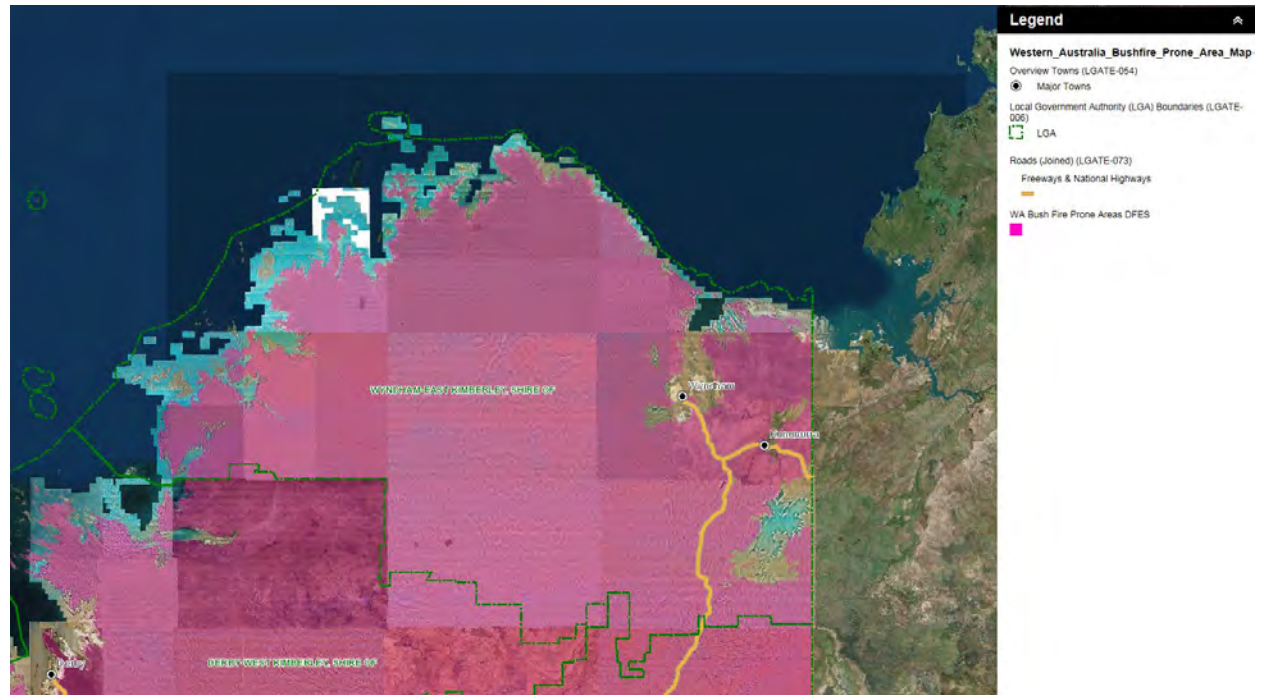


Conservation areas **Figure 12**

Bushfire hazard

State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP3.7) provides a policy framework to manage risk of bushfire in land use planning and development. It is supported by Guidelines for Planning in Bushfire Prone Areas, and the deemed provisions of all Western Australian local planning schemes (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*). Strategic policy objectives look to avoid increasing intensity of development (and therefore risk) within areas of unacceptable bushfire risk.

The majority of the Shire of Wyndham East Kimberley pastoral lands are located within a mapped, designated bushfire prone area. The level of bushfire hazard within these areas will vary based on the nature of vegetation. The hazard levels are defined by the Guidelines for Planning in Bushfire Prone Areas prepared by the Western Australian Planning Commission.

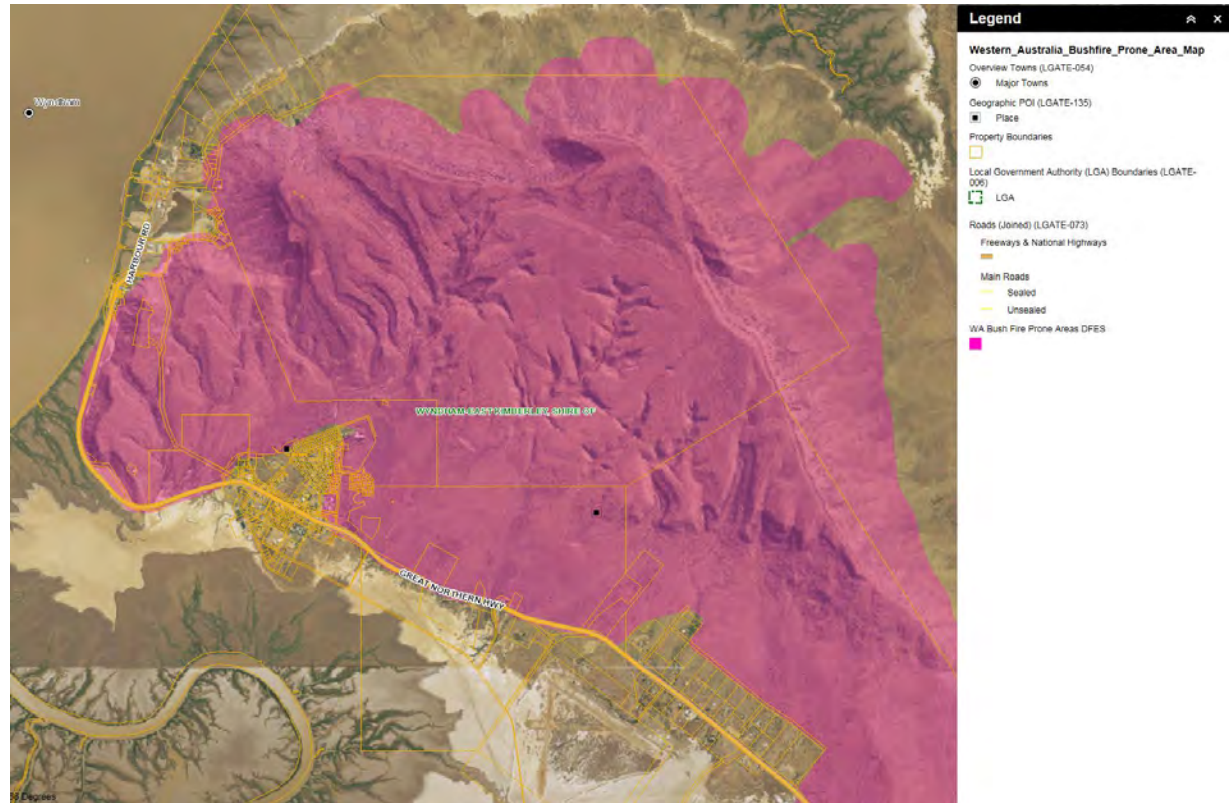


Bushfire prone areas – Shire of Wyndham East Kimberley (from Department of Fire and Emergency Services)

The hazard levels are:

Low:

- devoid of standing vegetation (less than 0.25ha cumulative area);
- areas which, due to climatic conditions or vegetation (e.g. rainforest), do not experience bushfires;
- inner urban or suburban areas with maintained gardens and very limited standing vegetation (less than 0.25ha cumulative area);
- low threat vegetation, including grassland managed in a minimal fuel condition (i.e. to a nominal height of 100mm), maintained lawns, vineyard and orchards; and
- pasture or cropping areas with very limited standing vegetation that is shrubland, woodland or forest with an effective up slope, on flat land or an effective down slope of less than 10 degrees, for a distance greater than 100 metres



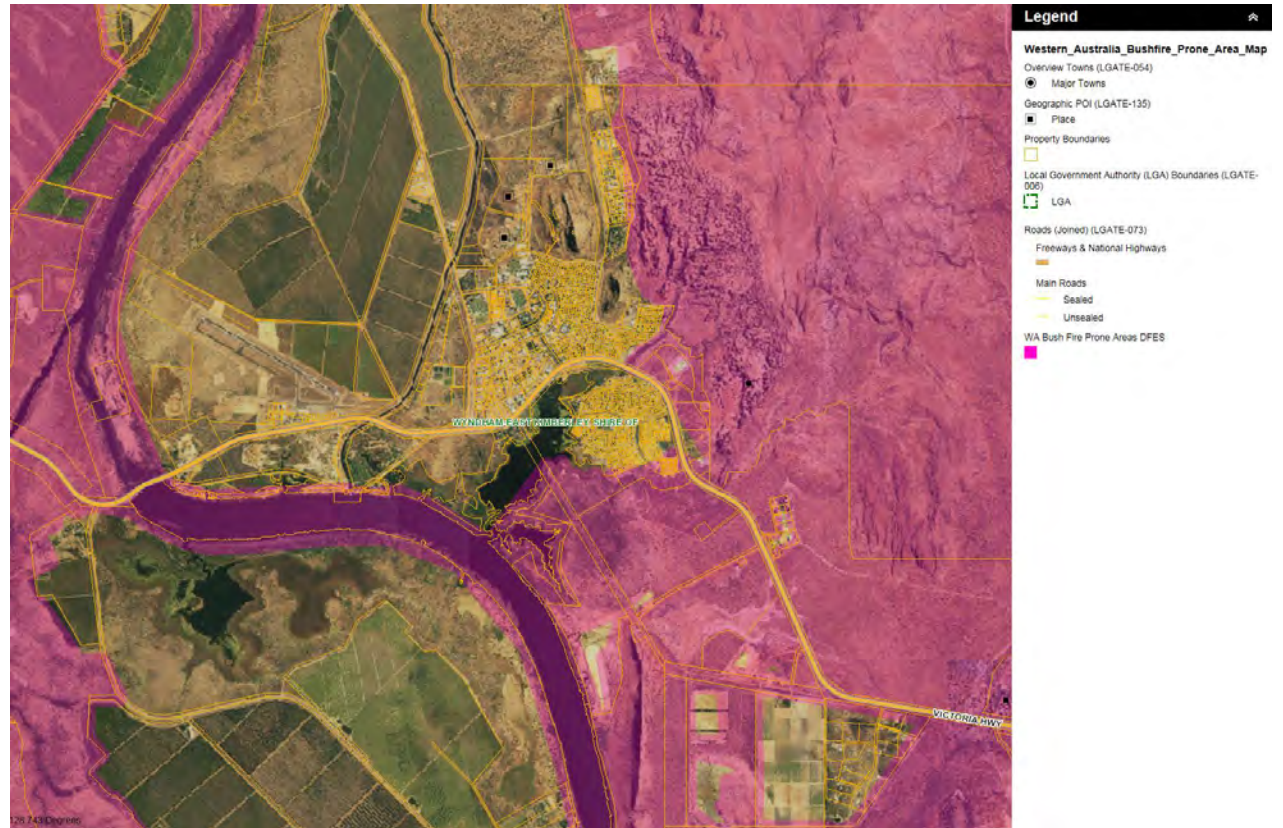
Bushfire prone areas - Wyndham (from Department of Fire and Emergency Services)

Moderate:

- areas containing pasture or cropping with an effective down slope in excess of 10 degrees for a distance greater than 100 metres;
- unmanaged grasslands;
- open woodlands;
- open shrublands;
- low shrubs on areas with an effective up slope on flat land or an effective down slope of less than 10 degrees, for a distance greater than 100 metres or flat land;
- suburban areas with some tree cover; and
- forest and woodlands with a permanent grass understorey or at most, a scrub understorey structure consisting of multiple areas of <0.25ha and not within 20 metres of each other or single areas of <1ha and not within 100 metres of other scrub areas.

Extreme

- forests with a scrub understorey which is multi-tiered;
- woodlands with a scrub understorey which is multi-tiered;
- tall shrubs; and
- any area of vegetation not otherwise categorised as low or moderate



Bushfire prone areas – Kununurra (from Department of Fire and Emergency Services)

The nature of vegetation in and around the main townsites of Wyndham and Kununurra would most likely reflect bushfire hazard levels of low and moderate. There may be pockets of extreme bushfire hazard (tall shrubs) in some areas of the Shire. In line with State Planning Policy 3.7 and the Guidelines for Planning in Bushfire Prone Areas, bushfire risk, hazard, and potential bushfire attack level should be considered in all planning proposals.

Strategic planning and development proposals (such as rezoning of new developable land, structure plans, subdivisions, or development applications) are required to be supported by technical information that demonstrates that bushfire protection criteria set out in the guidelines can be met by the development proposed.

The implementation of State Planning Policy No. 3.7 to individual development of habitable buildings (such as dwellings) is achieved through deemed provisions in all local planning schemes, put in place by the *Planning and Development Regulations (Local Planning Schemes) 2015*. The deemed provisions require that, prior to development of a habitable building, a bushfire attack level (BAL) assessment is undertaken.

A Bushfire Attack Level (BAL) (which is set out in the Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas (AS 3959) and referenced in the Building Code of Australia (as amended)) provides a category of the level of exposure of a development to bushfire risk.

- BAL-FZ (flame zone). This indicates direct exposure to flames from the fire front in addition to a heat flux greater than 40kW/m² and ember attack.
- BAL-40. This indicates exposure to increasing levels of ember attack and burning debris ignited by windborne embers together with a heat flux greater than 29kW/m² but less than 40kW/m². There is also an increased likelihood of exposure to flame.
- BAL-29. This indicates exposure to increasing levels of ember attack and burning debris ignited by windborne embers together with a heat flux greater than 19kW/m² but less than 29kW/m².
- BAL-19. This indicates increasing levels of ember attack and burning debris ignited by windborne embers together with a heat flux greater than 12.5kW/m² but no greater than 19 kW/m².
- BAL-12.5m. This indicates exposure to ember attack with a heat flux of up to 12.5kW/m².
- BAL-Low. Insufficient risk to warrant specific construction requirements.

The Guidelines for Planning in Bushfire Prone Areas strongly recommend that BAL assessments are prepared by accredited Level 1 BAL Assessors. Where the results of the assessment show that a BAL-40 or BAL-FZ applies to the development area, a development application will be required. This removes any exemption that might otherwise be

provided in the scheme for the development. The policy measures of SPP3.7 will be applied at the time of a development application. In most instances within the Shire, it is likely that site design and vegetation management can assist in the reduction of BAL on site to facilitate development. This may include preparation of bushfire management plans for some developments.

The key policy measure in SPP 3.7 applicable to a development influenced by BAL-40 or BAL-FZ is that development will only be supported if:

- the landowner/proponent has provided sufficient reason for why the proposal is considered to represent exceptional circumstances which adequately justifies a deviation from the policy measures;
- it greatly improves the bushfire management of the site and surrounding area through the provision of a demonstrably significant reduction in the bushfire-related risk level to the community and property;
- the benefits of the proposal going ahead in the area outweigh the costs to adjacent landowners, government and the general community; and
- it is accompanied by a Bushfire Management Plan, jointly endorsed by the relevant local government and the State authority responsible for emergency services. The Bushfire Management Plan should demonstrate ongoing management measures that will improve the

bushfire management of the site and/or surrounding area by minimising the level of bushfire impact.

AS3959 sets out specific building standards for various BAL categories, where development is compliant and capable of approval against the above policy measures. [Flora and Fauna](#)

Flora

The Kimberley region is characterised by Savannah woodland over high Sorghum grasses and hummock grasses on shallow sandy soils. Riparian closed forests of Melaleuca and Pandanus occur along drainage lines (DEC 2001). There are also savannah woodlands on *Eucalyptus tectifera* - *E. grandifolia* alliance over high Sorghum grasses on red and yellow earths. The southern end of the Shire is hilly to mountainous country with parallel siliceous gd ranges of Proterozoic sedimentary rocks with skeletal sandy soils supporting *Triodia* spp. Hummock grasses with scattered trees.

There are significant biodiversity values in the Shire and to ensure that these are protected, the Department of Biodiversity, Conservation and Attractions will need to assess future development where any proposed impacts may exist. Areas of sensitive or environmental value, may require vegetation buffers.

Conservation significant flora

Significant flora species are protected under both State and Commonwealth legislation. Any activities that are deemed to have a substantial impact on

flora species that are recognised by the EPBC Act or the *Wildlife Conservation Act 1950* (WC Act) can trigger referral to the Department of the Environment (DotE) and/or the Environmental Protection Authority (EPA).

Significant flora in Western Australia that are protected under the WC Act are listed as Threatened (Declared Rare) flora. Also the DBCA produces a supplementary list of Priority Flora, these being species that are not considered Threatened under the WC Act but for which the DBCA feels there is a cause for concern. Such taxa need further survey and evaluation of conservation status before consideration can be given to declaration as threatened flora. As such these species have no special legislative protection, but their assessment of the conservation status of an area. The Shire of Wyndham East Kimberley supports a number of threatened flora species listed under the EPBC Act and WC Act. These species are shown in Appendix A and include:

- Three species listed as Vulnerable under the EPBC Act (one of which is also listed as Threatened under the WC Act)
- Two State Threatened flora species
- 204 Priority 1 flora
- 104 Priority 2 flora
- 103 Priority 3 flora
- 22 Priority 4 flora

Typhonium – is a small cormous, perennial herb found in close proximity to the Ord River and Kununurra. It is a Declared Rare Flora with a restricted habitat type and distribution. Future surveying may be required if future development is likely to impact the typhonium.

Invasive species

A number of invasive species were recorded in the Shire as detailed below.

- Gamba Grass (*Andropogon gayanus*)
- Para Grass (*Brachiaria mutica*)
- Buffel-grass (*Cenchrus ciliaris*)
- Cotton-leaved Physic-Nut (*Jatropha gossypifolia*)
- Lantana (*Lantana camara*)
- Mimosa (*Mimosa pigra*)
- Parkinsonia (*Parkinsonia aculeate*)
- Salvinia (*Salvinia molesta*)
- Prickly Acacia (*Vachellia nilotica*)

Fauna

The Kimberley provides important habitat features including habitat for bats and migratory birds. Sandstone communities provide areas of high species and ecosystem diversity and rainforest patches are particularly important to invertebrates such as Camaenid land snails and annelids. A number

of conservation significant fauna are likely to occur in this region.

Conservation significant fauna

The Federal conservation level of fauna species and their significance status is currently assessed under the EPBC Act.

The State conservation level of fauna species and their significance status is currently assessed under the WC Act and Wildlife Conservation (Specially Protected Fauna) Notice 2010(2). The WC Act uses a set of Schedules but also classifies species using some of the International Union for Conservation of Nature categories. Schedule 3 fauna species are those which are subject to agreements between the government of Australia and the governments of Japan, China and the Republic of Korea relating to the protection of migratory birds and are declared to be fauna that is in need of special protection.

The DBCA produces a supplementary list of Priority Fauna, these being species that are not considered Threatened under the WC Act but for which the Department feels there is a cause for concern. Such taxa need further survey and evaluation of conservation status before consideration can be given to declaration as threatened fauna. These species have no special legislative protection, but their presence would normally be considered relevant to an assessment of the conservation status of an area.

The Shire of Wyndham East Kimberley supports a number of terrestrial threatened fauna species listed under the EPBC Act and WC Act as detailed below.

- 13 Vulnerable species protected under the EPBC Act (five birds, six mammals and two reptiles)
- Four Endangered species protected under the EPBC Act (three birds, one mammal)
- One Critically Endangered bat protected under the EPBC Act
- 46 State Threatened species protected under the WC Act (27 snails, 11 birds, 8 mammals) of which ten are EPBC listed.
- One species Desert Bandicoot (*Perameles eremiana*) is presumed extinct
- Six fauna listed under the Wildlife Conservation (Specially Protected Fauna) Notice 2012.

Migratory Fauna

The EPBC Act legislates protective status to all species that migrate to Australia (and/or its territories), and/or fly over/travel through Australia's marine waters. Specifically, any species listed under international agreements and conventions pertaining to migratory species are protected under the Act. Such agreements include:

- Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention)

- Japan-Australia Migratory Bird Agreement (JAMBA)
- China-Australia Migratory Bird Agreement (CAMBA)
- Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Migratory species are identified using the EPBC Protected Matters Search Tool and are also often identified as "International Agreement" species on the State Naturemap search tool.

Sixty one listed migratory birds may be present in the Shire, comprising of 29 EPBC listed species, 49 species protected under International Agreements identified in the Naturemap search and 17 that were identified on both.

Invasive species

Invasive fauna species include but are not limited to; Camels (*Camelus dromedarius*), Rock Pigeons (*Columba livia*), Cane Toads (*Bufo marinus* and *Rhinella marina*), Cat (*felis catus*), House Mouse (*Mus musculus*), Black Rat (*Rattus rattus*), Asian House Gecko (*Hemidactylus frenatus*), Flowerpot Blind Snake (*Ramphotyphlops braminus*) and Pig (*Sus scrofa*). These are a key threatening process for native species through predation and resource encroachment.

Threatened and Priority Ecological Communities

Ecological communities are defined as “naturally occurring biological assemblages that occur in a particular type of habitat” (English and Blythe, 1997). Threatened Ecological Communities (TECs) are ecological communities that have been assessed and assigned to one of four categories related to the status of the threat to the community, i.e. Presumed Totally Destroyed, Critically Endangered, Endangered, and Vulnerable. TECs are not formally protected under the WC Act. However the loss of, or disturbance to, listed TECs triggers the EPBC Act and would be a consideration in determining the need to assess under the EP Act.

Possible TECs that are insufficiently surveyed or known are placed in the DBCA Priority Ecological Community (PEC) List under Priorities 1, 2 and 3. These are ecological communities that are inadequately known, are rare but not threatened, or meet criteria for Near Threatened. They would also be a consideration in determining the need to assess under the EP Act.

PECs that have been recently removed from the threatened list are placed in Priority 4. These ecological communities require regular monitoring. Conservation Dependent ecological communities are placed in Priority 5. According to the Naturemap search tool, four Threatened Ecological Communities are present in the Shire, located outside key settlement areas.

Planning implications - Environment

The Shire has a striking visual character that can be impacted by inappropriate development.

Threatened ecological communities occur in the Shire, and are currently located outside of settlements.

The Shire supports a number of terrestrial threatened fauna species listed under the EPBC Act and WC Act.

The Shire supports a number of threatened flora species listed under the EPBC Act and WC Act.

A number of Nationally Important Wetlands have been identified in the Shire.

Future planning proposals should identify and protect environmental assets, and policy is required to reflect the environment in local planning decisions.

The majority of the Shire of Wyndham East Kimberley municipal area has been designated as a "bushfire prone area."



2.4 Transport

A summary of key transport infrastructure is shown in Figure 13.

Roads

The National Highway network passes through the Shire from the south, linking Kununurra to Halls Creek, and Katherine and the Northern Territory to the east. As part of this strategic road link between Western Australia and the Northern Territory, the Shire - and Kununurra in particular - receives traffic associated with freight and tourism that is critical to the local economy.

The Shire has responsibility for a road network that consists of 500 km of unsealed roads, and 1,135 km of bitumen sealed roads. The Victoria and Great Northern Highways, along with the Gibb River Road, are controlled by Main Roads Western Australia (MRWA).

The Shire relies on a quality road system to transport national and international freight. With the advent of Ord River Irrigation Area (ORIA) Stage 2 more than 30,000 hectares within Weaber Plains, Keep River and Knox Creek Plains may be irrigated, with a further 14,000 hectares (approximately) planned for Green Swamp, Ord West and East banks, Mantinea Flats and Carlton Plains areas. The product of these developments will either be exported to South-East Asian markets through the Wyndham Port or road freighted throughout Australia. It is therefore critical to maintain this physical access. As major agricultural and mining projects eventuate, coupled with the accessibility spin-offs arising from the Darwin to Adelaide rail link, road

freight movements within the Shire will increase in the medium to longer terms.

A number of roads have been established as priority projects based on the servicing potential of mining and agricultural projects within the Shire. Foremost of these are the following:

- A Heavy Haulage Route around Kununurra to relieve the impact of heavy vehicle movement through the town and over the diversion dam bridge. Stage 1 of the route will remove all heavy vehicles from the dam crossing, whilst Stage 2 will link Weaber Plain Road with the Victoria Highway east of Kununurra, For Stage 1, the Preliminary design work, Aboriginal heritage assessments and public consultation has now been finalised, whilst environmental assessments and formal referral to the Environmental Protection Authority (EPA) is complete. At present, there is no funding allocated to the construction of this. The estimated cost of Stage 1 is around \$125 million.
- A new bridge over the D4 drain in the Ord Irrigation Area to enable Ord freight to cross in place of the existing aged bridge.
- Sealing Valentine Springs Road, required to service the new West Bank horticultural precinct (linked to delivery of the Ord Final Agreement and State investment to grow the Ord Irrigation Scheme).
- Upgrading various roads required to facilitate development of the ORIA.

- Heavy haulage route options around Wyndham to better accommodate heavy traffic associated with movement to and from the port. There are five current heavy haulage route options, comprising the two Port Town site routes, Port Industrial Area route, and two Wyndham 3 Mile routes. A sixth alternative Port Access route (north of the Bastion Range) has recently been proposed consisting of a route around the Bastion Range. This proposal would provide a bypass of the entire town, and would result in fewer traffic conflicts, however, is a longer proposal than the five smaller town site bypasses. A more recent would bypass Three Mile and O'Donnell Street precinct, and link into the port near Gulley Road, to the south of the Bastion Range.
- The construction and upgrade of new and existing bridges along Great Northern Highway, part of flood mitigation works proposed under the *Western Australian Freight Transport Network Plan*.

Kununurra is central to road movement and accessibility in the Shire and traffic is expected to grow in this locality by 3-4% per annum. This equates to a rise in movement since 1994 from 2000 vehicle trips per day (vpd) to about 5000 vpd by the year 2021.

Within Kununurra the following roads are considered to be most important to the functioning of the town:

- Ivanhoe Road, which provides access to farming properties and Ivanhoe Crossing. This is the

designated road for all freight vehicles accessing the ORIA.

- Weaber Plain Road, which provides access to farming properties in Weaber Plains and future farming areas in Keep River and Knox Creek Plains. This road will require a major upgrade in the development of ORIA Stage 2.
- Mills Road Link provides a connection between Ivanhoe and Weaber Plain roads and is intended to form part of the future Heavy Haulage Route.
- Packsaddle Road, which provides access to the farming properties along the Packsaddle Plain.

The Shire also has numerous unsealed roads that are used by the growing self-drive and 4WD tourist markets, including the Gibb River, Duncan and Kalumburu roads. While there is an attraction to keep these roads unsealed to satisfy this commercial market, there are pressing needs to ensure access is also viable to the numerous populations and Aboriginal communities they service.

Some of the access roads, particularly those associated with Aboriginal communities, are not controlled by the Shire and are either privately held or held by agencies such as the Aboriginal Lands Trust. Most of these settlements are accessed via gravel roads or unmade tracks and are therefore subject to severe scouring during times of inclement weather. The problems are exacerbated with daily use and costly maintenance is required. Roads are frequently closed therefore denying

access for school children, supplies and medical assistance. Examples include Jimbilum and Yirrallelem (located at Packsaddle), where access is via an access easement.



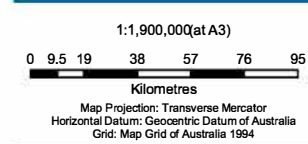
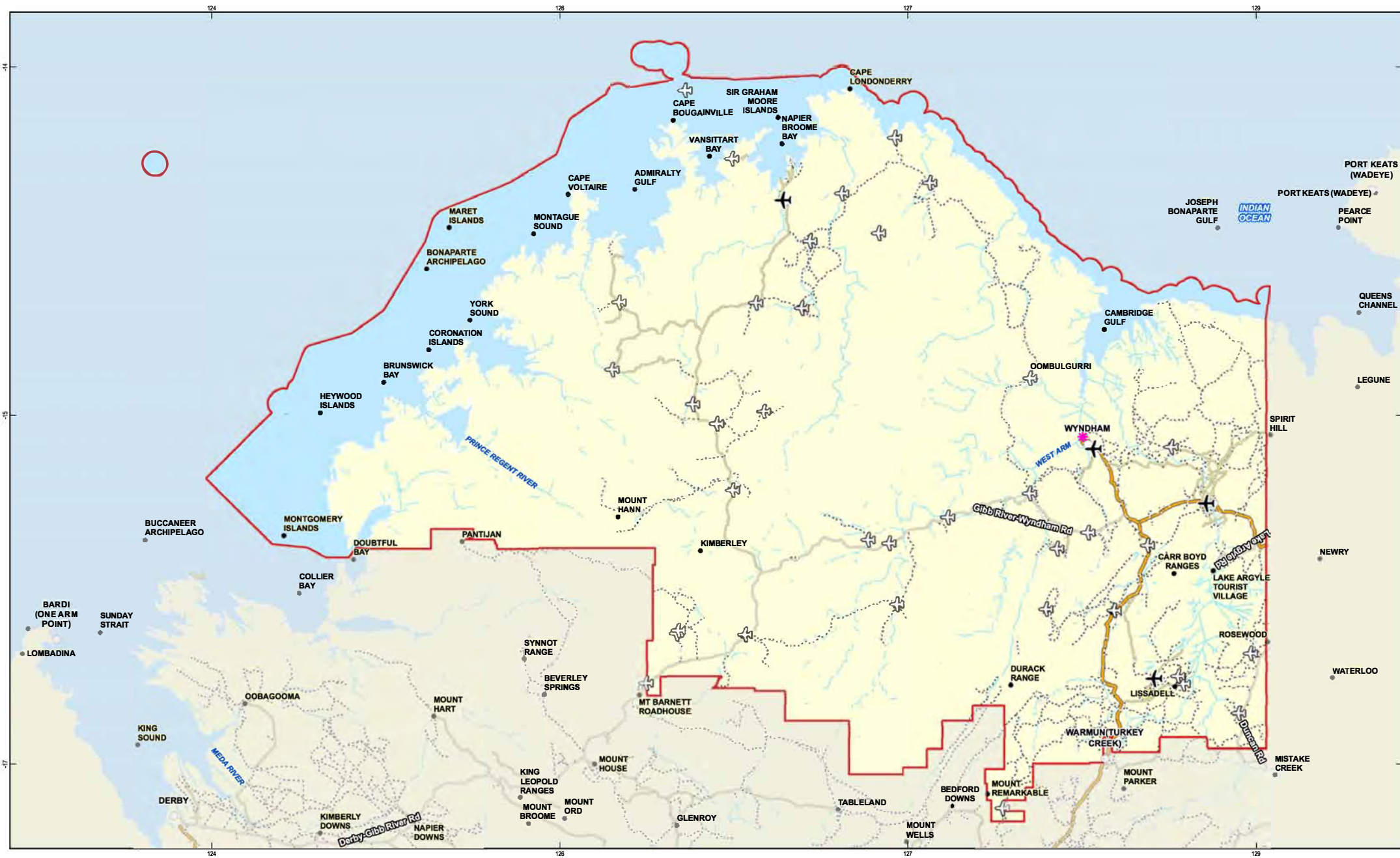
Remote settlements are impacted by road closure during times of flood



Traffic conflicts in and around Wyndham are a key transport issue. This location on the Great Northern Highway has seen casualties where cars have attempted to overtake heavy vehicles on a dangerous curve.



Annual maintenance on the diversion dam reduces capacity on the bridge crossing the Ord River, creating traffic impacts



LEGEND	
	Port
	Airport
	Track
	Road
	Highway
	Shire of Wyndham East Kimberley
	Landing ground

Shire of Wyndham East Kimberley
 Local Planning Strategy

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Transportation Access

Figure 13

Public Transport

Currently, there are no town public transport services or infrastructure being provided in Kununurra or Wyndham. However, Greyhound Australia provides an interstate coach service between Broome and Darwin via Great Northern Highway and Victoria Highway, with intermediate stops at Kununurra and the Wyndham turn off at Great Northern Highway. This service currently operates six days a week.

Rail

At present, no rail infrastructure exists within the region. The resource, pastoral and agricultural sectors rely exclusively on the road network for the transport of goods.

Any future provision of rail within the region may come from economic opportunities such as the development of resource projects. These could potentially require the construction of a railway that links the region's ports with the mine sites, facilitating the efficient export of mineral deposits. However, it is not known which of the region's deposits would necessitate a rail link, which would be expensive to construct and likely require environmental approval.

It is understood that Kimberley Agricultural Investment, the developer for the Goomig and Knox Ord lands, intends to consider building a railway line from the WA/NT border to Wyndham Port, crossing the Ord River en route. This would not occur before 2025; however

such a freight line would benefit mineral development in the region, as well as potential aquaculture such as prawn farming.

Wyndham Port

Wyndham Port is the only port in the Shire. The facility is privately operated by the Cambridge Gulf Limited under licence from the Department of Transport. The port can accommodate vessels up to 34,000 tonnes, and also has barge and small craft landing facilities.

The port is located in a calm and well protected natural inlet. Activity within the port is seasonal, largely for six to eight months a year where it receives about 90 ship movements. Workforce associated with the port consists of a handful of full time staff and a dozen or so regularly engaged casual employees.

The Wyndham Port is a vital piece of infrastructure to maintain and enhance choice in the movement of freight to and from the Kimberley.



Airport

The principal airport for the Shire is the East Kimberley Regional Airport (EKRA), located in Kununurra and owned and operated by the Shire. Air traffic is increasing and an extension of the only runway may be required to accommodate larger aircraft which are likely to be flying more frequently to Kununurra from Perth, Broome, Darwin and possibly Alice Springs. According to the EKRA masterplan, additional land to the north (at both the western and eastern ends) would have to be acquired if a new runway is built to the north and parallel to the existing runway. This is required in order to provide a 300 metre wide runway strip for larger aircraft. The passenger terminal at EKRA has also been redeveloped and is now a modern, high quality structure with a total footprint of approximately 2,000 m², excluding external waiting areas.

The type of activities occurring within the airport and the number of operators is likely to increase in the short to medium term. Smaller independent carriers have their own hangars and maintenance areas. Areas and sheds are also set aside for other uses, fuel storage, Department of Defence communications and a manager's residence. A portion of the site is currently leased on a short term basis to an adjoining landowner

for the cultivation of sugar cane. Other potential activities identified through stakeholder feedback that could occur in the future include air cargo, hotel accommodation and support businesses for the mining, oil and gas industries.

The Shire also owns and operates the Wyndham airport. This smaller facility has two runways: one gravel and one sealed. These can only accommodate smaller aircraft – a small Learjet at most – but is extremely important in servicing the numerous remote Aboriginal communities in the western portion of the Shire. There are also numerous private airstrips scattered throughout the Shire. As well as servicing pastoral leases and Aboriginal communities, light aircraft are used in the fly-in/fly-out operations for mining, helicopters are used for mustering and there is a growing demand for scenic and tourism flights to such areas as the Bungle Bungles (Purnululu National Park), Faraway Bay and El Questro Resort.



Planning implications - Transport

Traffic associated with freight and tourism is critical to the economy of the Shire.

A number of roads have been established as priority projects based on servicing potential mining and agricultural projects within the Shire.

Opportunities may exist to consider public transport links.

Examine further opportunities to upgrade Wyndham Port and its associated transport links, including the possibility of a railway line to support future industrial activity within the Shire.

Consider future opportunities for airport and runway extensions to support larger aircraft and more regular flights.

2.5 Infrastructure

Water

Management and Protection

Planning and management of the State's water resources is the responsibility of the Department of Water and Regulation, which proclaims groundwater and surface water catchment areas to manage its use. The Shire is located within the Canning Kimberley Groundwater Area.

Drinking water sources for town supplies are gazetted by order as Water Reserves under the *Country Areas Water Supply Act (CAWSA) 1947* and managed in accordance with State Planning Policy (SPP 2.7) and Water Source Protection Plans. The delivery of safe, good quality drinking water is a State Government commitment delivered through the development of drinking water source protection assessments and plans. The State is committed to the Australian Drinking Water Guidelines 2004 framework that proposes a catchment-to-consumer risk based management approach.

The Shire experiences issues with mosquitoes. Mosquito management should be investigated as part of a regional water management strategy.

Drinking Water Supply

The town supply schemes for Wyndham and Kununurra are serviced by the Water Corporation. In Aboriginal towns and settlements, water and sewerage are managed by the Department of Communities Remote Aboriginal Essential Services Program (RAESP) via an engineering firm, which in turn sub-contracts to remote

service providers such as the Kimberley Regional Service Providers.

Wyndham's town water supply is reliably sourced from Moochalabra Dam, about 15 km south of town. This high quality source supplies enough water for Wyndham's current demand of 0.45 GL/year and into the foreseeable future. The Moochalabra Creek catchment is proclaimed under CAWSA and land use is managed according to the Moochalabra Dam Catchment Area Water Source Protection Plan (2002) to protect Wyndham's drinking water source. Additional demand for water from industrial development in Wyndham would require an assessment of the water supply reliability. Water sources have sufficient capacity for additional growth however; conveyance and treatment assets require upgrades over time.

Kununurra's drinking water is sourced from bores in an unconfined aquifer on the northern bank of Lake Kununurra. Classified as a P1 water source protection area it recognises existing approved development but is extremely restrictive with regard to future development or expansion of these uses. Analysis by the Water Corporation has indicated that there is spare capacity in the current system to provide new connections. This is likely to be sufficient in the short-term (0–10 years). Should growth exceed State forecasts in the longer term it may be necessary to identify additional infrastructure. If a similar borefield cannot be found, the use of untreated water sources may be necessary, which will

lead to an increase in the cost of water as it must be treated to make it suitable for human consumption.

The long-term relocation of the current water supply is being considered to facilitate residential, commercial and tourism development on the Lake Kununurra waterfront. The existing water supply site is also subject to several issues, including being vulnerable to contamination from the nearby Waste Water Treatment Plant (WWTP), agricultural uses and urban uses.

Several potential alternative drinking water source areas have been indicated but are yet to be investigated and are likely to have high to extreme levels of risk. There are:

- Possible extraction directly from Lake Kununurra. However, protection requirements will impact on the useability of the Lake for personal use and organised recreation, particularly water sports;
- Bores on Ivanhoe Plains. However, this area may be subject to excessive nutrients and rising salinity through irrigation and may also be subject to a ban on further irrigation upstream;
- Bores on Packsaddle Plains, which may also comprise excess nutrients and rising salinity;
- A possible aquifer beneath the Kununurra golf course. This may be unusable due to existing land use activities in the area;

- A possible source on the northern shore of the Ord River, 6km south-east of Kununurra near Maxwell Plains; and
- Lake Argyle. However, this would require the construction of a pipeline and may mean the closure of the lake to aquaculture and other activities.

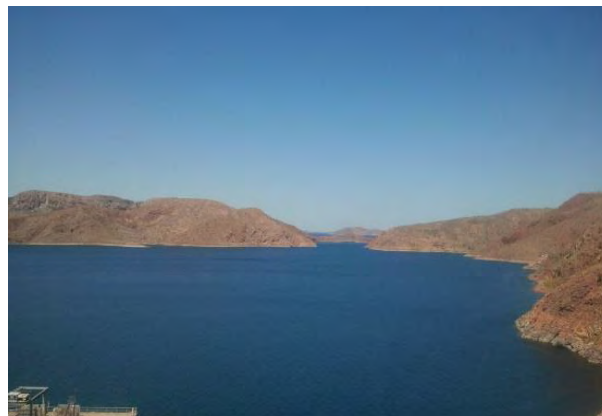
However, as well as having a higher level of risk compared to the current source they will all have major implications to the economic and social framework of Kununurra. A further detailed assessment of risks and additional alternative site identification is required prior to any of the proposed sites providing a viable alternative water source. A move from the existing source, at this stage, is not supported by the regulating agency. Advice provided is that funding in the order of \$2M will need to be made available for these investigations prior to consideration of options. In some smaller settlements and Aboriginal towns, groundwater is at risk of contamination from incompatible land uses including landfill sites and wastewater treatment plants. An important step to protecting drinking water sources has been the preparation of drinking water source protection plans and the inclusion of these into Aboriginal layout plans. Drinking water source protection plans need to be prepared as a priority in Aboriginal towns and settlements where there are potential contamination issues.

On Rural Residential zoned lots where an area of 4 hectares or less is proposed and a reticulated water supply of adequate capacity is available, the proposal will be required to be serviced by a reticulated domestic

(including fire-fighting) water supply. Where it has been satisfactorily demonstrated that a reticulated water supply is not available, or the individual lots are greater than 4 hectares (including those lots zoned ‘Rural Smallholdings’), a fit for purpose domestic water supply (including for fire-fighting) may be considered. Any alternative water supply must be sustainable and consistent with the appropriate standards for health and water.

Supply for Industry

The water supply for the ORIA is provided by the Water Corporation who operate the Ord Main and the Kununurra Diversion Dams. For Stage 1, water services for the channel system supply area are provided by the Ord Irrigation Cooperative. Other farms outside the channel system supply area pump water from the river and are known as self suppliers. The Ord River has been significantly regulated to provide a reliable water source. Although this source was originally intended for irrigation, it is now also used for mining and aquaculture. As the Ord River has been regulated, the Ord River Catchment and Tributaries were proclaimed as



a surface water catchment under the *Rights in Water Irrigation Act 1914*.



Wastewater

The Water Corporation is responsible for providing waste water services in the region’s major urban places. Currently, there is spare capacity available in the region’s waste water networks, which in some cases should be sufficient in the short to medium terms to meet baseline population growth scenarios, and possibly the various aspirational population rates that have been determined for the regional and sub-regional centres. Augmentation of waste water networks may be required to meet long-term demands. Planning for future service provisions should take into account seasonal variations in demand, as is observed in Kununurra and Wyndham.

Table 2 Current demand and capacity for Kununurra and Wyndham waste water treatment plants. Source: Water Corporation (2012)

Town	Current demand	Licence capacity
Kununurra	~1700 kL/d, on average, subject to seasonal variation	2000kL/d
Wyndham	~350 kL/d on average, subject to seasonal variation	550 kL/yr

Kununurra’s wastewater requirements are well understood by Water Corporation and defined planning is underway in relation to the WWTP expansion and Treated Waste Water Management requirements. Water Corporation have undertaken wastewater planning for Kununurra, and have upgraded the existing wastewater treatment plant to 2.7 million litres per day to cater for town growth up to 2023.

Post 2023, as the upgraded wastewater treatment plant nears capacity, Water Corporation proposes to construct a new plant, further away from the Kununurra townsite. This plant will have the capacity to treat 3.5 million litres per day, which would cater for town growth up to 2040. The timelines associated with the decommissioning of the existing plant are yet to be confirmed.

In Wyndham, each development is required to have a septic tank on site, which is used to treat solid wastes. These are connected to the town’s reticulated sewerage system, which only accepts liquid wastewater. A single effluent secondary treatment pond is connected to the system, with plans in place for the installation of an additional secondary treatment pond if required.

All large Aboriginal communities have a reticulated sewer system, including evaporative ponds and pump stations of varying standards, whereas smaller Aboriginal settlements are serviced with limited onsite sewerage systems to varying standards. Evaporative ponds in a number of these towns and settlements have reached capacity and upgrades are a priority. The status of many wastewater systems in remote settlements is not well understood. Many are in need of upgrades or capacity expansion. In some settlements there are also issues of potential contamination of the drinking water source.

Renewable energy

With the forecasted growth and increase in demand for energy to support a growing population in the region, renewable options will need to be investigated. There are significant opportunities for the development of a

renewable energy sector. In particular, the region’s substantial solar energy resources will need to be harnessed but current policy and contractual issues are preventing this from being resolved. A comprehensive study of viable renewable energy resources will need to be completed to identify priority areas for development.

Installing a 12-15 megawatt hydro plant on the Kununurra Diversion Dam may be an option for Kununurra. This would also enable the relocation of the existing diesel power station.

Tidal power also presents long term renewable energy options for Kununurra and Wyndham. Recently, Tidal Energy Australia (TEA) has been given approval to build a 40 megawatt tidal energy power station at Doctor's Creek near Derby, which is enough to power 10,000-15,000 homes.



Telecommunications

Telstra's NextG network is the primary mobile phone network in the Shire. Currently, other providers have only limited access. Broadband access is considered to be a significant impediment to development in the Kimberley. A 2008 telecommunications needs assessment for Western Australia found that:

- the main population centres have good mobile telephone coverage but long stretches of main highways have very limited coverage; and
- Broadband availability is limited to major towns and to within only a few kilometres of enabled exchanges.

These findings apply particularly to the Shire, where telecommunications services for households and businesses in the region are generally of a lower standard than in other urban locations in Western Australia. In particular, broadband access is problematic away from Kununurra, with slower and less reliable satellite broadband often the only alternative.

Apart from Telstra, Vodafone and Optus have limited network coverage in the Shire. Mobile phone reception is generally poor or non-existent along the Shire's major roads and at road houses.

Waste Management

Kununurra has a landfill facility to the southeast of the town. The facility is anticipated to be able to cater for the medium to long term needs of the Kununurra community due to recent improvements in management practices. A buffer of 500m is present around the existing facility.

The long term intention of the Shire is to create a landfill site capable of handling waste from Kununurra, Wyndham and surrounding Aboriginal communities. It is anticipated such a site would be within 10km of Kununurra in the direction of Wyndham (northwest).

The Shire believes that the landfill site, upon decommissioning, will be classed as a contaminated site, minimising or precluding future development opportunities.

Aboriginal towns and settlements have basic standards of solid waste management facilities. Some disposal sites are located in close proximity to community living areas and water sources, creating potential health risks. Most waste disposal systems in these towns and settlements are community managed.

Aboriginal Settlements

Aboriginal settlements have unregulated service provision. Services are provided by the Department of Communities.

Planning implications - Infrastructure

The current public drinking water source for Kununurra is located within an area that has been identified as eminently suitable for future development and activity. Alternatives should be considered.

Opportunity for relocation of Kununurra WWTP.

Existing landfill site likely to be impacted by contamination.

Opportunities to expand renewable energy generation.

Opportunity for relocation of diesel power plant in Kununurra.



2.6 Land Use

Kununurra and Surrounds

Kununurra is set to experience significant growth over the short and long term. Its position as the centre of the eastern Kimberley and upcoming multiple government investment projects will drive this growth. Most prominently, the ORIA Stage 2 expansion will result in the addition of more than 14,000ha of irrigated land to the region, creating demand for employment, housing, services and infrastructure.

It is critical that the growth of Kununurra is managed in a way that maintains the distinctive character, amenities and features of the town while adequately catering for new workers, residents and visitors.



Kununurra Town Centre

The Kununurra Town Centre provides an important range of retail, community, and government services to the local and regional community.

Planning and development within the Town Centre has been dealt with on an ad-hoc basis in the past. As a result, the town centre does not provide a cohesive focal point, with services and retail spread across the town, and divided by some tourism developments. A lack of competition and sufficient returns on existing development has been cited as barriers for properties to either upgrade or redevelop.

The Mixed Business area to the south west of the Town Centre was the original industrial area for the town, however since being rezoned retains industrial uses alongside increasing commercial and residential uses within the area. This results in land use conflict with heavy vehicle traffic in and around the area, and visual amenity issues with the adjacent tourist precinct on Victoria Highway.

Anecdotally, the inability to afford both a place to live and work has resulted in anomalous uses in the Mixed Business area, with the majority of lots including some form of accommodation, much of which is of a poor standard.



Industrial uses within the mixed business precinct results in visual amenity impacts to adjacent and nearby tourism activities.

The town centre supports key community infrastructure for those living within the town and in the surrounding region.

The town centre includes a range of formal and informal park and recreation options. Several large ovals are available for organised sports; the showgrounds also provides caravan and camping facilities. There is suggestion across the community that some park areas may be surplus to community requirements and therefore may be appropriate and available for redevelopment.

The Kununurra Leisure Centre, which includes sports facilities, a pool and a gym, is a key community sporting resource. Anecdotally, whilst the swimming pool is very affordable, it is not accessible to all community members, such as indigenous youth whom are rarely able to pay access fees.

Recreational opportunities within the Kununurra Leisure Centre are enhanced by outdoor tennis, netball, and basketball courts in the town.

The town's existing education facilities are located to the north of the Town Centre, including a private primary school, TAFE campus and a combined primary school and district high school.



The town includes a range of formal and informal parks and public spaces

Housing and Accommodation

Kununurra has limited housing diversity, with the majority of housing options being single houses in original suburban areas, and the newer Lakeside residential area to the south of town. There are some apartment and smaller housing options within the town centre; however this is a housing typology that has not seen significant development despite the transient nature of the community.

Housing affordability is a significant issue for Kununurra. Low housing availability is pushing up demand for additional residential dwellings, resulting in high rents and high housing prices.

This is a particular issue for key workers and service industry workers. Building design also needs to be climatically appropriate.

Anecdotally, newer housing and lot development (including semi-detached smaller dwellings delivered by the Department of Communities) and smaller cottage style lots in Lakeside, may not suit the living requirements of permanent Kununurra residents who have a preference for larger lots and place importance on large outside spaces (particularly for indigenous families).



Framed by the Mirima National Park, the Kununurra townsite includes a range of lot sizes, with a focus on single housing

Rural Living Development

The Kununurra surrounds includes several rural living areas at Weaber Plain Road, Crossing Falls, and Valentine Falls, off Weero Road. Many community members have a strong desire for this housing option, with large lifestyle lots in good proximity to town considered desirable. There is anecdotal demand for expansion of the Weaber Plain Road rural residential estate, particularly by owners of nearby rural zoned lots. There is also some demand for home business (including various trades and light industry) on these properties. The Old Darwin Road Precinct includes several horticultural lots that have been subdivided into smaller rural living lots, providing for hobby farm uses.

Proposals to rezone, subdivide, and develop land for rural living purposes within the above-mentioned precincts may be considered where such proposals are consistent with SPP 2.5 and DCP 3.4, and supported by a structure plan that has been approved by the Western Australian Planning Commission.

A number of lots within Packsaddle and River Farm Road Precincts contain rural residential and small scale tourism development. The Kununurra Surrounds Strategic Land Use Plan (Figure 4 to Part 1 of this Local Planning Strategy) identifies these areas as being of local horticultural importance as they are provided with soil types which suit more intensive agricultural uses (for which these lots were developed as part of Ord Stage 1). Appropriate development control provisions in the local planning scheme, or local planning policy guidance, is

necessary to ensure these existing rural living and tourism uses are complementary to, and do not limit, the intensive agricultural use of the land, and are not impacted by surrounding intensive agricultural land uses



Rural residential development around Kununurra

Industrial Development

The Kununurra Light Industrial Area is located to the north of Town, framed by the Mirima National Park.

The light industrial area supports a range of light and service industries. The majority of developed industrial properties include a residential dwelling (usually constructed as a caretakers dwelling) confirming the demand to live and run a business from a single property in response to land prices. Some industrial properties support short term workers accommodation.

The light industrial area has been expanded to the north, with no uptake or development of new lots despite demand for industrial land. Anecdotally, new lots are too expensive and too small to enable development of both a business and a home. Another issue is the inability to connect to sewer systems, restricting land available on site for additional buildings for accommodation. This may be a barrier to industrial uses moving out of the Mixed Business precinct within the Town.



While the extension of the Light Industrial Estate remains empty, the existing Light Industrial estate includes a number of dwellings and accommodation uses. There is no general industrial land available for the relocation of heavier industries, including the diesel power plant.

Rural zoned land supports a range of rural industrial uses, such as the Ord River Cooperative, and the old sugar mill no longer in use. There are no general or strategic industrial sites available, with potential conflict between heavier industrial and residential uses in light industrial areas.

Lake Kununurra

Lake Kununurra and its environs are a major recreational resource for both residents and visitors and are highly valued by the community. They also present opportunity for unique tourism development.

The ecological features of the study area are strongly dependent on the Lake. It is these natural values that warranted recognition of the lake as an internationally significant wetland under the Ramsar Convention. As a Ramsar listed wetland, land uses within the vicinity of Lake Kununurra require careful consideration to ensure the lake is not adversely impacted by water quality and loss of valuable habitat. Land use change within Kununurra Townsite and surrounds, in the vicinity of the lake, should be supported by appropriate investigations. Ramsar wetlands are matters of national environmental significance. Where a development presents potential to significantly impact on Lake Kununurra, it may require assessment and approval under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*.

The potential relocation of the town water supply borefield to enable significant residential, tourism, and commercial development adjacent to the waterfront is a key opportunity, however will require investigations of suitable alternative sites, and will require significant funding to explore.

Many visitors to Kununurra use existing parks and foreshore reserves for access, recreation and the viewing of Lake Kununurra and Lily Creek Lagoon. The most popular sites are Swim Beach, the Kununurra Water Ski Club, the Kununurra Golf Club, Celebrity Tree Park, Kununurra Racecourse, the Ord River Sailing Club, Kununurra Dragon Boat Club and the three caravan parks. Most of these clubs have formal leases over portions of the foreshore. Access is managed at some locations but remains unmanaged at others.



Outlying areas

The Kununurra racecourse, located on the waterfront to the south of the townsite, is an important events location. Currently used for racing events, there is strong potential for the site to be a major events precinct, supporting tourism and creating community development opportunities.

The location of the racecourse, adjacent to Lake Kununurra, requires careful environmental consideration and management to ensure current use and future development maintains the quality of the Ramsar wetland.



The Racecourse site provides opportunity for a major events and community space, with links to Lake Kununurra

Planning implications – Kununurra

Significant opportunity for redevelopment within the Town Centre, including key development sites.

Low housing affordability and need for increased housing diversity.

Opportunity to investigate the use and rationalisation of open space.

Need to review the accessibility of community infrastructure to all demographic groups, e.g. pool prices as a barrier to Indigenous youth.

Safety concerns within town centre, particularly at night.

Need to review and consider housing typology and design against the needs of the community.

Demand for increased rural residential development with water supply.

A need to consider a flexible approach to composite land uses and facilitate home business of many styles.

Opportunity for strategic development of Kununurra waterfront.

Need for multi-agency cooperation to explore funding and options for relocation of water supply bores.

Need for guidance for Indigenous land development projects.

Current lack of strategic or general industrial land to provide relocation opportunities for general industrial operations currently in conflict with tourism and residential uses.

Lake Kununurra is a Ramsar wetland. Land use change in the vicinity of the wetland must consider potential impacts to the lake environment.

Opportunity for development of the racecourse surrounds.

Wyndham

Lying beneath the Bastion Range and surrounded by the gulf and mangrove swamps, Wyndham is a historical Kimberley town providing the only port in the East Kimberley.

The local population has been declining since 1985 with the closure of the Wyndham meat works. The town faces challenges in maintaining a population to sustain provision of important services to the surrounding regional community and to numerous remote indigenous communities in the western portion of the Shire.



Wyndham Port

The Wyndham Port will play a major role in the region as agricultural production in the Shire increases with the expansion of the Ord River Irrigation Scheme.

Adjacent to the Port, the settlement of One Mile includes some of the more historical buildings in the town, including the Wyndham Museum. The Port settlement area includes a range of housing, and occasional retail and hospitality uses, including a tavern. Some housing in this area has been left to deteriorate, however new construction is occurring.

The port settlement area also includes the now closed Crocodile Farm.

Anthon's Landing is a key community focal point in the Port settlement area, providing a boat access area and a community jetty. A landscape concept for the foreshore area will see the continued revitalisation and development of these facilities.

The lack of sewer infrastructure to this part of Wyndham has been a key barrier to redevelopment, particularly for hospitality uses such as new restaurants and cafes. Heavy vehicles accessing the Port also create some land use conflict within the area.



Whilst port infrastructure is a primary focus of the Wyndham Port, a range of residential and hospitality uses and community infrastructure are provided in the area

Three Mile and Six Mile

The settlements of Three Mile and Six Mile provide the main housing and service areas of Wyndham. Three Mile includes the main townsite area, and Six Mile includes the Wyndham Community Club.

Three Mile includes the main retail and services for the community. Facilities and services are spread across the townsite area, with no clear focal point providing a cohesive centre. The quality and range of services is limited in Wyndham, with many buildings appearing rundown without capital or development incentive for redevelopment.

Housing in Wyndham is dominated by single houses. There are many vacant and derelict houses across the town, with a few newer homes being built in some locations.

Wyndham provides a wide range of quality community infrastructure, with well-developed parks, a recreation centre and pool, and the Wyndham Hospital providing a range of services to the community and surrounding regional community.

Whilst well supported by government and community infrastructure, the Wyndham community has identified a lack of private and tourism investment as a key barrier for the growth and economic development of the Town.



Housing and retail services within Wyndham show that some private redevelopment is occurring, though more private investment is needed to make the town more attractive for tourists and tourism investment. The town is well serviced by community infrastructure, particularly sporting and recreation infrastructure.

Planning implications – Wyndham

Diversified economic development is required to stabilise and increase the town's population.

Lack of sewer infrastructure is a barrier to redevelopment in the Wyndham Port area.

Need for detailed planning to facilitate redevelopment of the town and create a cohesive town centre.

Low housing affordability and need for increased housing diversity.

Lack of private investment, with deteriorating buildings affecting the visual character of the town.

Opportunity to increase tourism investment, including Wyndham as a destination for cruise ships (currently cruise ship passengers are bussed to other locations and do not stay in the town).

Excellent range of community infrastructure compared to the size of the population.

Consider the feasibility and provision of alternative transport links to Wyndham Port (e.g. rail).

Ord River Irrigation Area

The Ord River Irrigation Area (ORIA) includes the Stage 1 areas (currently developed and under operation), Stage 2 (under planning), and future stages which will extend the area into the Northern Territory.

Stage 1 of the ORIA commenced in the early 1960s with the damming of the lower Ord River to form Lake Kununurra (the 'diversion dam'). This was followed by the State Government's acquisition of various pastoral leases, the construction of the Ord Main Dam in 1971 and the filling of the reservoir behind the wall the following year, which created Lake Argyle.

Stage 1 of the ORIA now covers approximately 15,000 hectares of the Ivanhoe and Packsaddle Plains. This area produces diverse range of agricultural crops including: field crops; hybrid seeds; and horticulture. The Department of Primary Industries and Regional Development (DPIRD) has estimated total agricultural production in ORIA, during the 2012 dry season, to be approximately \$45m.

The protection of priority agricultural land in larger landholdings within the ORIA Stage 1 is a challenge for the growth of agriculture and food in the East Kimberley; in particular, due to pressure from non-agricultural development (including rural living proposals, intensive animal husbandry and feedlots, and tourist development).



Stage 1 of the Ord River Irrigation Area supports \$45m worth of agricultural production, however is under pressure from tree farming (top) along with rural residential and tourism development.

High quality agricultural land is not mapped or well defined within the Shire which could result in inappropriate subdivision and development of rural land which erodes the area of high quality agricultural land available for priority agricultural production. Productivity of agricultural lots can also be impacted by disuse when smaller lots are occupied for rural living purposes and are not actively farmed, despite their zoning.

Stage 2 of the Ord Irrigation Area is a joint initiative of the State and Commonwealth Governments that aims to realize the full potential of available agricultural resources in the East Kimberley. Between 1973 and 2013 the Ord Irrigation Scheme has operated at around 15 per cent of its potential, with the remainder of the land being undeveloped. The State's \$322m investment in infrastructure in this scheme (2010-2013) provides the catalyst to kick start a major expansion and it is expected to reach 30 per cent of its potential by 2018. In 2013, Kimberley Agricultural Investment signed an agreement with the State Government to develop the 13,400 hectare Stage 2 expansion. This agreement will develop irrigated farmlands within

the Goomig and Knox Plain areas, including construction of a sugar mill, and upgrades to the Wyndham Port to manage increased exports. Construction of a sugar mill, and associated infrastructure including potential workers settlements, will occur in the long term, and will be subject to additional land release for irrigation.

Beyond Stage 2, detailed investigations of the development potential of Ord expansion at the following locations within the Shire are occurring;

Mantineia ~4,000ha

West Bank ~1,000ha

Cockatoo Sands ~5,000ha

Bonaparte ~25,000 ha

Carlton Hill ~6,000ha

Planning implications – Ord River Irrigation Area

The protection of priority agricultural land from pressure for non-agricultural development (including rural living proposals, intensive animal husbandry and feedlots, and tourist development).

Lack of high quality agricultural land mapping or investigations.

Multiple agencies with maintenance responsibilities and influence over irrigation infrastructure.

Ord Stage 2 development opportunities.

Lake Argyle

While the primary functions of Lake Argyle are water supply for the ORIA and electricity generation, a number of other uses such as tourism, aquaculture and recreation have evolved since its creation and are recognised as significant in their contribution to the Kununurra area.

The majority of existing land uses are focussed around the Ord Dam Area.

Water supply and electricity generation development and assets include the Ord River dam wall, the intake tower, the hydroelectric power station, and Bamboo Cove. Bamboo Cove is also the site of an informal public water access point.

The Department of Transport will be preparing a recreation and aquatic use plan, which will provide further guidance in the future for Lake Argyle.

The Lake Argyle Tourist Village site, including the Lake Argyle Inn tavern, a Caravan Park and Motel units and a swimming pool for guests, provides the key focus for tourism in the area.



The Ord River Dam and hydroelectric power station are significant infrastructure assets, and also tourism attractions within Lake Argyle

Other tourism assets are provided by the Water Corporation, including a picnic area adjacent to the shore of the Ord River at the foot of the dam, and a scenic lookout, overlooking the dam and surrounding area. There is also an unofficial water access point used for a range of tourism activities. There are governance issues in the maintenance of tourism assets; maintenance priorities differ between Water Corporation – with a primary focus on water supply infrastructure – and tourism providers – with a primary focus on tourism assets and use.

Other tourist sites include the Argyle Downs Homestead Museum and the created islands of Lake Argyle, and the Ord River area which are used informally for day visits, overnight camping, bird watching and small-scale ecotourism.

The lake offers opportunities for aquaculture development.



The Lake is a key tourism asset. Water Corporation manages key tourist assets, including scenic look outs and picnic areas. However, this arrangement does not prioritise management of some infrastructure for tourism purposes, with assets being closed or run down as they do not relate to Water Corporation’s primary role in the area.

Planning implications – Lake Argyle

Potential for land and waterway use conflict and incompatibility, and competition for access to particular areas.

Planned expansion of tourist village provides a major tourism opportunity.

Need to review governance arrangements regarding tourism assess. For example, limited water access points do not suit tourism needs.

Potential for a significant aquaculture industry to develop in Lake Argyle.



Aboriginal Heritage, Native Title & Aboriginal Settlements

Aboriginal heritage

Extensive rock art throughout the Kimberley demonstrates the significant history of aborigines living and travelling through the region for thousands of years. Indigenous spiritual beliefs and lifestyle are intimately connected to land, sea and sky and landforms and water bodies that surround them, forming monuments and places of worship.

In accordance with these traditional laws and customs, traditional owners maintain a strong relationship to the land and have an immense knowledge about the region's ecology. Deborah Bird Rose (1996) described this ongoing relationship to land or country.

“Country in Aboriginal English is not only a common noun but also a proper noun. People talk about country in the same way that they would talk about a person: they speak to country, sing to country, visit country, worry about country, feel sorry for country, and long for country. People say that country knows, hears, smells, takes notice, takes care, is sorry or happy. Country is not a generalised or undifferentiated type of place, such as one might indicate with terms like ‘spending a day in the country’ or ‘going up the country’. Rather, country is a living entity with a yesterday, today and tomorrow, with a consciousness, and a will toward life. Because of this richness, country is home, and peace; nourishment for body, mind, and spirit; heart’s ease.”

European settlement in the Kimberley and the Shire of Wyndham East Kimberley was a major event in Aboriginal history. Many events since settlement have



had a devastating impact on local communities, and create ongoing legacy challenges for the future. The Shire of Wyndham East Kimberley Municipal Inventory tells some of these stories, and there is opportunity to recognise events and places in the shared history of Indigenous and European culture in the Shire.

Native title claims

The *Native Title Act 1993* was passed in December 1993 to recognise the Native Title claims in Australia where the necessary traditional connection to the land has been maintained and not extinguished by the action of Government or the grant of exclusive tenure. In 1996 the High Court ruled that Native Title could also extend over pastoral leases.

The Shire of Wyndham East Kimberley has eight determined native title claims and five awaiting determination as follows:

- Dambimangari - Registered
- Unguu - Registered

- Unguu Area B - Registered
- Wanjina-Wunggurr Wilinggin - Registered
- Balangarra # 3 - Registered
- Balangarra (Combined) - Registered
- Miriuwung Gajerrong - Registered
- Miriuwung Gajerrong #4 - Registered
- Balangarra (Combination) – Active
- Yurriyangem Taam – Active
- Goorring – Active
- Malarngowem – Active
- Balangarra # 4 – Active.

There are several land development opportunities led by Indigenous Corporations for land distributed as part of native title claims. This provides an important income source for Native Title holders and Indigenous communities. It is important that the local planning strategy provides guidance for development and use of these sites.

Aboriginal settlements

A number of Aboriginal settlements of varying sizes are within the Shire. This includes large settlements that operate as country towns, such as Kalumburu, and smaller seasonal settlements.

A number of settlements, including Mirima and Nulleywah, are located adjacent to towns although are

managed as separate Aboriginal settlements. These settlements are viewed by some community members as part of the larger town, or as a separate location or suburb. There are significant management and financial considerations for the Shire if these areas were to be normalised into townsites.

Historical Cultural Heritage

Local Governments have the ability under the local planning scheme to maintain a heritage list. The heritage list identifies places of cultural significance. The Shire has an existing Municipal Inventory, which includes the identification of 52 places and three places are listed on the State Register (State Heritage Office, 2016).

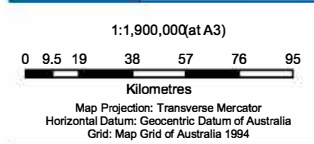
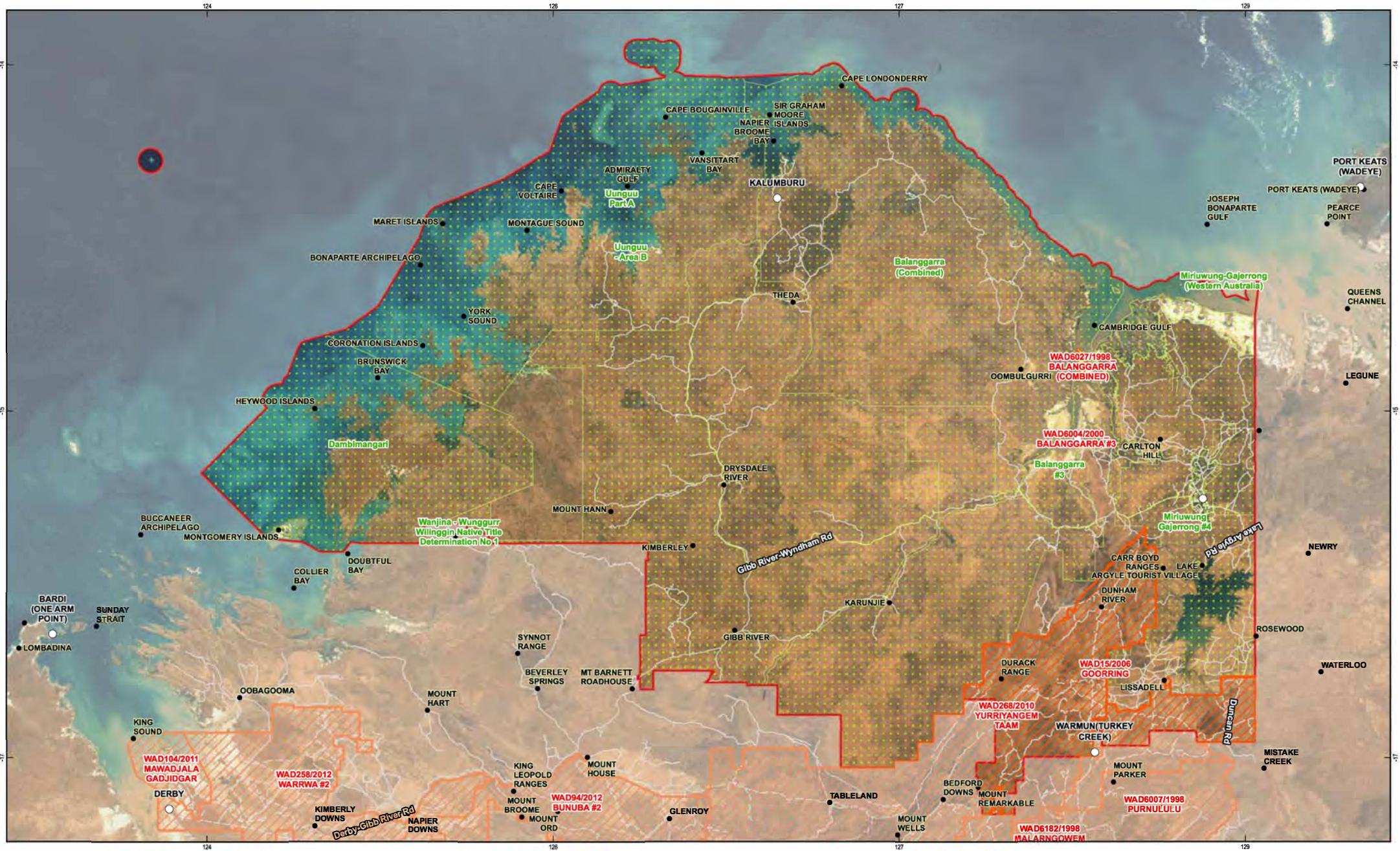
Additional planning controls and management for heritage places can be developed and managed through local planning policies.

Planning implications – Aboriginal Heritage, Native Title & Aboriginal Settlements

Large areas of the Shire are subject to Native Title claims and determinations.

Aboriginal settlements are not well serviced.



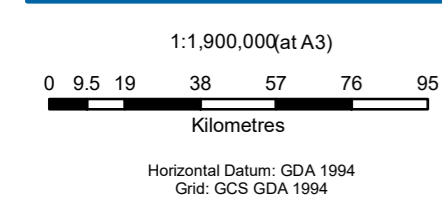
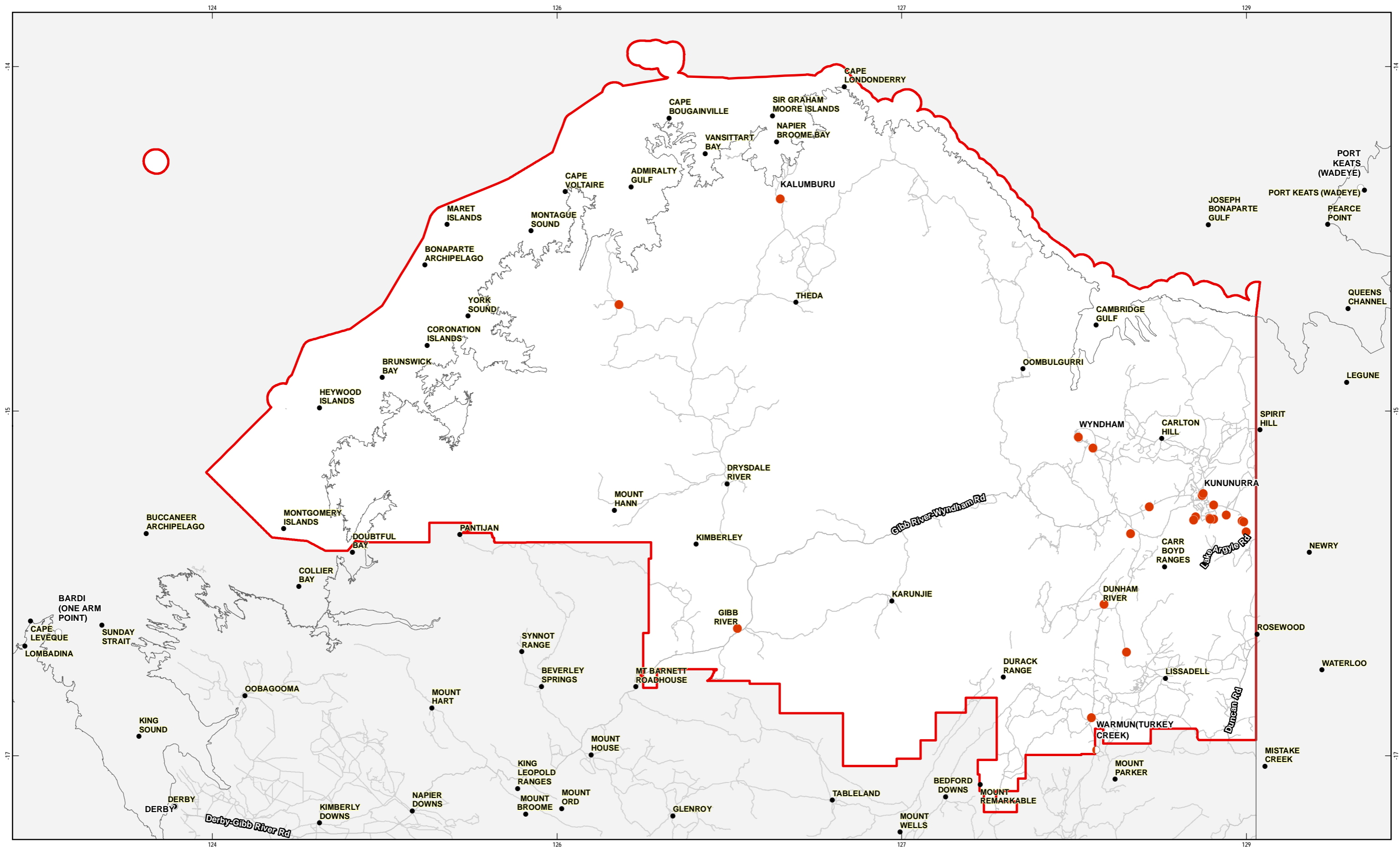


LEGEND	
	Road
	Native Title (NNTT)
	Shire of Wyndham East Kimberley
	Registered Native Title
	Native Title (Federal Court)

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Native titles claims Figure 14



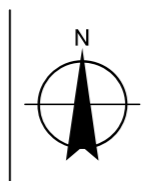
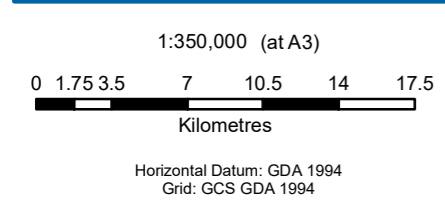
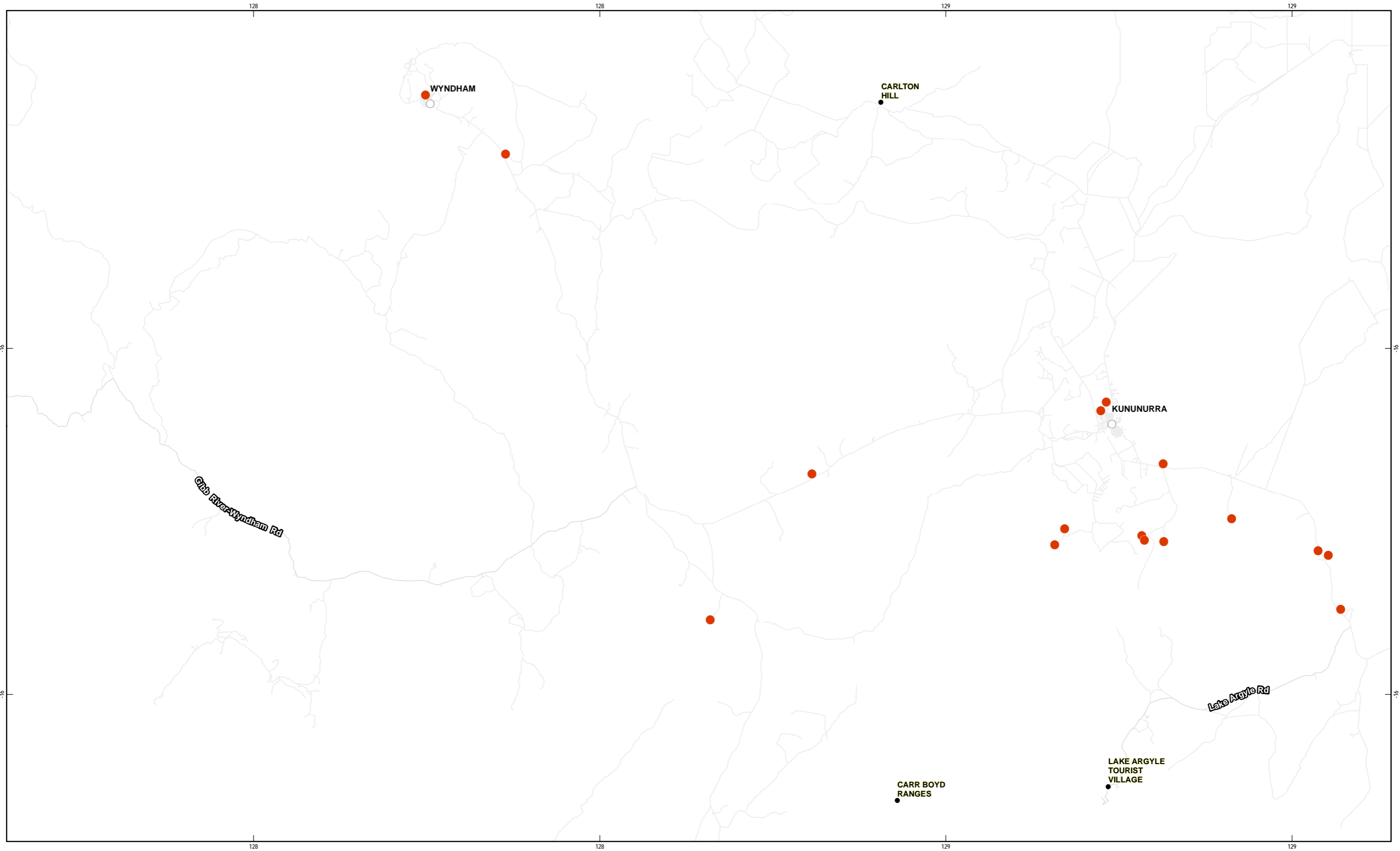
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Aboriginal settlements Figure 15

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 © 2013. Whilst every care has been taken to prepare this map, GHD, GA, DoP, Landgate, Shire of Wyndham East Kimberley make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason.
 Data source: DoP: Aboriginal Settlement - 20150817; Landgate: Shire of Wyndham East Kimberley - 20130924; Road - 20140121; GA: Place Name - 2006, Mainland - 2006, Locality - 2006. Created by: mczekej
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LEGEND

● Aboriginal Settlement	● Localities
 Populated Places	— Road



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Aboriginal settlements Wyndham to Kununurra

Figure 16

Rest of Shire

Outside the settlements, the Shire has a diverse and spectacular landscape featuring rugged ranges, gorges, wetlands and unique and remarkable coastline. Land uses within this diverse landscape support mining, pastoral, and tourism industries.

Significant areas of the Shire are subject to mining tenements and pastoral leases. The mining industry is important in the Shire, however the *Mining Act 1978* removes the influences of the *Planning and Development Act 2005*. As a result, the local planning scheme cannot address mining land uses.

The Argyle Diamond Mine has been an open pit mine for more than 25 years, and is now transitioning to an underground mine to access the diamonds at depth. The underground mine is expected to extend the life of the mine until at least 2020.

Approximately 50 kilometres from Kununurra, the Sorby Hills lead-silver project is a potential resources project in the Shire. Sorby Hills is the largest near surface lead-silver deposit in Australia and the expected Project life is approximately fourteen years.

In addition to Lake Argyle, gulfs and coastal areas have the potential to support major aquaculture projects because of their location, climate and environment. Aquaculture projects based on prawns or fish production offer good prospects; this has been evidenced by a large-scale prawn farm, which has been mooted within the Wyndham mudflats for several years.

Indigenous cultural heritage and rugged landscapes provide tourism and wilderness experiences that are unique to the Kimberley. Unique tourism developments located across the Shire include:

- Home Valley Station, located close to the Pentecost River at the foot of the Cockburn range;
- Far Away Bay;
- El Questro Wilderness Park; and
- Berkeley River Lodge, located remotely on the coast, only accessible via air or sea.

These tourism activities have developed outside the operation of local planning processes; current and previous planning schemes do not operate outside

Kununurra and Wyndham It is important that planning control is in place to influence development of tourism operations and ensure the visual and environmental character of the Shire is retained and celebrated. However it is important to do this in a flexible way so as to not stifle good development through unnecessary regulation.

The opportunity for tourism development on both pastoral leases, aboriginal lands, and other lands, will continue to support growing economic development within the Shire.



Planning implications – Rest of Shire

Opportunities to enhance tourism experiences.

Need to incorporate planning controls to ensure tourism and other developments respect the natural and visual character of the Shire.

Opportunity to expand aquaculture and mining industries.



3. Planning Context

3.1 State and Regional Planning Context

State Planning Policies

State Planning Policies (SPP) are prepared and adopted by the Western Australian Planning Commission and provide policy guidance for a range of key planning issues across the State of Western Australia.

Local governments must have due regard for State Planning Policies when preparing planning strategies and when making decisions on planning matters. Key state planning policies with land use planning implications for the Shire of Wyndham East Kimberley are discussed here.

SPP 2 Environmental & Natural Resources Policy

SPP2 provides a policy framework to integrate environmental and natural resource management considerations into broader land use planning and decision-making activities. The policy is supported by more detailed planning policies that provide additional policy guidance on particular environmental issues or attributes.

The Local Planning Strategy (LPS) should incorporate protection of environmental matters to respond to the guidance of SPP2.

SPP 2.4 Basic Raw Materials

This policy sets out the matters that need to be considered in determining the zoning, subdivision and development relating to extractive industries. While the policy does not apply to the Shire specifically (the extraction of basic raw materials on Crown Land is

subject to assessment under the *Mining Act 1978* and is likely to require assessment under the *Environmental Protection Act 1986*), the aims and objectives of the policy should be considered within the LPS and in subsequent Planning Schemes.

Basic raw materials (BRM) includes sand, silica sand, clay, hard rock, limestone, gravel and other construction and road building materials. While these resources can be produced relatively cheaply, there are major costs associated with their transportation and therefore a ready supply of BRM in developing areas reduces development costs and housing.

The objectives of the policy are to:

- identify the location and extent of BRM resources;
- protect these areas from potentially incompatible land uses that may limit their future exploitation; and
- ensure that extraction of BRM does not adversely affect the environment or amenity of the locality.

SPP 2.5 Agriculture and Rural Land Use Planning

SPP2.5 provides specific policy guidance for agricultural and rural land use planning. The policy provides particular focus on identifying and appropriately zoning highly productive agricultural land.

The policy recognises the importance of the full diversity of rural land uses, including the need to provide for resource extraction and mining, to provide food and materials for the community. The policy also provides

guidance for the effective stewardship of agricultural assets through incorporation of natural resource management.

SPP 2.5 provides clear guidelines on how the local planning strategy should address agricultural land, rural land, and natural resource areas, and sets out criteria for identifying areas of rural settlement and allocating specific zones to land. The LPS should incorporate the requirements of SPP2.5, and recognise the importance of mineral extraction and agricultural activities for economic growth, and the need to manage loss of priority agricultural land.

SPP 2.6 State Coastal Planning Policy

SPP2.6 considers land use planning issues specifically as they relate to the coast, and provides guidance to integrate coastal processes into strategic planning and decision-making.

The local planning strategy should consider the impact of key coastal processes and sea level change in making recommendations for future land use change in coastal areas of the Shire.

SPP 2.7 Public Drinking Water Source Policy

In recognition that public drinking water supply areas (PDWSAs) need to be protected, SPP 2.7 was created to ensure land use and development within these areas is compatible with the protection and long term management of water resources for public water supply.

The Department of Water and Regulation is the responsible agency for the management and protection of water resources.

PDWSAs are categorised into three levels of priority classification, which are to be shown as special control areas within the planning scheme. Land use and development in these areas has the potential to impact on the quality and quantity of drinking water supplies and should not be permitted unless it can be demonstrated that such impacts can be managed.

SPP 2.9 Water Resources

SPP2.9 sets out general and specific measures for the protection and management of surface and groundwater catchments, waterways management, wetlands, estuaries and their buffers. It also sets out Total Water Cycle Management principles in the land use planning system to best accommodate the many competing interests for water (consumptive, recreational, industrial and commercial purposes).

Specific advice is provided as to how to implement this policy for local planning strategies, structure plans, planning schemes and subdivision and development applications. SPP2.9 is supported by *Better Urban Water Management* (WAPC, 2008) which provides a detailed framework to integrate Total Water Cycle Management into state, regional, and local planning processes.

SPP3 Urban Growth and Settlement

SPP3 provides policy guidance for the creation of sustainable urban settlements in Western Australia. Key policy objectives relate to promoting a wide variety of housing, employment, recreational facilities and open space, responding to social and economic needs of the community, and coordinating delivery of infrastructure and services.

The local planning strategy is a key strategic mechanism to implement SPP3 in the Shire, through consideration of and planning for key urban issues and opportunities in key townsites. The local planning strategy should facilitate new and expanded urban areas to provide for the social and economic needs of the community.

SPP 3.2 Planning for Aboriginal communities

SPP3.2 provides a framework for the planning of large permanent Aboriginal communities. It provides a basis for negotiation between Aboriginal communities and local government about planning control and fosters the development of cooperative strategies which aim to minimise the need to use strict regulatory powers.

The main objective of this policy is to improve the standard of living and quality of life of people living in Aboriginal communities by:

- ensuring that communities and associated land uses are appropriately identified and zoned within town planning schemes; and
- providing a mechanism that enables local government and the Western Australian Planning Commission to approve layout plans prepared for Aboriginal communities.

SPP3.4 Natural Hazards and Disasters

SPP3.4 is applicable in the planning and development of land that may be prone to natural disasters or hazards. The objective of the policy is to minimise the adverse impacts of hazards on communities, the economy and the environment through statutory and non-statutory planning policy.

Hazards applicable to the Shire may include flood, cyclonic activity and storm surge, coastal erosion, and bush fires. However, identification of such hazards may be restricted by lack of information available in these areas.

SPP4.1 State Industrial Buffer Policy

SPP4.1 develops a framework to address the long term protection of industrial zones, transport terminals (including ports), utilities and any other specific land use that is likely to generate some form of pollutant emission. The policy establishes objectives and principles in how to secure buffer areas (i.e. on-site and off-site buffer areas) and the financial implications therein.

The LPS can identify the need for buffer areas associated with specific land uses. This can either be done by defining the actual size and boundaries of a buffer area for specific uses or by identifying existing and future land use and flagging the need for further investigation of a buffer area so that it may be planned for accordingly.

Regional Planning

Kimberley Regional Planning and Infrastructure Framework

The Kimberley Regional Planning and Infrastructure Framework will set out the strategic direction for the future development of the region over the next 25 years. It addresses the scale and distribution of future population growth and housing development, as well as identifying strategies for dealing with economic growth, environmental issues, transport, infrastructure, water

resources, tourism and emerging impacts of climate change.

Kununurra Regional Hotspots Land Supply Update

The Kununurra Regional Hotspots Land Supply Update provides information regarding land, planning and infrastructure requirements for future residential, commercial, industrial, tourism, workforce accommodation and government land development in the town.

The report provides data in respect of:

- population data and projections (both ABS and WAPC)
- recent land development activity
- land supply across a range of land uses, including identification of tenure, zoning and major development constraints
- challenges to land release and housing supply
- regional/local initiatives currently being undertaken.

The regional hotspots reports provide useful information to guide investment and provide a basis for better understanding statewide trends and issues, and provide guidance for urban expansion opportunities within the local planning strategy.

Separate Approvals and Regulatory Processes

There is a wealth of legislated, policy, and approval requirements at the State and Commonwealth Government levels which exist outside the planning framework. These influence land use and development within the Shire, and include:

- *Land Administration Act 1997*, which provides a framework for managing Crown land, including lease areas (such as pastoral leases). This is administered

by the Department of Planning, Lands and Heritage and the Pastoral Lands Board.

- *Aboriginal Heritage Act 1972*, which provides for the protection of Aboriginal Sites from inappropriate development. This is administered by the Department of Aboriginal Affairs.
- *Environmental Protection Act 1986*, which provides for the assessment of development that would have a significant impact on the State’s environment, and regulates other activities through licensing, works approval, and vegetation clearing controls. This is administered by the Department of Water and Environmental Regulation and the Environmental Protection Authority.
- *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999*, which provides for the assessment and approval of development that would impact on matters of national environmental significance including threatened species and ecological communities, Ramsar wetlands that support migratory species. The Act is administered by the Commonwealth Department of the Environment.

This is not an exhaustive list, and it is important for developers within the Shire to understand obligations beyond the local planning framework that is administered by the Shire. It is also important that the local planning framework for the Shire of Wyndham East Kimberley does not unnecessarily duplicate existing approvals processes at the State and Commonwealth level.

With regard to pastoral leases on Crown land within the Shire – which reflects the majority of the Shire’s land

area – land use is strongly regulated through pastoral leases and the Pastoral Lands Board. The Pastoral Lands Board is a statutory authority established under the *Land Administration Act 1997 (WA)*, and administer pastoral leases.

Under the *Land Administration Act 1997 (WA)*, pastoral leases must not be used for purposes other than pastoral purposes, except where a permit for diversification has been issued by the Pastoral Lands Board. These include pastoral use permits (which include low scale, pastoral based tourism) and non-pastoral use permits. In this way, land use on pastoral leases is managed separately to the local planning scheme and strategy.

The assessment of permits for diversification includes a referral process to other government agencies. Through this, the Shire can look to influence and provide input to permits. There is a risk that the expansion of a local planning scheme across pastoral lease areas may duplicate this process. However, if local development control focuses on matters outside of the Land Administration Act and pastoral leases – such as visual amenity and servicing – then development approval processes will not necessarily duplicate the permit for diversification process, and will provide a beneficial, necessary step in development control.

Permits for diversification also have to consider the *Native Title Act 1993* and potential implications. Whilst generally permits for pastoral use purposes do not represent a ‘future act’ (something that might affect native title) and therefore are permitted under the act, it is possible that non-pastoral activities may. This is

something that should be considered by potential developers in consultation with the Pastoral Lands Board and the Department of Aboriginal Affairs.

In relation to environmental and heritage legislation, it is possible that local development control can overlap with these processes. Some of this can be avoided, such as through the *Environmental Protection Act 1986* which enables the assessment of local planning schemes and scheme amendments, to avoid the need for a separate environmental approval. It is important for local development control to provide for the management of local environmental and heritage matters that might otherwise not be addressed in state level assessment processes.

3.2 Local Planning Context

Shire of Wyndham East Kimberley Local Planning Scheme No. 9

The Local Planning Strategy (LPS) provides guidance and strategic direction to the implementation of Local Planning Scheme No. 9 (LPS 9).

LPS 9 was prepared in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and applies to the whole Shire, it is consistent with the model provisions and includes the deemed provisions.

Local Strategies

The Local Planning Strategy (LPS) does not exist or operate in isolation. Within the Shire of Wyndham East Kimberley, a significant investment has been made into strategic and land use planning through the development of numerous land-use plans and strategies. These documents should be considered an

integral component of the Local Planning Strategy as they all contribute to and influence the future land-use and infrastructure of the Shire of Wyndham East Kimberley.

Key local strategies that underpin and should be read in conjunction with the local planning strategy include:

- East Kimberley @ 25K (MacroPlan Dimasi, November 2013) - this document sets out growth aspirations for the Shire and infrastructure requirements for a future population of 25,000
- Kununurra Strategic Directions: Town Centre Development Concept Plan and Strategic Land Use Plan (Urbis, July 2010) – this document sets out strategic land use priorities and detailed investigations for the Kununurra townsite and surrounds.
- Strategic Community Plan 2017 – 2027 (Shire of Wyndham East Kimberley) - this document provides the overall strategic direction for the Shire to 2027. The plan identifies and prioritises a number of key issues and opportunities for the community across the Shire.
- Draft Lake Argyle Structure Plan (Department of Planning, Lands and Heritage, 2005) – this document sets out the key opportunities and constraints in relation to development in and around Lake Argyle, and provides a strategic land use plan for future development.

4. Key Issues

The local profile raises a number of issues and implications to consider in future planning for the Shire. The following table analyses these implications and opportunities to generate and articulate the key strategic issues to be considered in the local planning strategy.

Planning Implications	Originating Profile	Analysis	Planning Issue
Strategic Issue – Economic Growth			
The most common industries of employment are mining, public administration, health care and social assistance and construction.	Demographics	The most common industries of employment are mining, public administration, health care and social assistance and construction, illustrating that current employment opportunities are focussed on either mining or community and government services. Achieving aspirational growth rates and targets, which will result in a resident population high enough to sustain quality services year around, requires significant private investment into additional sources of employment. The Ord expansion project, alone, is not likely to create the necessary employment for the Shire to achieve desired growth. There are a variety of opportunities, which require flexibility in the planning framework to enable private investment.	Diversified economic development and employment is required to facilitate growth and services in the Shire.
Diversified economic development is required to stabilise and increase the town’s population.	Wyndham		
Opportunity to increase tourism investment, including Wyndham as a destination for cruise ships (currently cruise ship passengers are bussed to other locations and do not stay in the town).	Wyndham		
Ord Stage 2 development opportunities.	Ord River Irrigation Area		
Potential for a significant aquaculture industry to develop in Lake Argyle.	Lake Argyle		
Opportunities to enhance tourism experiences.	Rest of Shire		
Opportunity to expand aquaculture and mining industries.	Rest of Shire		

Planning Implications	Originating Profile	Analysis	Planning Issue
Strategic Issue – Remote Communities			
The Shire is sparsely populated with over 50% of residents living within the town of Kununurra.	Demographics	The Shire is sparsely populated with the majority of people living in townsites. Over one third of the population identify as Indigenous and they live predominantly in the rural and remote areas of the Shire. A number of Aboriginal settlements of varying sizes are within the Shire. This includes large communities that operate as country towns, and smaller seasonal communities. It is difficult to service Aboriginal settlements, and infrastructure is lacking outside of townsites. Due to low population and high expense, infrastructure provision for Aboriginal settlements can be a lesser priority than for townsites.	Insufficient infrastructure and facilities in Aboriginal settlements.
Over one third of the population identify as Indigenous and they live predominantly in the rural and remote areas of the Shire.	Demographics		
Aboriginal settlements are not well serviced.	Aboriginal Heritage, Native Title & Aboriginal Settlements		
Strategic Issue: Housing Affordability and Supply			
Low housing affordability and need for increased housing diversity.	Kununurra	High housing costs in the Shire result in a number of key land use issues and require a special approach to housing and land supply.	High housing costs.
Low housing affordability and need for increased housing diversity.	Wyndham		
The low residential population is regularly increased by temporary visitors due to seasonal farming workers, tourists and fly in fly out mining workers.	Demographics	The low residential population is regularly increased by temporary visitors due to seasonal farming workers, tourists and fly in fly out mining workers.	High transient population.

Planning Implications	Originating Profile	Analysis	Planning Issue
Almost two thirds of households rent which is indicative of the transient nature of the population. This is supported by the low percentage of residents that have lived at the same address for the past five years.	Demographics	This highly transient portion of the community results in high demand for rental properties and requires affordable options for workers accommodation. This contributes to pressures for short term accommodation within industrial areas.	High transient population.
Need to review and consider housing typology and design against the needs of the community.	Kununurra		High transient population.
A need to consider a flexible approach to composite land uses and facilitate home business of many styles.	Kununurra	Within Kununurra, the high cost of both residential and commercial/light industrial land results in demand for (and unauthorised development) of dwellings and workers accommodation in the Mixed Business Precinct and Light Industrial Area. This also results in the running of businesses from rural residential properties. Whilst the recently expanded light industrial area attempts to provide additional industrial land, a lack of sewer and smaller lot sizes do not suit demand for composite lots, and the estate remains empty.	Informal residential uses within industrial areas.
There are a high percentage of group households resulting in a slightly higher rate of residents per household.	Demographics	There are a high percentage of group households within settlements of the Shire, resulting in a higher rate of residents per household compared to the rest of Western Australia. This is likely related to higher proportion of larger indigenous families in the area. New land releases within townsites may not respond to the desire or need of some community members for larger accommodation options.	Large household size and demand for larger town blocks.

Planning Implications	Originating Profile	Analysis	Planning Issue
Strategic Issue: Environmental Protection			
Threatened ecological communities occur in the Shire, and are currently located outside of settlements.	Environment	The Shire supports a number of threatened ecological communities, threatened flora and fauna species, and nationally important wetlands. These are listed for protection under various State and Commonwealth environmental legislation.	Threatened ecological communities, threatened flora and fauna species, and nationally important wetlands may be impacted by development.
The Shire supports a number of terrestrial threatened fauna species listed under the EPBC Act and WC Act.	Environment		
The Shire of Wyndham East Kimberley supports a number of threatened flora species listed under the EPBC Act and WC Act.	Environment		
A number of Nationally Important Wetlands have been identified in the Shire.	Environment		
Future planning proposals should identify and protect environmental assets, and policy is required to reflect the environment in local planning decisions.	Environment	Inappropriate development may impact on environmental assets, and insufficient recognition of major environmental assets in the planning framework may lead to “green tape” affecting investment and development opportunities. There is a need to protect the environment, whilst enabling appropriate economic development and growth.	Potential for “green tape” to impact on development opportunity.
The Shire has a striking visual character that can be impacted by inappropriate development.	Environment	There is risk of development being improperly designed and not integrating with the landscape and topography of the Shire.	The Shire has a striking visual character that can be impacted by inappropriate development.
Need to incorporate planning controls to ensure tourism and other developments respect the natural and visual character of the Shire.	Rest of Shire		

Planning Implications	Originating Profile	Analysis	Planning Issue
Strategic Issue - Transport			
A number of roads have been established as priority projects based on servicing potential mining and agricultural projects within the Shire.	Transport	Development of Stage 2 of the Ord River Irrigation Area will result in increased heavy vehicles.	Increased heavy vehicle traffic may impact on existing transport infrastructure.
Examine further opportunities to upgrade Wyndham Port and its associated transport links, including the possibility of a railway line to support future industrial activity within the Shire.	Transport	In the medium to longer term, a number of roads have been established as priority projects based on servicing potential mining and agricultural projects within the Shire. In particular, the planned heavy haulage route is necessary to manage increased heavy vehicles.	Heavy vehicles moving through townsites have safety and amenity impacts.
Consider the feasibility and provision of alternative transport links to Wyndham Port (e.g. rail).	Wyndham	In the short to medium term, there is potential for increased heavy vehicle traffic to impact on the condition of existing roads, leading to issues in traffic management and safety.	
Opportunities may exist to consider public transport links.	Transport		A lack of public transport significantly impacts access to services.
Consider future opportunities for airport and runway extensions to support larger aircraft and more regular flights.	Transport		Flights are expensive, in part due to capacity of the airport to handle larger aircraft and increased passenger numbers in the long term.

Planning Implications	Originating Profile	Analysis	Planning Issue
Strategic Issue – Water Supply and Management			
Opportunity for relocation of Kununurra WWTP.	Infrastructure	Whilst water supply for major townsites within the Shire are not impacted by any current capacity issues, there are key issues in terms of location or lack of infrastructure, and how this impacts on townsite expansion and redevelopment. These issues will require significant investment and multi-agency cooperation to address in the medium to long term.	The current location of the Kununurra waste water treatment plant causes odour impacts beyond the 500 metre buffer, and affects redevelopment of Mixed Business precinct for sensitive land uses, precluding expansion of the town centre to the west. Lack of sewer infrastructure is a barrier to redevelopment in key locations within Wyndham and Kununurra.
Lack of sewer infrastructure is a barrier to redevelopment in the Wyndham Port area.	Wyndham		
Strategic Issue – Waste Management			
Existing landfill site likely to be impacted by contamination.	Infrastructure	The long term intention of the Shire is to create a landfill site capable of handling waste from Kununurra, Wyndham and surrounding Aboriginal communities. The existing Kununurra landfill site, upon decommissioning, may be a potential site for future recreational use. However, future development will be impacted by the landfill site being affected by contamination.	The existing Kununurra landfill site is likely to be impacted by contamination, which will impact on future use of the site following relocation.

Planning Implications	Originating Profile	Analysis	Planning Issue
Strategic Issue – Energy			
Opportunity for relocation of diesel power plant in Kununurra.	Infrastructure	<p>The majority of the Shire’s energy is generated from renewable sources, with infrastructure associated with the Ord River Irrigation Area providing existing and future opportunity to lead the country in renewable energy.</p> <p>The use of diesel power plants as emergency energy sources will continue, and the location of existing infrastructure requires consideration to manage land use conflict associated with this infrastructure.</p>	<p>Diesel power plant in Kununurra causes land use conflict with nearby tourism uses, and affects potential urban redevelopment in the Mixed Business area.</p> <p>Opportunities to expand renewable energy generation .</p>
Opportunities to expand renewable energy generation.	Infrastructure		
Strategic Issue – Townsites			
Significant opportunity for redevelopment within the Town Centre, including key development sites.	Kununurra	<p>The Kununurra Town Centre provides an important range of retail, community, and government services to the local and regional community.</p> <p>Planning and development within town centres has been dealt with on an ad-hoc basis in the past. As a result, the towns do not have a cohesive focal point, and redevelopment opportunities have not been addressed or encouraged.</p>	<p>Town sites lack cohesive town centres, with limited planning frameworks to facilitate redevelopment.</p>
Opportunity for development of the racecourse.	Kununurra		
Opportunity to investigate the use and rationalisation of open space.	Kununurra		
Need for detailed planning to facilitate redevelopment of the town and create a cohesive town centre.	Wyndham		
Lack of private investment, with deteriorating buildings affecting the visual character of the town.	Wyndham	<p>A lack of private investment limits the availability of retail and hospitality services outside the tourist season, and results in deteriorating and rundown buildings affecting the visual character of the towns.</p>	<p>Lack of private investment, with deteriorating buildings affecting the visual character of the town.</p>
Excellent range of community infrastructure compared to the size of the population.	Wyndham	<p>The townsites provide an excellent range of community infrastructure and services considering the size of the population.</p>	<p>Excellent range of community infrastructure compared to the size of the population.</p>

Planning Implications	Originating Profile	Analysis	Planning Issue
The current public drinking water source for Kununurra is located within an area that has been identified as eminently suitable for future development and activity. Alternatives should be considered.	Infrastructure	<p>The current public drinking water source for Kununurra is located within an area that has been identified as eminently suitable for future development and activity.</p> <p>Alternatives are costly, and any opportunity to relocate the bores will likely be long term.</p>	Kununurra water supply limits foreshore development.
Opportunity for strategic development of Kununurra waterfront.	Kununurra		
Need for multi-agency cooperation to explore funding and options for relocation of water supply bores.	Kununurra		
Current lack of strategic or general industrial land to provide relocation opportunities for general industrial operations currently in conflict with tourism and residential uses.	Kununurra	There are no general or strategic industrial sites available, with potential conflict between heavier industrial and residential uses in light industrial areas.	Industries within Kununurra Mixed Business area affect amenity of adjacent areas.

Planning Implications	Originating Profile	Analysis	Planning Issue
Strategic Issue – Heritage and Native Title			
Large areas of the Shire are subject to Native Title claims and determinations.	Aboriginal Heritage, Native Title & Aboriginal Settlements	<p>The Shire of Wyndham East Kimberley has eight determined native title claims, with five current claims awaiting determination. There are several land development opportunities led by Indigenous Corporations for land distributed as part of native title claims. This provides an important income source for Native Title holders and Indigenous communities. It is important that the local planning strategy provides guidance for development and use of these sites.</p> <p>Associated with the strong cultural history and heritage of the Shire, large areas of the Shire are registered as Sites of Aboriginal Significance.</p> <p>It is important that the local planning framework recognises both Native Title and Sites of Aboriginal Significance, however does not seek to replicate approvals processes under separate legislation to protect Aboriginal lands and heritage.</p>	Significant land areas of the Shire are subject to Native Title.
Strategic Issue – Lake Argyle			
Planned expansion of tourist village provides a major tourism opportunity.	Lake Argyle	Planned expansion of tourist village provides a major tourism opportunity.	Planned expansion of tourist village provides a major tourism opportunity.
Potential for land and waterway use conflict and incompatibility, and competition for access to particular areas.	Lake Argyle	While the primary functions of Lake Argyle are water supply for the ORIA and electricity generation, a number of other uses such as tourism, aquaculture and recreation	Potential for land and waterway use conflict and incompatibility, and competition for access to particular

Planning Implications	Originating Profile	Analysis	Planning Issue
Need to review governance arrangements regarding tourism assess. For example, limited water access points do not suit tourism needs.	Lake Argyle	have evolved since its creation and are recognised as significant in their contribution to the Kununurra area. There are governance issues in the maintenance of tourism and recreational assets; maintenance priorities differ between Water Corporation – with a primary focus on water supply infrastructure – and tourism providers – with a primary focus on tourism assets and use.	areas. In particular, water supply infrastructure that also presents tourism potential is not managed to optimise tourist experience.
Strategic Issue – Agricultural Land			
Demand for increased rural residential development with water supply.	Kununurra	Loss of agricultural land and productivity is also impacted by occupation of smaller farming lots are being occupied for lifestyle purposes and not being actively farmed. This is a result of demand for rural residential or small rural holdings style development, and results in a loss of agricultural land, either directly through subdivision, or indirectly through cessation of active farming on properties.	Demand for rural residential and rural small holding development.
The protection of priority agricultural land from pressure for non-agricultural development (including rural living proposals, intensive animal husbandry and feedlots, and tourist development).	Ord River Irrigation Area		
Pressure for tree farming compromising horticultural development.		Priority agricultural land is not mapped or well defined within the Shire. This enables inappropriate land uses, such as subdivision or tree farming, which erodes the area of high quality agricultural land available for priority agricultural production (such as horticulture).	Priority agricultural land is not mapped or well defined within the Shire.
Lack of priority agricultural land mapping or investigations.			
Strategic Issue – Social and Community Services			
The Shire has a young population with a higher percentage of residents aged between 0 and 9, particularly within the rural areas and low percentage of residents aged 65 years and over.	Demographics	The Shire has a young population with a higher percentage of residents aged between 0 and 9, particularly within the rural areas and low percentage of residents aged 65 years and over. This is, in part, related	Recognition of the need for ongoing review and development of community services and support programs.

Planning Implications	Originating Profile	Analysis	Planning Issue
Need to review the accessibility of community infrastructure to all demographic groups, e.g. pool prices as a barrier to Indigenous youth.	Kununurra	to fewer retirees staying in town, and lower life expectancy for Aboriginal community members.	
Safety concerns within town centre, particularly at night.	Kununurra	<p>With more young families and fewer retirees, service provision needs to focus on early childhood and investment in health services to address the gap in life expectancy.</p> <p>Anti-social and safety concerns within townsites relate to groups of youth loitering within town after dark – this itself is a symptom of broader issues surrounding unemployment, welfare, and child protection.</p> <p>These issues, raised by the community, are beyond the scope of the local planning strategy or the Shire. However, they are significant issues for the Shire, and there is a need for all levels of government to work closely with the community to continually review current programs to overcome these issues.</p> <p>There is opportunity for the Shire to review the accessibility of community infrastructure to all demographic groups, e.g. pool prices as a barrier to Indigenous youth. Such reviews can support other Government programs to engage youth within the Shire.</p>	

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