

# Shire of Wiluna

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## Local Planning Strategy

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Endorsed by the  
Western Australian Planning Commission

22 January 2013

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Department of Planning  
Gordon Stephenson  
House  
140 William Street  
Perth WA 6000  
  
Locked Bag 2506  
Perth WA 6001

website: [www.planning.wa.gov.au](http://www.planning.wa.gov.au)  
email:  
[corporate@planning.wa.gov.au](mailto:corporate@planning.wa.gov.au)  
tel: 08 6551 9000  
fax: 08 6551 9001  
National Relay Service: 13 36 77  
infoline: 1800 626 477

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The Shire of Wiluna Local Planning Strategy certified for advertising on 14 February 2012.

Signed for and on behalf of the Western Australian Planning Commission

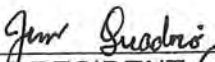


an officer of the Commission duly authorised by the Commission  
(pursuant to the Planning and Development Act 2005)

Date 19 MAR 2013

## ADOPTED

The Shire of Wiluna hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 24th day of OCTOBER 2012.

  
SHIRE PRESIDENT (Deputy)

  
CHIEF EXECUTIVE OFFICER

## ENDORSEMENT

Endorsed by the Western Australian Planning Commission on 22 JAN 2013



an officer of the Commission duly authorised by the Commission  
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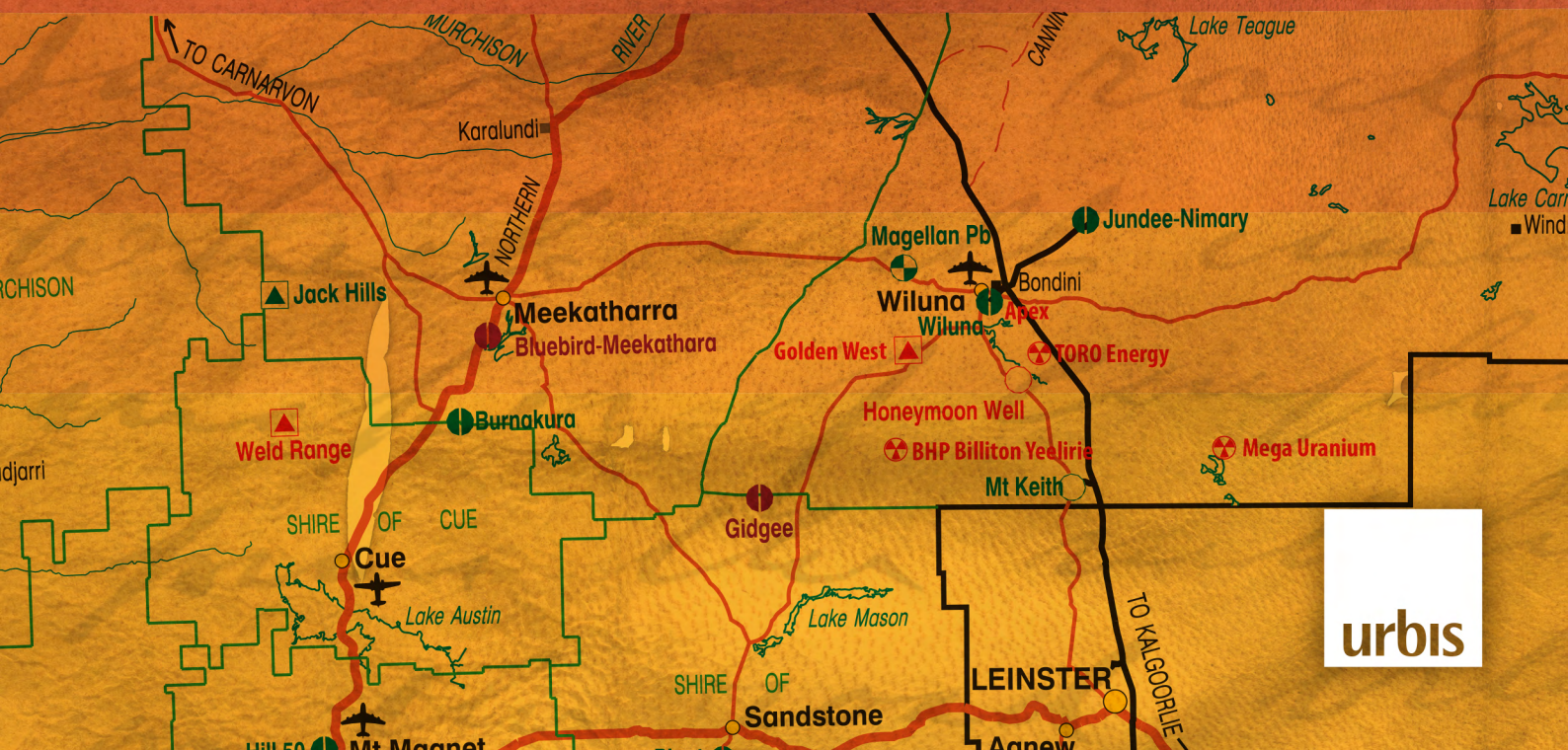
Date 19 MAR 2013



SHIRE OF WILUNA

# Shire of Wiluna Local Planning Strategy

March 2013





**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Ray Haeren
Senior Consultant	Lorraine Thomas
Consultant	Megan Gammon
Job Code	PA0699
Report Number	FINAL_March2013

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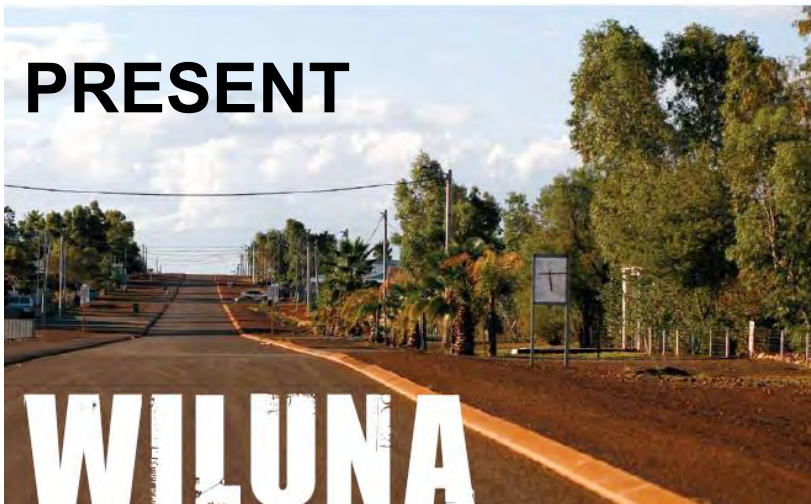
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**PAST**



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# 1 Introduction

The Shire of Wiluna is centrally located within the Mid-West region of Western Australia, on the edge of the Central Desert. It is a remote local government area located over 950km north east of Perth by road, and covers a significant area of some 184,000 square kilometres. The jurisdictional boundary of the Shire of Wiluna once stretched to the borders of South Australia and Northern Territory making it the largest local government area in the world, until in 1993 when an eastern boundary readjustment was undertaken to create the Shire of Ngaanyatjaraku. The Shire has a population of around 700 people.

The Shire's service and administrative centre (and only town) is Wiluna, which has a resident population of around 300 people. Wiluna is also an important Lore area for Central Desert Aboriginal people, and the town's population can double in size during ceremonies and funerals.

The origin of the name Weeloona (Wiluna's original name) has not been determined, although it is thought to have been derived either from a Martu word meaning „Place of Winds" or the sound of the cry of native curlew birds in the area that converge on the town.

Access to the Shire is via the Goldfields Highway from Meekatharra to the west and Kalgoorlie to the south. The Canning Stock Route (the longest historic stock route in the world) and the Gunbarrel Highway traverse the Shire. Notwithstanding the Shire's location within the Midwest, the town has strong linkages to the Goldfields region and Kalgoorlie is an important regional service centre.

Wiluna is a rich mineral province, with a number of major mining operations within a 150 km radius of the town. The Shire has the potential to become a major contributor to the Mid-West and State GDP. Capturing the benefits of current mining boom, through stimulation of local industry and commerce, and delivery of social and essential infrastructure will be important for the long term sustainability of the town. The impacts on the community will also need to be assessed and managed to minimise any disadvantage.

An effective planning framework to guide decision making on the location of land uses and delivery of infrastructure will be critical. The flow on effects of increased mining activity in the region requires good long term planning to maximise the benefits and minimise the adverse impacts on the community. In particular the Strategy will need to address a number of existing and emerging planning issues, including:

- The need to provide a framework for land release in the short term to address current housing shortages, and to identify land for residential expansion should demand from the mining sector necessitate it;
- Provision of adequate short term and temporary accommodation, for both the mining and tourism sectors, including identifying a potential site for an in-town workers camp;
- Managing mining conflicts with townsite expansion, given the proximity of the town to operational mines and the location of gold mineralisation areas within the townsite boundary;
- Addressing the demand for aged care and housing for the elderly;
- Ensuring new housing is designed to be climatically appropriate and in keeping with a Wiluna lifestyle;
- Identifying opportunities and the best use of land located at key gateways/entries to the town (the Old Primary School site and the Roadhouse site);
- Identification of a defined community, recreation and education precinct with a shared and valued outdoor community gathering space;
- Growing a diverse local economy, stimulated by the mining boom in the short to medium term, and fostering opportunities for tourism based on local heritage, culture and the arts;
- Addressing any potential land use conflicts within the identified Light Industry area to the west of Wotton Street;
- Strengthening Wotton Street as the shopping and business precinct of town;



- Recognising Bondini and Kutkabubba as settlements in Local Planning Scheme No.2;
- Identifying utility and community infrastructure needs and priorities; and
- Identifying critical local and regional transport infrastructure, to support the growth of the town and the surrounding mining sector.

## 1.1 PURPOSE OF THE LOCAL PLANNING STRATEGY AND LOCAL PLANNING SCHEME

The Local Planning Strategy is part of a recognised statutory process, and can tie together a range of land use, social, economic and regional development issues within a delivery framework. It will provide the planning direction for the sustainable growth and development of the Shire for the next 15 years. It will apply state and regional planning policies, and provide the rationale for the land use zones and other provisions of the local planning scheme.

The Local Planning Scheme is the principal statutory tool for implementing the local planning strategy and achieving the local government's aims and objectives with respect to the development of its local area. While Schemes deal mainly with land use, development control and infrastructure coordination, this should be seen in the context of the strategic framework and the broader environmental, social and economic goals and objectives.

It should be noted that although the Strategy identifies uses for land and a framework for implementation, it does not have the ability to deliver new development. Likewise, the need for additional services is also identified however the responsibility of delivery rests with other agencies and the private sector. The strategy and the strategic land use plan are effectively the road map and blue print for future growth and development of the Shire and the town of Wiluna. The realisation of this blue print will be left to a range of players which may include the Shire, State Government agencies such as the Department of Housing, LandCorp, Department of Regional Development and Lands, and infrastructure agencies such as Water Corporation, and private developers.

## 1.2 STUDY AREA

The local planning strategy applies to the jurisdictional area of the Shire of Wiluna, with specific objectives and actions identified for the town of Wiluna. **Figure 1** shows the study area.

## 1.3 METHODOLOGY

The preparation of a Local Planning Strategy „as a master plan to guide a review of the town planning scheme, planning for land release, and use of council facilities“, was identified by the Shire as a key project in their Strategic Plan. Urbis Planning Consultants were engaged to assist the Shire in the preparation of the strategy.

The draft Strategy has been developed using the information gathered from a range of sources including consultation with government agencies and the Wiluna community. State Government agencies were notified of the Shire's intent to prepare a Local Planning Strategy and review the Scheme, and initial call for comments was requested. These comments have been considered in the preparation of the draft Strategy.

Preparation of the strategy of the strategy has also involved: data collection, background research and issues identification, planning analysis including review of state, regional and local plans and policies; and the preparation of draft strategies and actions. A draft strategy was considered by Council in July 2011, following which a draft strategy and Scheme for advertising was prepared.





The following steps are required to finalise the local planning strategy and local planning scheme:

1. Following endorsement of the draft strategy and scheme, Council will need to forward the documents to the WAPC. The WAPC will consider and certify that the documents are consistent with legislative requirements and appropriate for public advertising.
2. The strategy and scheme will be publicly advertised, and the community given an opportunity to make submission.
3. Once Council have considered submissions and made necessary amendments, they will adopt the revised strategy and scheme and forward to the WAPC. The WAPC will need to endorse the strategy, and forward the scheme to the Minister for finalisation.

## 1.4 COMMUNITY CONSULTATION

Community consultation undertaken in the preparation of the Shire's *Strategic Plan 2009 - 2014* highlighted that the community has a desire and expectation to be part of the decision making processes concerning the future of Wiluna.

Capturing the ideas and input of the community and other stakeholders, prior to and during the preparation of the Local Planning Strategy is important to the Shire and will ensure the outcomes are soundly based and are working towards a shared vision. A significant amount of consultation has already been undertaken with the people of Wiluna and the outcomes of have formed the starting point for further consultation.

The preparation of the Strategy has involved significant input and collaboration with a number of local partners, in particular the Wiluna Regional Partnership Agreement (RPA) which includes community, industry and government stakeholders.

Meetings and workshops with the Wiluna RPA and the Shire were held in July and December 2010 to identify planning issues and consider the future direction of the Shire. Consultation with community members and other local stakeholders occurred during December 2010, including advertising of Council's intentions to prepare a local planning strategy in the Shire newsletter and West Australian, a community barbecue and creative sessions with children at the school. One-on-one meetings with government and community organisations occurred in from October 2010 through to April 2011.

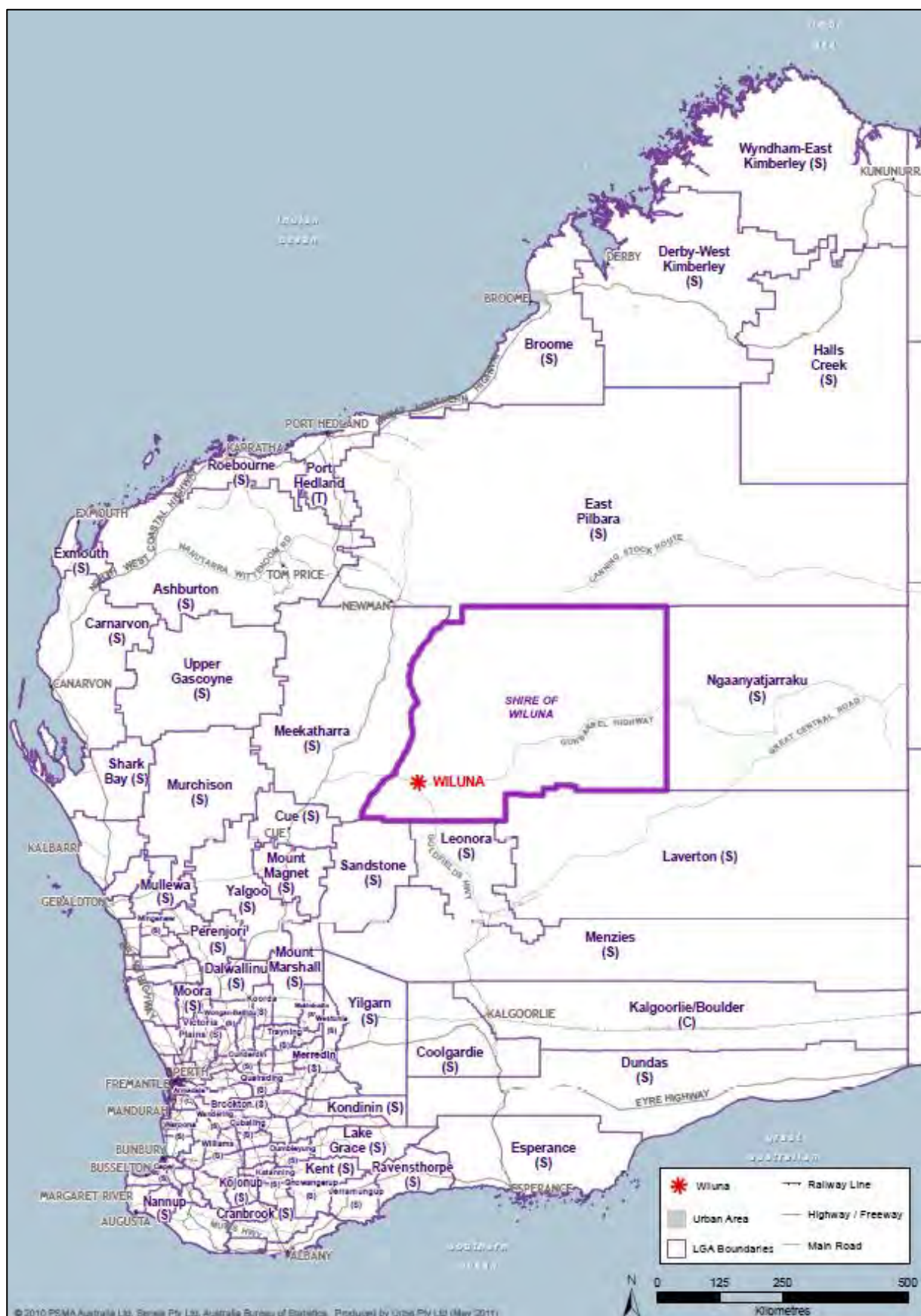
The following issues were key areas of investigation:

- Opportunities and constraints for the growth of the Wiluna town, including the identification of potential land release areas and barriers to future growth (eg. heritage considerations, areas of contamination, tenure and Native Title).
- Stakeholder development intentions and aspirations.
- The population impacts of potential future mining development in particular accommodation needs.
- Future housing needs, type of housing and location of future development.
- Heritage and cultural considerations and practices which need to be considered in planning for the town given the majority Martu population.
- Consolidation of the town centre, and concentration of future commercial activity and community uses.
- Existing infrastructure and servicing constraints.

A summary of the outcomes and directions from the consultation undertaken is provided in **Appendix A**.



FIGURE 1 – STUDY AREA



## 1.5 CONTENT AND STRUCTURE

This document has been structured to put the Local Planning Strategy – containing the vision, objectives, strategies and actions – near the front such that:

*Section 1* contains the introduction.

*Section 2* contains the overarching vision and objectives for the Shire.

*Section 3* contains the strategic land use plan

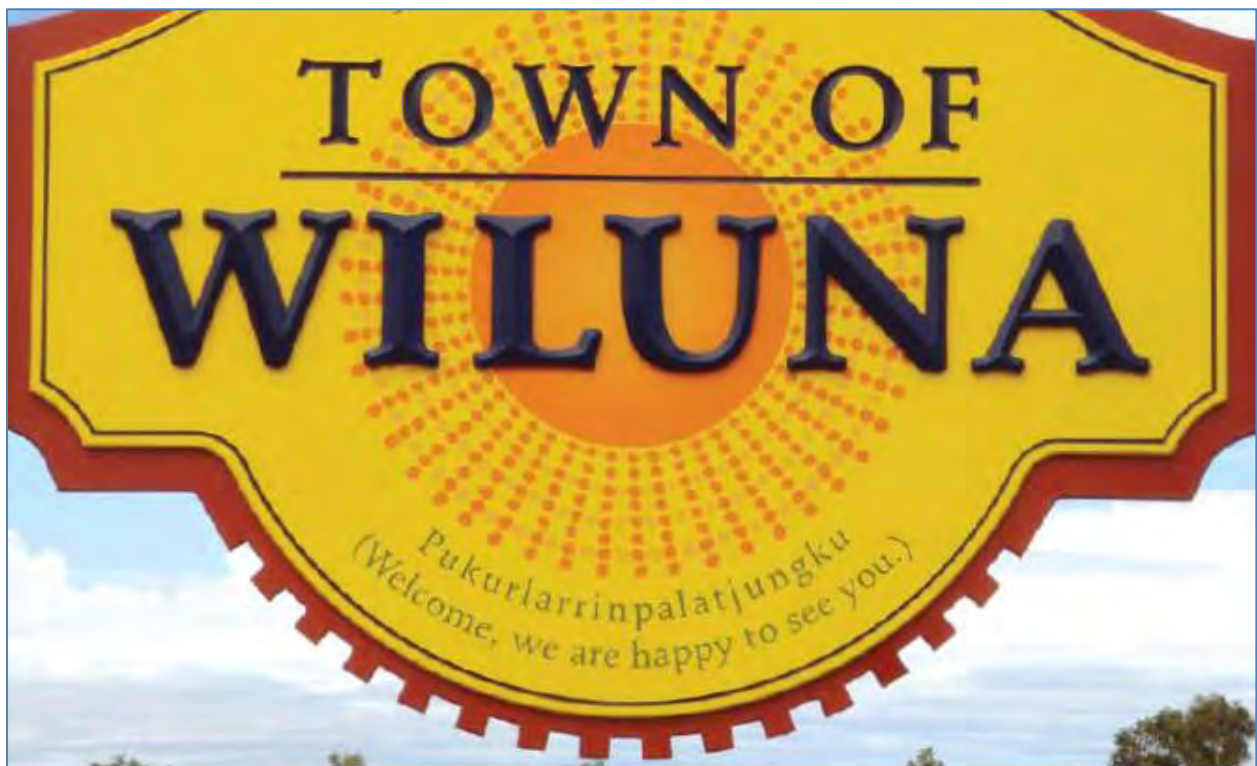
*Sections 4 and 5* contain the local planning strategy, including strategies and action for the Wiluna townsite and broader Shire.

*Section 6* contains a summary of the key planning issues.

*Sections 7, 8 and 9* contain the background and context, including:

- State planning matters.
- Relevant local planning matters.
- Shire profile and key planning considerations.

*Section 10* provides guidance on implementation, monitoring and review.





## PART 1 – THE STRATEGY

## 2 Future Wiluna – Visions and Objectives

### 2.1 SHIRE OF WILUNA'S VISION & STRATEGIC PLAN 2009 - 2014

In 2009, the Shire of Wiluna undertook a significant corporate strategic planning exercise. The community's vision is:

*Harmony, culture, country, and opportunity forms the foundation of the Shire's planning and budgeting framework.*

The goal is to create greater social and economic sustainability for the people of Wiluna. The Shire's Strategic Plan provides a broad framework to guide the future of the Shire for the next 10 years, with the preparation of this Local Planning Strategy a key mechanism to deliver on the community's vision from a land use perspective. The consultation undertaken as part of the preparation of the Strategic Plan has also formed a key element of this Strategy. To achieve this, the plan identifies a number of strategic priorities, as given on the following page.

The community expects that Council will:

- Plan and manage its resources effectively and efficiently and in a transparent and accountable manner
- Keep the Community informed about Council's progress in achieving the Strategic Plan
- Ensure that the community is part of decision making processes about the future of Wiluna.

STRATEGIC PRIORITY	
<b>PROUD WILUNA</b>	<ul style="list-style-type: none"> <li>Awareness and respect for Wiluna's cultural, pastoral and industrial heritage and Martu traditions</li> <li>Community leadership and a spirit of working together to address challenges and solve problems</li> <li>Access to online services and information about community events</li> </ul>
<b>GREEN WILUNA</b>	<ul style="list-style-type: none"> <li>Vibrant streetscapes and public spaces</li> <li>Well managed and maintained buildings and facilities</li> <li>Safe streets and places</li> <li>Effective management and planning of transport infrastructure</li> </ul>
<b>GO AHEAD WILUNA</b>	<ul style="list-style-type: none"> <li>Iconic Martu cultural symbols and art integrated into town design and planning</li> <li>Sustainable and responsible growth and development</li> <li>Increased economic outcomes through tourism and small business</li> <li>Employment opportunities for local residents</li> <li>Opportunities for artists and creative businesses</li> </ul>
<b>HEALTHY WILUNA</b>	<ul style="list-style-type: none"> <li>Access to sports, recreational and cultural activities and infrastructure</li> <li>A strong community empowered to take responsibility to realise their aspirations</li> <li>Housing and living conditions that meet community expectations</li> <li>A healthy environment managed in accordance with best practice standards and regulatory controls</li> </ul>
<b>LEADING WILUNA</b>	<ul style="list-style-type: none"> <li>Strong leadership, governance and planning</li> <li>Effective and customer focussed systems, policies and procedures</li> <li>A supportive and culturally sensitive work environment</li> <li>A strong, capable, and well trained workforce</li> </ul>



## 2.2 AIMS

The strategic priorities and community expectations have been translated into the following **aims** of the local planning strategy:

- Provide good quality services and infrastructure to ensure quality of life for the community and support sustainable development in the Shire.
- Ensure the economic opportunities provided by resource development in the Shire is available and beneficial to all.
- Identify, foster and protect Wiluna's rich cultural heritage and Martu traditions.
- Support the diversity of the community and ensure that the needs of all are at all times considered in infrastructure and service delivery planning.
- Provide a safe and efficient district transport network that meets the social and economic development needs of the community.
- Create a vibrant, safe and well maintained town.

A strategic land use plan for the Wiluna townsite is provided in Section 3. The plan provides a spatial interpretation of the vision, aims and objectives for the Shire and a response to development constraints and opportunities. The strategic land use plan will inform the preparation of the Shire's new planning scheme and more detailed local planning policies, as may be required, to address particular planning and development issues.

PICTURE 1 – INDOOR RECREATION CENTRE WITH ART WORKS REPRESENTING THE CANNING STOCK ROUTE



## 3 A Future Plan for the Town of Wiluna

### 3.1 INTRODUCTION – STRATEGIC LAND USE PLAN

This section presents a strategic land use plan for the Shire, which is blueprint for how the town should grow and develop over the next 10 – 15 years. The land use plan will form the rationale for the delineation of zones under the new local planning scheme, and guide the location and form of future land use and development within the Shire.

A background discussion on each of the key land use issues, opportunities and constraints that were considered in the formulation of the plan is provided below.

### 3.2 KEY ISSUES, OPPORTUNITIES AND CONSTRAINTS

Based on planning review, analysis and stakeholder and community consultation, the following were the key issues, opportunities and constraints that were considered in the development of the strategic land use plan:

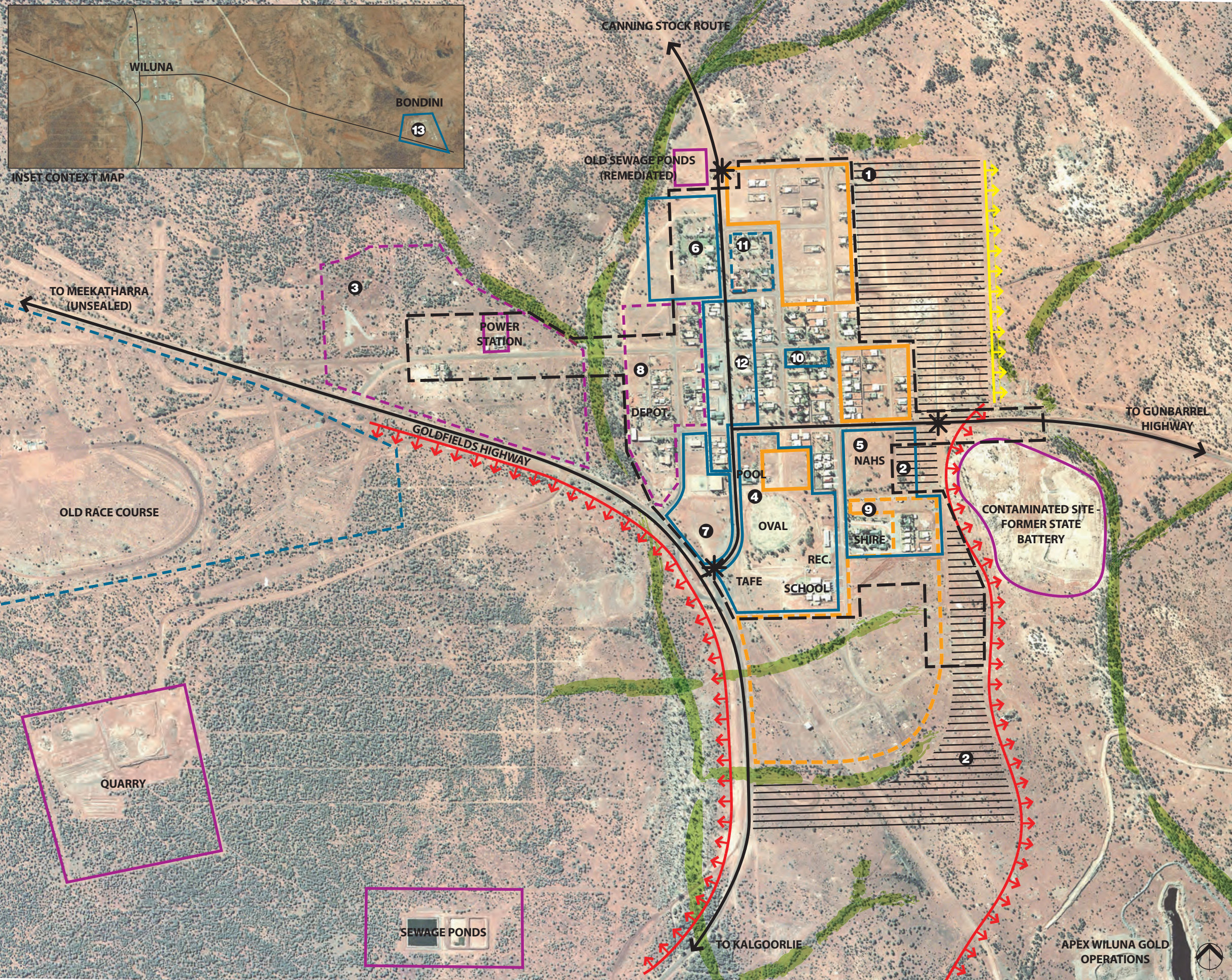
1. Addressing existing housing shortages (including overcrowding issues), and future demand from the mining industry and government service providers.
2. Addressing the demand for short term and temporary accommodation, for both the mining and tourism sectors, including potential site/s for an in town workers camp.
3. Consolidation of a community, recreation and education precinct that provides a shared and valued community gathering space.
4. Providing a diversity of housing in terms of lot sizes, density and cultural and climatic appropriateness that is consistent with community needs and lifestyle.
5. Managing mining conflicts with townsite expansion, given the proximity of the town to operational mines and the location of gold mineralisation areas within the townsite boundary.
6. Identifying development opportunities and appropriate land uses for strategic development sites located at key gateways to the town.
7. Growing a diverse local economy, stimulated by the mining boom in the short to medium term, and fostering opportunities for tourism based on local heritage, culture and the arts.
8. Addressing any potential land use conflicts within the identified Light Industry area to the west of the Town Centre.
9. Consolidation of the Wotton Street commercial precinct.
10. Incorporation of Bondini within the local government planning framework.
11. Identifying utility and community infrastructure needs and priorities.
12. Identifying critical local and regional transport infrastructure, to support the growth of the town and its surrounding mining sector.

A more detailed discussion on each of these issues is provided in Part 2, Section 8.

An Opportunities and Constraints Plan as well as the Strategic Land Use Plan for the town of Wiluna is shown on the following pages.







**LEGEND:**

- SHORT TERM RESIDENTIAL INFILL OPPORTUNITIES (< 1,000m2 BLOCKS)
- LARGER LOT RESIDENTIAL DEVELOPMENT (>2000M2).
- POTENTIAL RESIDENTIAL EXPANSION AREA ADJACENT TO EXISTING COMMUNITY INFRASTRUCTURE. HERITAGE VALUES TO BE ASSESSED
- CONTAMINATED SITES, OR SITES WITH BUFFER REQUIREMENTS.
- EMPLOYMENT OPPORTUNITY AREA
- STRATEGIC OPPORTUNITY SITES (SHORT - MEDIUM TERM)
- STRATEGIC OPPORTUNITY SITES (LONG TERM OR DIFFICULT)
- EXTENT OF EXISTING SERVICED AREA
- MARTU CULTURAL ACTIVITIES TO THE EAST
- MINING ACTIVITY/MINERALISATION CONSTRAINT
- KEY GATEWAY

- NOTES:**
- 1. Opportunity For Alternative Residential Development, Large Lots Adjacent To Culturally Sensitive Area
  - 2. Opportunity For Large Lot Residential Development Adjacent To Mining Area Buffer - requires investigation
  - 3. Existing Zoned Industrial Area Currently Vacant. Potential For Mix Of Light And General Industry. Need To Consider Existing Power Station
  - 4. Community And Recreation Precinct - Opportunity For Consolidation Including New Town Park And Inclusion Of Complimentary Uses eg. Art Gallery Or Tourist Centre (Juncture Of Gunbarrel And Canning Stock Route)
  - 5. NAHS Development – New Medical/Health Centre And Ancillary Housing
  - 6. Reserve 23797, Includes Old Primary School Site – Mature Trees And Existing Infrastructure Could Be Re-Used (Asbestos To Be Addressed). Opportunity For Low Scale Tourism Development At Gateway To Canning Stock Route
  - 7. Vacant Site Zoned For Roadhouse At Major Entry To Town. Opportunity For A Range Of Short Stay Accommodation, High Accessibility To Community Infrastructure (Pool, Oval, Potential Refurbishment Of Old Recreation Centre, Town Centre)
  - 8. Mix Of Light Industry And Residential, Opportunity For Composite Industry Or Other Uses That Support The Town Centre
  - 9. Investigate Potential For Infill Development. Need To Consider Existing Heritage (Old Morgue)
  - 10. Existing NAHS Clinic – Potential For Redevelopment (eg. Housing, Community Infrastructure) Upon Relocation To New Site
  - 11. Existing Pub And Caravan Park – Opportunity For Redevelopment. Need To Consider Heritage And Social Issues
  - 12. Existing town centre development – requires consolidation
  - 13. Normalisation Of Infrastructure And Services To Bondini





STRATEGIC LAND USE PLAN - WILUNA TOWNSITE

SHIRE OF WILUNA - PA0699





### 3.3 SYNOPSIS OF THE PLANNING RESPONSE

#### 3.3.1 RESIDENTIAL

Growth and retraction of the town overtime has resulted in a significant supply of residential zoned land within the existing townsite boundary. The consolidation of vacant land within close proximity to community facilities and where service infrastructure is available is the priority for infill residential development. A residential expansion area is identified to the south of the town to facilitate the centralisation of a Civic and Recreation Precinct.

Given the existence of Unallocated Crown Land (UCL) lots of a size equivalent to R10, and the community's preference for larger lots, it is expected that the low density of housing will remain the case in Wiluna. Smaller lots for the provision of elderly, aged care and special needs housing is required however, and may also be considered where it is necessary to provide an efficient development form that makes best use of available service infrastructure. Higher density development would also need to consider the availability and adequacy of wastewater infrastructure.

The plan identifies areas with the potential to accommodate a wider diversity of residential lot sizes, reflective of community needs. Large lot residential development is proposed at the interface between residential land and mining constrained land to the east of the town, while smaller cottage lots are to be considered in close proximity to community infrastructure.

Housing at a density of R30 should be provided specifically for the needs of elderly people, or where there is demonstrated demand for this type of housing, and should be located in close proximity to health and community infrastructure such the new Ngangganawili Aboriginal Health Service (NAHS). R30 should only be provided on lots where the houses can be appropriately orientated to maximise shading on the western wall, and where a street frontage can be provided for all the houses. A Local Housing Design Policy is required that outlines the design requirements for new housing that is appropriate to the Wiluna climate and lifestyle.

As the Department of Housing or mining companies are likely to be the only housing providers in Wiluna in the short to medium term, consultation with the Shire and future occupants is required to ensure new housing provided is appropriate to Wiluna.

The land use plan identifies four distinct Residential Precincts:

RESIDENTIAL PRECINCT	FUTURE
# 1	This precinct incorporates mostly established housing, with limited infill opportunities. Relocation of NAHS to their new facilities presents opportunities for the redevelopment of the existing site on the corner of Thompson and Scotia Streets, for small lot or grouped housing development for government employee housing.
# 2	Unallocated Crown Land comprising approximately 50 vacant and zoned residential lots will become available to the open market via a Notice of Intention to Take process. This will provide the short to medium term residential supply for the town. These lots are located primarily within Residential Precinct 2 where the street and subdivision pattern are fixed by existing development. A detailed planning study involving the Department of Housing and in consultation with the Shire, existing residents and community groups should be undertaken to identify an appropriate mix and distribution of residential densities within this area. The amalgamation or re-subdivision of lots to a density of R5 can be considered where greater separation distances are required for socio-cultural reasons.
# 3	<p>The priority for this precinct is the consolidation of residential development in close proximity to the Civic and Recreation Precinct. A diversity of housing can be accommodated within this precinct to make effective use of existing community infrastructure and improve the safety of public open space through passive surveillance.</p> <p>Housing for the elderly or cottage lots could be considered near the new NAHS development or near the new Town Park. This also provides the opportunity for old people to interact with children, which is highly valued by the community.</p>
# 4	Residential Precinct 4 comprises a significant area of Unallocated Crown Land in close proximity to the Primary School that is zoned for a mix of open space and residential development. The extension of infrastructure services to this area to facilitate development in the short to medium term is a recommendation of the strategy. Prior to development a detailed planning and design study is required to identify an appropriate subdivision design and lot mix that responds to mining buffer constraints, heritage, drainage and open space provision.
# 5	Cultural activities and mining buffers are considerations for development of land east of Trenton Street and the unconstructed Lakeway Avenue. This land is within the townsite boundary, and currently zoned for Residential development in the Scheme. Given the potential mining constraints large residential lots are to be maintained or created through amalgamation. A density of R5 may be supported in this area.



### 3.3.2 TOWN CENTRE

The land use plan reinforces the priority of Wotton Street as the retail and commercial precinct or Town Centre for Wiluna. Wotton Street will continue to accommodate a diverse and vibrant mix of community and retail facilities such as the Police station, Pool, Wiluna RPA Community Development office, and Parenting Centre. The creation of a Town Centre zone provides the flexibility to accommodate a wider range of land uses that enhance the vibrancy and functionality of Wotton Street as a Town Centre.

Wotton Street is identified as the primary entry into the town and the gateway to the Canning Stock Route (heading north) and the Gunbarrel Highway (at the juncture of Wells Street). Tourism development at the northern and southern ends of the street reflects this gateway function, and creates a bookend to the Town Centre. There is also the potential to accommodate a co-located art gallery and cultural/tourist centre on a corner with a high visual presence for example opposite the new Town Park on the juncture of the Canning Stock Route and Gunbarrel Highway. This would complement the Town Park and provide extra vibrancy to the Town Centre.

### 3.3.3 EDUCATION AND RECREATION PRECINCT

The plan identifies a centralised Civic and Recreation Precinct, which encompasses the Town Oval, Pool, Primary School, TAFE and Recreation Centre. This area is highly valued by the community, and land use or development that supports passive and active recreation, and social/family gatherings are encouraged. Formalisation of a safe footpath is required to demark public and private space between the Oval and residential development to the north, and facilitate permeability through the precinct, between the Town Centre and the School, Recreation Centre and Shire Offices.

PICTURE 2 – MONTAGE - WILUNA'S EDUCATION AND RECREATION PRECINCT



### 3.3.4 TOURISM, SHORT TERM AND TEMPORARY ACCOMMODATION

To promote a diverse and robust tourism sector, land that may accommodate a diversity of tourism product including short term accommodation is identified in the plan. The Old Primary School site at the northern end of Wotton Street could accommodate low sale accommodation (caravans and camping) while a Roadhouse, possibly incorporating some chalet development, would be an appropriate use at the corner of Wotton Street and the Goldfields Highway. Development on both these sites must respond to their location at the gateways to town and the Canning Stock Route.

Both these sites have the capacity to accommodate a temporary workers camp in the short term, for conversion to tourism in the future. Provision of adequate access and services will be required prior to any development.

Should a temporary workers camp be located in the town, the design and management of the facility will need to consider any potential social and amenity impacts on the resident population. Such a facility will need to provide a demonstrable community benefit and include a publicly accessible facility, for example a shop front, dining room, recreation facility, or open space. The design of the camp will need to be responsive to its context in relation to existing and intended development. Given the high visibility of these sites appropriate built form, design, landscaping and screening is required.

### 3.3.5 LIGHT AND GENERAL INDUSTRY

The plan supports the consolidation of the Light Industry precinct adjacent to the western boundary of the Town Centre, and the consolidation of a General Industry precinct, incorporating the Power Station located at the western end of Thompson Street. Investigations into the adequacy of the existing lots within the General Industry precinct is necessary to assess whether the depth and size of the lots are adequate for mining service industries and transport logistics industries, which are likely to be the drivers for industrial development in the foreseeable future. Particularly when the sealing of the Goldfields Highway between Wiluna and Meekatharra is undertaken as this will open up a key transport corridor between Kalgoorlie and the Pilbara

Thompson Street provides an alternative entry from to the General and Light Industry precinct from the Goldfields Highway for heavy vehicles. Woodley Street provides a minor entry to the Town and an alternative entry to the Light Industry precinct. A truck layover area for the Roadhouse could be accommodated in this area, subject to more detailed investigations.

### 3.3.6 PUBLIC OPEN SPACE AND OTHER RECREATION AREAS

The provision of public open space will need to be considered as part of any major residential land release, in particular within Residential Precincts 2 and 4. Crime Prevention Through Environmental Design (CPTED) principles must be applied to the design and siting of any new open space areas.

To the west of the urban area, the old race course and the co-located golf course are identified for recreation. A formalised out of town dirt bike track could also be accommodated within this area, and would be subject to delivery and management by a third party.

### 3.3.7 LOCAL MOVEMENT NETWORK

There are a number of roads within the townsite that are gazetted but not constructed. New development will require the construction of new roads, and the historic road alignment maybe rationalised or realigned to facilitate a more effective subdivision or development layout.

New roads are required to provide improve the legibility and safety of the local movement network, and clearly delineate public and private land. The following new links are identified to service existing development:

1. Construction of Trenton Street to provide a street frontage to the new AMS development;
2. Provision of a new road or at a minimum a formal pedestrian footpath that connects Trenton Street to Hospital Street behind the Shire Offices, to provide frontage access to existing Shire housing, and integrate this area with the rest of town;
3. Provision of a pedestrian footpath connecting the western and eastern ends of Jones Street, through the Civic and Recreation Precinct. A network of new footpaths through this precinct is identified in the Town Park plan;
4. Construction of the southern end of Lennon Street associated with new housing facing the new Town Park and the proposed carpark; and
5. Provision of a public road along the southern boundary of the TAFE and Primary School site, and the construction of Lakeway Avenue south of the Shire offices, to coincide with new housing that is developed in this area.

### 3.3.8 REGIONAL AND DISTRICT ROADS

The Goldfields Highway, as part of the State Highway system managed by Main Roads WA, will continue to serve a regional and district road transport function. The highway is sealed within the townsite boundary, and is the main access road to the town from Meekatharra and Kalgoorlie. The western extent of the highway between Wiluna and Meekatharra is currently unsealed.

The Goldfields Highway will provide a critical link in the strategic transport network that connects resource operations in Wiluna, in particular Golden West Resources, with rail infrastructure to Oakajee Port (via a rail head at either Jack Hills or Weld Range). It also provides a much shorter route between Kalgoorlie and the Pilbara, than the existing Sandstone Road. Sealing of the remaining 182 kilometres of the highway between Wiluna and Meekatharra is identified as high priority, to ensure safety and security of access for industry, community, and service providers.

A new sealed road from Wiluna to Great Northern Highway via Doolgunna, should only be considered if demand necessitates a new linkage in addition to the Goldfields Highway. Any potential alignment will need to consider the environmental and heritage issues of the Doolgunna area.



## 4 Strategies and Actions for the Town of Wiluna

This section details the overarching vision and objectives for future development of Wiluna, as well as the objectives, strategies and actions for key issues. The actions are directed to the Shire and its activities, however, the involvement of other parties will also be required. In many instances, the implementation and delivery of development and infrastructure will be the responsibility of government agencies, industry, developers, the community and other parties.

### 4.1 FUTURE WILUNA - OVERARCHING OBJECTIVES

#### OVERARCHING OBJECTIVES

- *Provide good quality services and infrastructure to ensure quality of life for the community and support sustainable development in the shire.*
- *Ensure the economic opportunities of resource development are available and beneficial to all.*
- *Identify, foster and protect Wiluna's rich cultural heritage and Martu traditions.*
- *Support the diversity of the community and ensure that the needs of all are at all times considered in infrastructure and service delivery planning.*
- *Provide safe and efficient district transport network that meets the social and economic development needs of the community.*
- *Create a vibrant, safe and well maintained town.*

## 4.2 RESIDENTIAL LAND

RESIDENTIAL LAND – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>Residential development is provided in accordance with demand and is appropriate to the diverse needs of the existing and future Wiluna community.</li> <li>Access to community infrastructure and availability of service infrastructure informs housing priorities.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Townsite development is a higher priority for land within the existing townsite boundary.</li> <li>Consolidate residential development within the existing townsite boundary.</li> <li>Ensure residential densities are appropriate to available servicing options, responds to cultural needs and appropriate to the local context.</li> <li>Ensure an efficient and effective urban structure of residential land south of the Primary School, which represents a logical extension of the existing townsite.</li> <li>Set aside land to the south of town for future residential development, with the requirement for the preparation of a structure plan to guide overall planning of the area.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>Work with government housing providers and relevant community groups, to identify a residential precinct that could accommodate up to R30 density coding for aged care or special needs housing.</li> <li>Investigate the possibility of large lot special residential or rural residential (lots greater than 4,000m<sup>2</sup>) associated with the racecourse, and for the keeping of horses (equine related development).</li> </ol> <p><i>In the Shire of Wiluna Local Planning Scheme No.2:</i></p> <ol style="list-style-type: none"> <li>Rezone the existing R10/30 blanket zoning to Residential R10, and retain the split zoning of Residential R10/30 closer to community infrastructure such as NAHS, and where there is adequate wastewater services.</li> <li>Rezone the entire portion of Residential R10/30 to the south of the town to a „Residential Development Zone“. This will set aside this land for the future residential subdivision and development of the land and will introduce a requirement for overall planning to be undertaken in the first instance.</li> <li>Include structure planning provisions for the „Residential Development“ zone.</li> <li>In Local Planning Scheme No.2, delete the Special Control Areas identified for Mineral Prospectivity that affect land within the townsite boundary.</li> </ol>

## 4.3 HOUSING AND ACCOMMODATION

HOUSING AND ACCOMODATION – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>▪ HOUSING IS PROVIDED THAT REFLECTS THE WILUNA CLIMATE, LIFESTYLE AND CULTURE.</li> <li>▪ PEOPLE ARE PROUD OF THEIR TOWN AND THIS IS REFLECTED IN THE CARE AND MAINTENANCE OF HOUSING AND STREETScape.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>▪ Housing design, size and type should be climatically appropriate and consider cultural practices and aspirations.</li> <li>▪ Employ culturally adaptable housing models to cater for fluctuating household numbers due to various cultural, seasonal and family reasons.</li> <li>▪ Request that Government provided housing ensures that future housing design is appropriate to local needs.</li> <li>▪ Support development of a range of short-term accommodation types to meet a range of visitor needs.</li> <li>▪ Encourage adaptive building designs that allow for buildings to be converted to temporary workers accommodation in the future, should the need arise.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>1. Prepare a Local Planning Policy that provides design guidelines for climatically and culturally appropriate housing, and requires Government agencies to notify/consult with the Shire prior to the provision of new housing and development in the town.</li> <li>2. Given the culture is so diverse, ensure government and other housing providers and consult with the occupants for whom the house is being built.</li> </ol> <p><i>In the Shire of Wiluna Local Planning Scheme No.2:</i></p> <ol style="list-style-type: none"> <li>3. Allow some flexibility within tourism zones for the inclusion of Temporary Workers Accommodation.</li> <li>4. Allow for the potential for Temporary Workers Accommodation to occur within the identified „Residential Development“ zone, subject to the specific requirement for a Structure Plan.</li> <li>5. Insert a provision that requires the Department of Housing and Works to notify Council of any proposed development within the townsite.</li> <li>6. Allow „shop-top“ housing for the accommodation of business owners and their staff only, within the Town Centre zone, with provisions that the housing is not permitted on the ground floor and can only be permitted from the first floor and above.</li> <li>7. Standalone caretakers dwellings and residential development will not be permitted in the Town Centre zone.</li> </ol>



## 4.4 TOWN CENTRE REVITALISATION AND PUBLIC REALM

TOWN CENTRE REVITALISATION AND PUBLIC REALM – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>▪ To establish the Town Centre as the major commercial, retailing and cultural centre for the Wiluna townsite.</li> <li>▪ To establish a concentrated hub of commercial activity within the which reinforces the character and commercial function of the Town Centre, catering for both local and visitor needs.</li> <li>▪ To promote the vitality of the public domain by encouraging the location of active retail, community and cultural facilities.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>▪ Facilitate the development of buildings and public domains that are of a scale, character and design quality which is consistent with the cultural heritage of the town.</li> <li>▪ Encourage development that is compatible with the surrounding heritage and cultural areas.</li> <li>▪ Ensure that the public domain of the Town Centre is fronted by high-quality buildings that both define and contribute positively to the overall amenity of the area.</li> <li>▪ To provide active frontages to Wotton Street and other identified public spaces.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>1. Prepare a set of Town Centre Design Guidelines to guide suitable forms of development within the Town Centre, which considers issues such as: <ul style="list-style-type: none"> <li>○ Mixed use development.</li> <li>○ Building materials.</li> <li>○ Building size, height, bulk.</li> <li>○ Setback and location.</li> <li>○ Architectural style.</li> <li>○ Function.</li> <li>○ Parking and landscaping.</li> </ul> </li> <li>2. Support finalisation and implementation of the Wiluna Town Centre Streetscape Beautification Project, which will aim to deliver a high quality public realm that values and enhances the areas natural and cultural heritage through quality landscaping and design.</li> </ol>

## 4.5 COMMERCE AND RETAIL

COMMERCIAL AND RETAIL – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>▪ The Town Centre supports a vibrant and diverse range of community, business and retail uses.</li> <li>▪ Commercial enterprises are developed that capitalise on opportunities provided by the growing mining sector.</li> <li>▪ Businesses are keen to establish in Wiluna.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>▪ Maintain Wotton Street as the commercial and retail area (Town Centre) of Wiluna.</li> <li>▪ Consolidate retail and commercial development along Wotton Street.</li> <li>▪ Look for opportunities that address current gaps in retail offerings, and the potential for the mining industry to assist local enterprise development</li> <li>▪ Encourage the establishment of shared office spaces for Government and Industry groups in the townsite.</li> <li>▪ Encourage the establishment of local small business, which can service the surrounding resource industry.</li> <li>▪ Discourage land use and development that is not associated with the commercial and community nature of the Town Centre.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>1. Through the Wiluna RPA, work with industry and the community to realise potential commercial opportunities.</li> <li>2. Prepare a community and economic development strategy that identifies goals and strategies to assist in building the capacity of the Wiluna business community.</li> </ol> <p><i>In the Shire of Wiluna Local Planning Scheme No.2:</i></p> <ol style="list-style-type: none"> <li>3. Introduce a „Town Centre“ zone to facilitate a vibrant mix of retail, commercial and community land uses within the area along Wotton Street, bounded by Derwent Street to the north and Jones Street to the south.</li> </ol>

## 4.6 COMMUNITY NEEDS

COMMUNITY NEEDS – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>Community wellbeing is improved through the provision of good services and facilities that are specific to community needs.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Provide continued support to the Ngangganawili Health Service to provide high-quality medical services to Wiluna residents.</li> <li>Support the appropriate location of aged care facilities near areas of high amenity (eg. public open space, school).</li> <li>Avoid the duplication of services, or provision of superfluous services which do not address real community needs.</li> <li>Support the development of flexible multi-purpose facilities that can cater for a diverse range of community needs and groups.</li> <li>Incorporate sensitive design elements for aged and disabled persons in new government facilities.</li> <li>Protect the continued development of community facilities by discouraging incompatible land uses being developed within the townsite.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>Investigate the capacity and suitability of locations close the new NAHS facility for the development of an Aged Care Facility.</li> <li>Investigate opportunities for the provision of a child care centre within the townsite</li> <li>Establish a Women's shelter within the townsite.</li> </ol>

## 4.7 SPORT AND RECREATION

SPORT AND RECREATION – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>A range of sport and recreation facilities are provided that address real community needs.</li> <li>Sports and recreation facilities are safe, well maintained by the Shire, and are valued by the community.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Work with mining companies and service providers to avoid the duplication of services or provision of superfluous services that do not address real community needs.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>Investigate the feasibility of providing additional recreational facilities within the town, including the possibility of a water park.</li> <li>Continue to participate and support recreational initiatives to improve the standards of living and amenity for the Wiluna community.</li> </ol>



PICTURE 3 – MONTAGE – WILUNA CULTURAL HERITAGE AND ARTS



## 4.8 CULTURE, HERITAGE AND THE ARTS

CULTURE, HERITAGE AND THE ARTS – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>Wiluna's rich cultural heritage, including Martu culture and European influences, is reflected in public places and buildings throughout the town</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Protect, and seek opportunities to enhance areas of important environmental or cultural value.</li> <li>Where ever possible encourage business owners and government service providers to incorporate art, sculpture or icons into the design, painting and/or landscaping of their buildings, in particular buildings within the Town Centre.</li> <li>Consider the incorporation of art or cultural elements as a means of activating places, engendering a sense of ownership in areas that attract anti-social behaviour.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>Work with relevant proponents to confirm the preferred location for a combined cultural and art/tourist centre. The preferred location should be within the Town Centre and should consider maximising synergies between complimentary uses,</li> <li>Review and update the Shire of Wiluna Municipal Heritage Inventory, including both Aboriginal and non-Aboriginal heritage sites.</li> <li>Incorporate Martu language and names into the naming of streets and public open space.</li> <li>Construct the town Heritage Trail.</li> <li>Prepare a Community and Economic Development Strategy, to identify and build on strategies to add value to economic growth in the town from a cultural heritage perspective, in response to the increase in surrounding mining activity.</li> </ol>



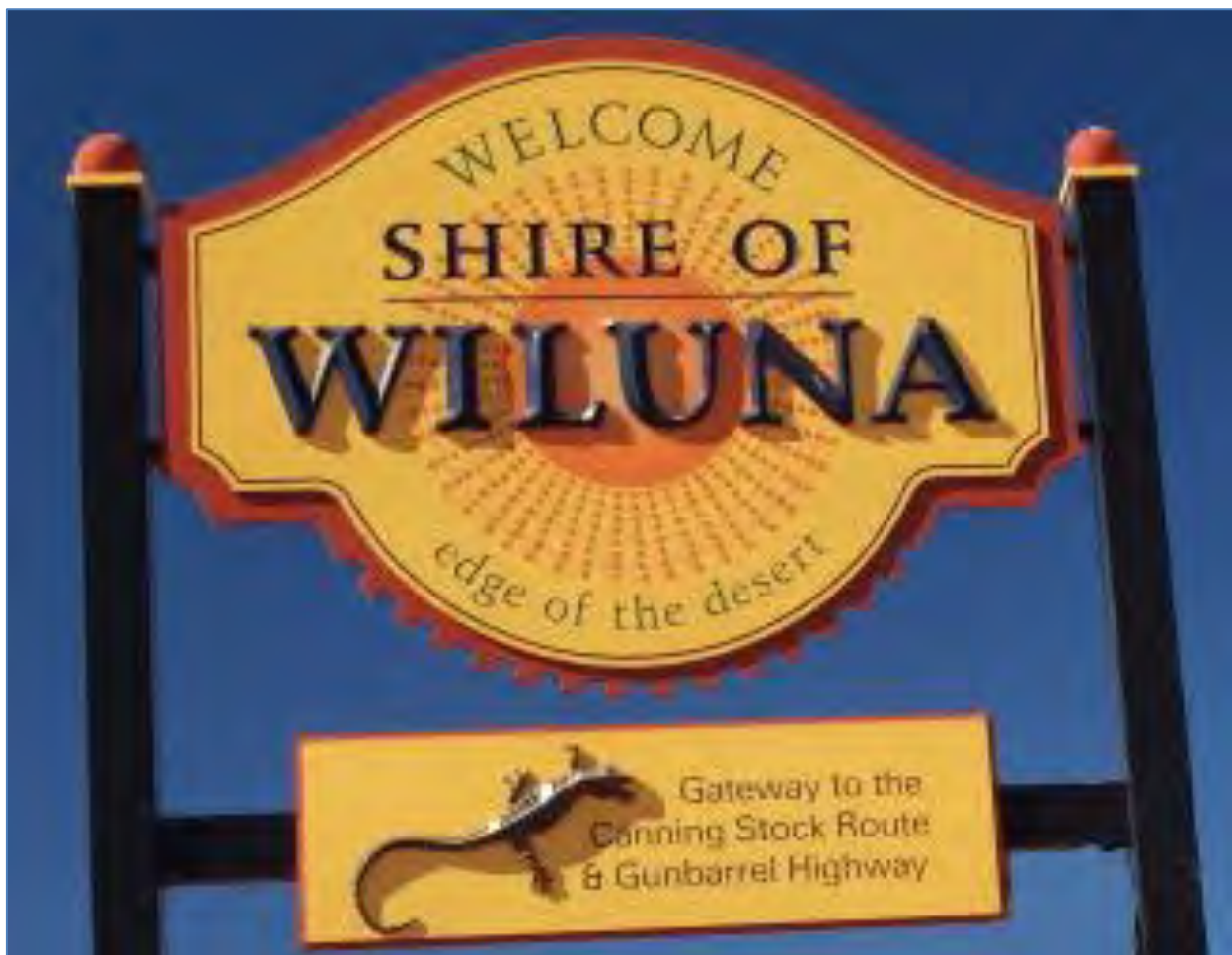
## 4.9 TOURISM

TOURISM – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>Facilitate growth and development of built, environmental and cultural tourism and tourism related opportunities throughout the townsite.</li> <li>Expand the town's industry through promoting cultural tourism, based around the Canning Stock Route, the Gunbarrel Highway Tjukurba Art Gallery.</li> <li>Facilitate a diversity of tourism accommodation.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Expand the town's industry through promoting cultural tourism, based around the Canning Stock Route, the Gunbarrel Highway Tjukurba Art Gallery.</li> <li>Locate tourism uses in close proximity to key gateway nodes into the town, such as the Goldfield Highway or Canning Stock Route entrances.</li> <li>Encourage the development of a diversity of short-stay tourist accommodation within the Wiluna townsite, including caravan parks, chalets and improved hotel facilities.</li> <li>Encourage a high standard of aesthetic quality, environmental sensitivity, functionality, landscaping and presentation for all new tourism uses that reflect the Wiluna culture and environment.</li> <li>Encourage eco and cultural tourism development Shire wide, subject to environmental/cultural management and the establishment of appropriate infrastructure.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>Identify the Roadhouse site, Old Primary School Site and existing Caravan Park as tourism uses.</li> <li>Recognise the Canning Stock Route and Gunbarrel Highway as tourist routes, and provide signage to this effect is proposed within the Wiluna townsite, to signal the gateways to these significant, historical tracks.</li> <li>Develop a Local Planning Policy for the use and development of tourism uses outside of the Wiluna townsite, addressing matters such as siting, servicing, environmental impacts, size and scale.</li> </ol> <p><i>In Local Planning Scheme No.2</i></p> <ol style="list-style-type: none"> <li>Establish a Tourist Zone that ensures tourist development occurs in appropriate locations within the town; that predominantly tourist development occurs within these identified sites; and that tourist development is of a high standard. The zone should permit 30% of accommodation to be permanent residential, which can help address any short term housing shortages in a cost effective manner.</li> <li>Zone the existing Caravan Park, Old Primary School site and a site set aside for a Roadhouse to „Tourist“ to enable the future development of the sites for tourism related development.</li> </ol>



## 4.10 INDUSTRIAL ACTIVITY

INDUSTRIAL – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>An adequate supply of appropriately located industrial land is provided that is suitable for a range of industrial uses to grow the Shire's economy.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>To provide for light industrial uses which are compatible with commercial and residential uses within the vicinity.</li> <li>Consider the establishment of Caretaker's Dwellings on „Industrial" and „Light Industrial" zoned land to respond to business security, surveillance and financial needs.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>1. Prepare a Local Planning Policy for the use and development of „Caretakers Dwellings" applicable to general and light industrial zones.</li> </ol>



## 4.11 MOVEMENT NETWORK

LOCAL MOVEMENT NETWORK – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>▪ The town of Wiluna has a safe, logical and efficient movement network.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>▪ Provide and maintain a safe and efficient local movement network.</li> <li>▪ Ensure vehicle and pedestrian routes are consistent with community safety and crime prevention.</li> <li>▪ Provide new roads and footpaths where it's necessary to integrate existing residential areas, and demark public and private land.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>1. Review road alignments throughout the Shire to appropriately reflect intended future alignments, and rationalise or close informal roads (back tracks). Modify or remove road alignments in the Local Planning Scheme No.2, as necessary. (Shire)</li> <li>2. Facilitate the use of local names for new roads. (Shire)</li> <li>3. Provide for pedestrian safety through the ongoing upgrade and maintenance of pedestrian paths and appropriate lighting through the town of Wiluna. (Shire)</li> <li>4. Provide street trees and the opportunity for residents to manage and maintain the trees (Shire).</li> <li>5. Provide footpaths on both sides of Wotton Street.</li> <li>6. Ensure all residential streets have as a minimum, a footpath on one side of the street, and that this footpath could be used for pedestrians and cyclists (dual use).</li> <li>7. Prepare a footpath policy that identifies priorities for footpaths, and where they are required on both sides of the street.</li> </ol>

## 4.12 WATER MANAGEMENT

WATER MANAGEMENT – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>▪ Water and wastewater infrastructure and services to Wiluna and Bondini are provided in line with community needs.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>▪ Prepare a local water management plan to secure potable water supplies and address water quality issues, prior to any significant expansion of the town. Such a plan is to be based on the principles of reduce, re-use, restore. (Shire, DoW, WaterCorp)</li> <li>▪ Investigate long term stormwater management for the Wiluna townsite.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>1. Prepare a local water management plan for Wiluna, including Bondini (DoW, Shire)</li> <li>2. Prepare a drainage management plan for Wiluna. (Shire)</li> <li>3. Explore opportunities for sustainable water use and management and grey water re-use.</li> </ol>

## 4.13 UTILITIES AND INFRASTRUCTURE

UTILITIES AND INFRASTRUCTURE – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>Public utilities and infrastructure supports a safe and healthy environment for the Wiluna community.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Recognise wastewater management as a priority issue for the town of Wiluna, particularly in relation to:               <ul style="list-style-type: none"> <li>The environmental and health needs of the community.</li> <li>The ability to support new residential development within the town.</li> <li>Providing sewer to State Government standards.</li> </ul> </li> <li>Encourage residential infill as a priority for residential development, in order to maximise use of existing infrastructure.</li> <li>Support the continued use of the Shire's airstrip by local resource industries.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>Examine issues associated with wastewater to resolve environmental and health matters.</li> <li>Ensure infrastructure is provided or upgraded in accordance with new development.</li> <li>Explore the opportunity for the extension of the gas pipeline to service Wiluna.</li> </ol>



## 4.14 ABORIGINAL COMMUNITIES

ABORIGINAL COMMUNITIES – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>Recognise Aboriginal Communities in the local planning framework.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Ensure future development of the community is guided by comprehensive planning.</li> <li>Support development that complies with an approved Layout Plan.</li> <li>Encourage the amendment of Layout Plans, where the amendment is based on sound planning principals.</li> <li>Recognise Bondini and Kutkabubba within Local Planning Scheme No.2</li> <li>Encourage the regularisation of services to Bondini and Kutkabubba.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>Assist in the review of the existing Layout Plan for Bondini and work with the Department of Planning to update as required.</li> <li>Assist in the preparation of Layout Plans as required.</li> </ol> <p><i>In Local Planning Scheme No.2:</i></p> <ol style="list-style-type: none"> <li>In accordance with SPP 3.2, establish a Settlement Zone for Aboriginal communities, and identify Bondini and Kutkabubba as „Settlements”.</li> </ol>

FIGURE 2 – AERIAL PHOTO OF BONDINI



## 5 Shire-wide Strategies and Actions

### 5.1 CONSERVATION, ENVIRONMENT AND CULTURAL PROTECTION

CONSERVATION, ENVIRONMENT AND CULTURAL PROTECTION - STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>Areas of environmental, cultural and conservation significance, are identified, protected and managed.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Support the management and protection of existing identified sites of environmental value, including Wanjarri Nature Reserve, Mungilli Claypan Nature Reserve Lake Disappointment, Lake Carnegie, and the wild rivers of Savory Creek and Herbert Wash, as well as the protection of watercourses and vegetation.</li> <li>Support the conversion of Lorna Glen, Earacheedy and Kaluwiri Pastoral Leases into Conservation Parks.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>Promote the classification of Lorna Glen, Earacheedy and Kaluwiri Pastoral Leases as Conservation Parks (DEC).</li> </ol>

### 5.2 RURAL

RURAL – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>Recognise the economic and social importance of the Shire's pastoral industry to ensure it can continue as a major land use in the Wiluna Shire.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Adopt a general presumption against subdivision of rural land within the Shire.</li> <li>Promote and support integrated land management practices.</li> <li>Encourage the development of tourist accommodation and facilities within pastoral areas.</li> </ul>
ACTIONS	<p><i>In Local Planning Scheme No.2:</i></p> <ol style="list-style-type: none"> <li>Continue to zone pastoral leases as „Pastoral and Mining“ in the Shire of Wiluna Local Planning Scheme No.2.</li> </ol>



## 5.3 MINING

MINING – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>Recognise the economic importance of the mining sector, but manage its impacts on the town.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Encourage mining operators within the Shire to utilise services in the Wiluna townsite.</li> <li>Facilitate enhanced Indigenous participation in the minerals industry and related economic activities through supported pathways from education and training to employment and enterprise development.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>Continue the Shire's involvement in the Wiluna Regional Partnership Agreement, as a forum for discussing economic and community development issues and identify potential win-win opportunities associated with resource development in the Shire.</li> <li>Encourage the timely and comprehensive rehabilitation of mine sites.</li> <li>Consult with the Department of Mines and Petroleum in relation to development proposals in proximity to known mineralisation areas, in circumstances where a sensitive use is proposed and/or where there may be a potential threat to the health, safety or amenity of the Wiluna community.</li> </ol> <p><i>In Local Planning Scheme No.2:</i></p> <ol style="list-style-type: none"> <li>Maintain the extent of Pastoral and Mining zoned land, except for within the Wiluna Townsite Boundary and the Bondini and Kutkabubba Settlement zones.</li> </ol>

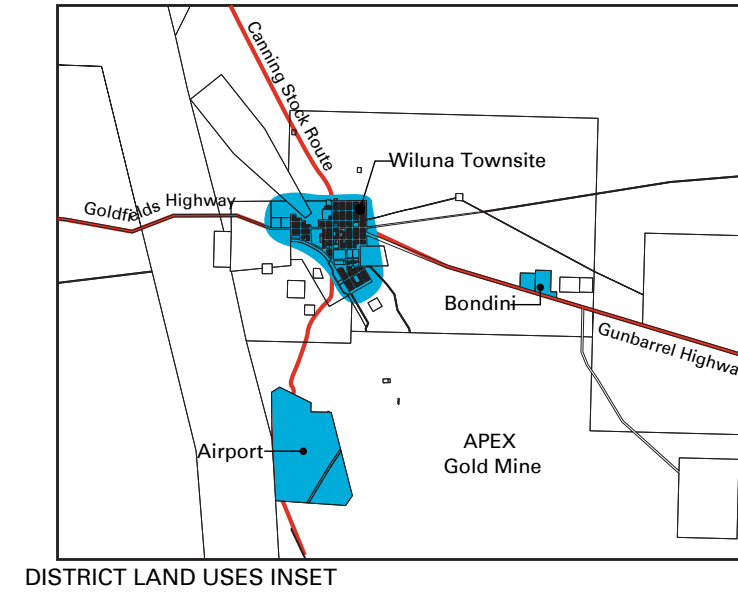
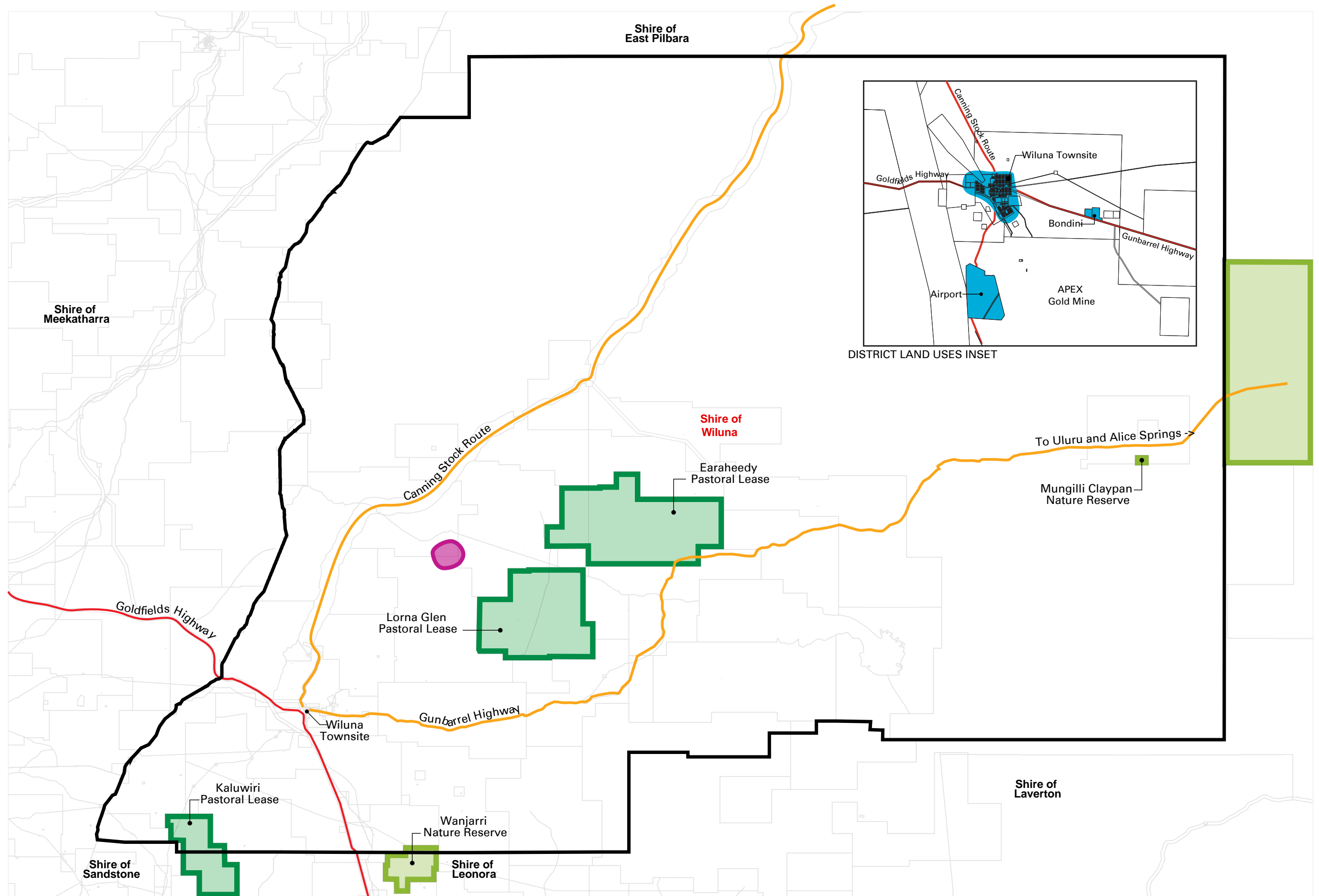
PICTURE 4 – MONTAGE OF MINING ACTIVITY AROUND WILUNA



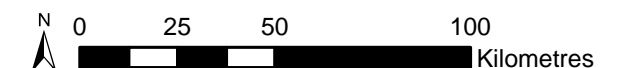


## 5.4 TRANSPORT

TRANSPORT – STRATEGIES AND ACTIONS	
OBJECTIVES	<ul style="list-style-type: none"> <li>Transport infrastructure supports economic and social development of the Shire, and reduces isolation disadvantages.</li> </ul>
STRATEGIES	<ul style="list-style-type: none"> <li>Continue to garner political support for the sealing of the Goldfields Highway between Wiluna and Meekatharra.</li> <li>Identify a road and rail freight network that effectively services the district and provides win-win opportunities for the Wiluna community.</li> </ul>
ACTIONS	<ol style="list-style-type: none"> <li>Seal the Goldfields Highway to highway standard. (MRWA)</li> <li>Continue to participate in consultation and decision making forums associated with planning for regional freight movements both in the Midwest and Goldfields (Shire).</li> <li>Recognise and reserve land for future railway infrastructure to the Oakajee Port. (Shire, Oakajee Port and Rail, Industry)</li> </ol>



- LEGEND:
- Extent of Scheme Boundary
  - Historic / Tourist Routes
  - Regional Roads
  - Existing Nature & Conservation Reserves
  - Potential Future Nature & Conservation Reserves
  - Geoheritage Site No. 71 - Lake Teague (Shoemaker) - meteorite impact



# SHIRE WIDE LAND USE PLAN

SHIRE OF WILUNA - PA0699

DATE 12.03.2013

DWG NO 001

REV A

SCALE NTS

Level 1, 55 St Georges Tce,  
Perth, WA 6000 Australia

Tel +618 9346 0500  
Fax +618 9221 1779

info@urbis.com.au  
www.urbis.com.au

Urbis Pty Ltd ABN 50 105 256 288  
Australia . Asia . Middle East



## PART 2 – BACKGROUND INFORMATION & ANALYSIS



## 6 Key Planning Issues

This section describes the key planning issues for the town and Shire of Wiluna. These issues and opportunities are shown in the „Opportunities and Constraints Plan“ and the Known Proposals Plan shown at the end of this section.

### 6.1 RESIDENTIAL LAND SUPPLY, HOUSING DIVERSITY AND DENSITY

The growth and retraction of Wiluna from a gold rush town of 9,000 people in the 1930's, to a remote desert service centre of 300 people, has resulted in the layout of the town being spread over a much larger area than might be expected for its small population. This has also resulted in a significant amount of zoned and subdivided land created from the original subdivision that has converted back to Unallocated Crown Land after the population declined. As the land is UCL, it may be subject to Native Title future act processes.

The Department of Regional Development and Lands is currently negotiating a Notice of Intention to Take (NOIT) process for the release of approximately 50 UCL lots that are zoned and serviced. This is considered to satisfy the anticipated short and medium term housing demand driven by the existing population. However should there be a significant increase in demand from mining companies, then new residential expansion areas will need to be identified.

PICTURE 5 – EXISTING HOUSING AND AERIAL OF URBAN STRUCTURE WITH SIGNIFICANT „GAPS“ OF VACANT LAND



There is a critical shortage of both private and public housing (including public sector housing) in Wiluna, which is resulting in overcrowding. Land development in Wiluna is very expensive, with limited financial returns for investors. Accordingly although there may be demand for more housing in town, this demand is not being met by the private sector. There is some interest from mining operators to develop land for staff housing within the town, however for the most part the responsibility for the delivery of land and housing in Wiluna will rest either the Shire or State Government.

There is currently no private rental market in Wiluna, with the only housing providers being Government Regional Officers Housing (GROH) and HomesWest. An important function of the local planning strategy will be the stimulation of development of residential land by government.

The current housing stock in Wiluna is generally considered inappropriate from a climatic perspective. In addition open spaces and large homes for extended families are desired. The key issues to consider in the design of housing in Wiluna are solar access and shading, the use of open space and outdoor living areas, environmental health, privacy and noise. Larger lots have greater capacity to accommodate housing typologies and designs that can respond to these issues.

The Department of Housing have built several higher density housing developments, such as triplexes and duplexes, but many are not designed appropriately in the context of Wiluna's climate and the lifestyle preferences of the community. There is demand for additional family sized housing for public sector employees who often have a desire to relocate their families to Wiluna and therefore require family size homes.

Given the existence of UCL lots of a size equivalent to R10, and the community's preference for larger lots, it is expected that the low density of housing will remain the case in Wiluna. Smaller lots for the provision of elderly, aged care and special needs housing is required however, and may also be considered where it is necessary to provide an efficient development form that makes best use of available service infrastructure. Higher density development would also need to consider the availability and adequacy of wastewater infrastructure. Although there is capacity within the existing townsite boundary to accommodate new residential development, some of these areas may require redesign and reconfiguration to provide a more efficient subdivision layout and lot mix.

There are a number of roads within the town that are gazetted and shown on the Town Planning Scheme, but are not constructed. In areas identified for new housing, such as to the south of the Primary School, the historic road layout may be amended, or roads closed to facilitate a more effective subdivision layout.

## 6.2 MANAGING LAND USE CONFLICTS FROM MINING

The existing Town Planning Scheme No.1 identified three areas within the existing townsite boundary as Special Control Areas (SCA), for the purposes of „Mineral Prospectivity“. The purpose of the SCA areas is to „protect the designated areas from the development of uses which may conflict with future mining activity“. Under the current Scheme planning approval is required for all development within these areas, a process which requires referral to the DMP for comment. Discussions with DMP indicated that they would not typically support encroachment into the SCA's, however the Shire has discretion to refuse or approve with or without conditions, having regard to the recommendations of the DMP.

The westernmost SCA impacts on a portion of Industrial zoned land to the south of Paterson Street. The SCA immediately west of the school, is largely contained within an area zoned for Open Space and Public Purpose Reserve. The SCA's located south of Wells Street incorporates the Shire offices, existing Shire housing and the existing Residential zoned land to the north and south.

Discussions with the Department of Mines and Petroleum (DMP) indicated that the SCA's represent a notional 250 metre buffer to mineralisation areas. Under the EPA's current guidelines a minimum 500 metre buffer is required to protect sensitive land uses from mining activities. Should these areas be developed for resource extraction, it is unlikely that a 250m buffer would be sufficient. However the application of a 500m buffer would significantly impact on the existing built form of the town including, the new Primary School, and new NAHS facility, both of which represent significant government investment. On this basis, the strategy identifies townsite development as a higher priority than mineralisation for land within the established townsite boundary.

## 6.3 CONSOLIDATION OF THE TOWN CENTRE

Retail and commercial development (shops and offices) in the town is spread out along Wotton Street, and there is need for a greater variety of shops and services. While the development of new shops is the responsibility of individual land and business owners, from a town planning perspective there is a need for the creation of a clearly identifiable, functional, compact and vibrant Town Centre precinct that can attract private investment

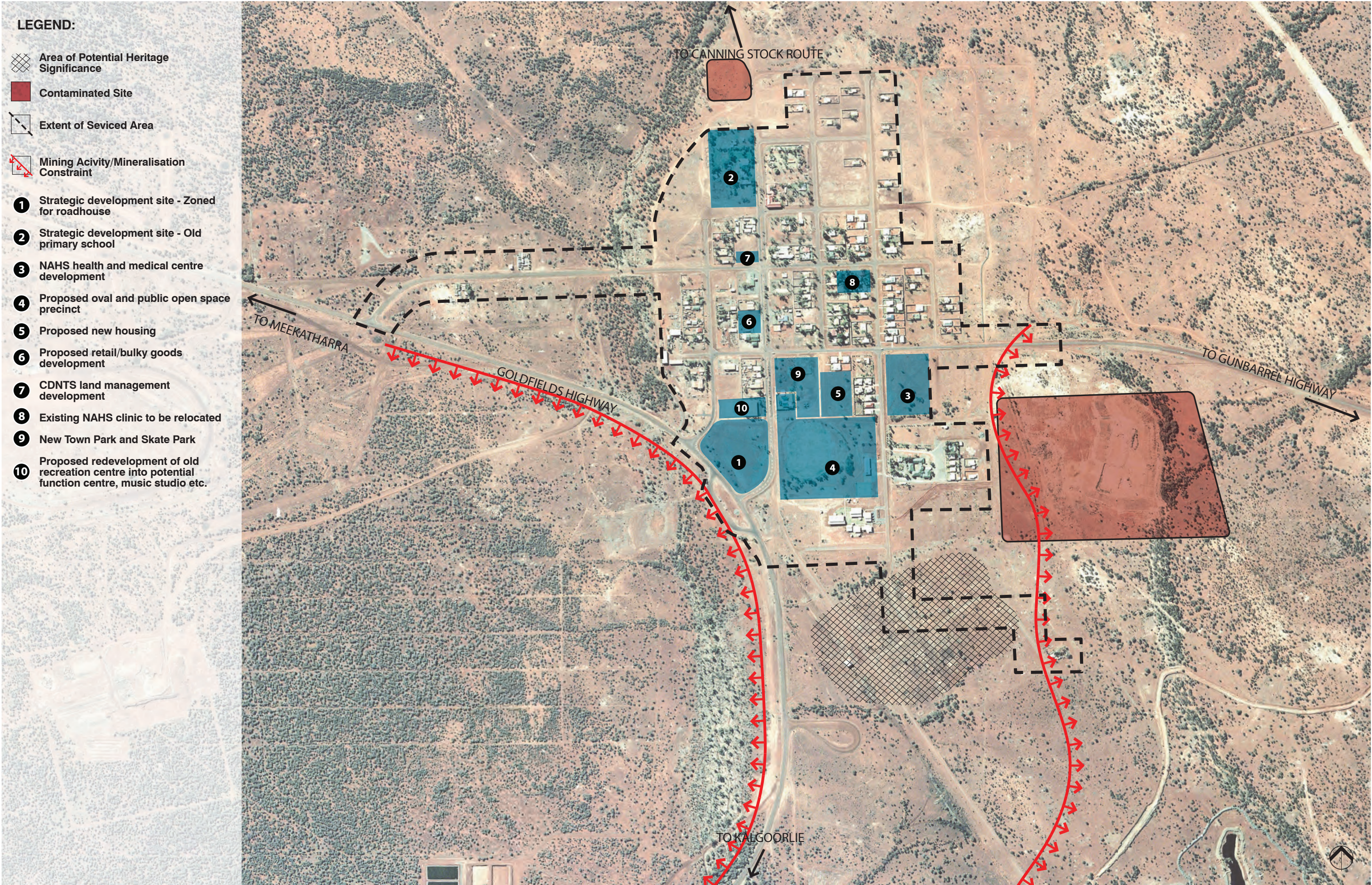
There is a need to define a town core for commercial, retail and community development, provide design parameters and encourage a mix of uses (excluding residential) that enhances and strengthens Wotton Street as a shopping and business precinct.



PICTURE 6 – MONTAGE – EXISTING BUILT FORM OF WOTTON ST







# KNOWN PROPOSALS AND CONSIDERATIONS

PA 0699 - SHIRE OF WILUNA - PREPARATION OF LOCAL PLANNING STRATEGY





## 6.4 REDEVELOPMENT OPPORTUNITIES AND PROPOSALS

### 6.4.1 OLD PRIMARY SCHOOL SITE

The Old Primary School site, located to the northwest of the townsite, is highly valued by the community and is identified as a key strategic development site given its location within the commercial strip of Wotton Street and at a key gateway to the historic Canning Stock Route. The existing mature vegetation lends a degree of amenity to the site.

The site is currently unused, with a number of buildings considered structurally unsafe and affected by asbestos. However, the site is serviced, and some buildings may have the capacity to be reused. Further discussion with the State Government will be required to resolve issues regarding the responsibility for remediation and clean-up of the site. The site is currently reserved for „Public Purpose“ under the Scheme, and vested in the Shire, however release of the land to the free market is being undertaken by State Land Services.

Given the sites location as a key gateway node from the Canning Stock Route and the significance it holds by the community, the future use of the site will need to consider the adequacy of its future zoning and controls. The vacancy of the site presents a noticeable „gap“ in the urban structure of Wotton Street, therefore future development of the site will need to be considered as a matter of priority.

PICTURE 7 – REDEVELOPMENT OPPORTUNITY - OLD PRIMARY SCHOOL SITE



### 6.4.2 NEW HEALTH CLINIC AND OTHER COMMUNITY FACILITIES

The new Ngangganawili Aboriginal Health Service (NAHS) clinic is being relocated to another site on Scotia St, north of the Shire offices. The new facility will be a significant upgrade from the existing clinic, catering for Wiluna residents as well as providing an outreach service for the surrounding mining operations. Staff housing will also be located to the south of the site. NAHS have submitted a Development Application and a Scheme Amendment to rezone the clinic site from „Residential“ to a more appropriate land use zone. The re-location of the clinic presents opportunities for the provision of aged care or special needs housing in close vicinity to the clinic. Cottage lots or smaller lots catering for elderly people would also be appropriate forms of housing near the clinic.

With the development of the new clinic, there is the potential for redevelopment of the old clinic site. While no plans are yet in place, it is likely that the existing staff housing will be maintained. Other community/health uses and employee housing could be appropriate uses for the land. However redevelopment of the old clinic buildings would need to consider the potential presence of asbestos.

NAHS is also considering redevelopment of the old Recreation Centre on Wotton St into a new Multi-Purpose Centre. The facility may contain a picture theatre, performance stage, commercial kitchen, laundromat, recording studio and be suitable for functions such as high school graduation ceremonies and balls. The plans for this facility are still conceptual, and NAHS is currently seeking Lotterywest funding to facilitate the development. This type of development would complement the activities within the Education and Recreation Precinct to the east.

## 6.5 SHORT TERM AND TEMPORARY ACCOMMODATION

### 6.5.1 TOURIST ACCOMMODATION

There is currently a lack of quality and adequate short term accommodation in the town. Anti-social behaviour, poor amenity and the quality of existing facilities is a disincentive for visitors, including business and tourist visitors to stay in Wiluna. Adequate tourist accommodation is required for the travelling public, as well as to satisfy short-stay accommodation needs for the mining industry.

The existing land use classification table in the Shire's Town Planning Scheme No. 1 has limited options in regards to the provision and permissibility of tourist uses, an issue which needs to be addressed.

There is potential within the town to accommodate additional tourist accommodation, particularly at key „gateways“ to the town. Land bounded by the Goldfields Highway, Wotton Street, Jones and Woodley Streets is currently identified as a „Special Use“ site for the purposes of a Roadhouse, however the current deterrent to development on this site is the feasibility and cost of construction.

The Roadhouse site is a key strategic site given its location at the main gateway to town off the Goldfields Highway and therefore the provision of a tourist accommodation element is desirable. The potential to incorporate chalet-type tourist accommodation will assist in addressing current shortages in short-stay accommodation. The inclusion of a truck layout and adequate parking areas would also be appropriate in this location.

PICTURE 8 – EXISTING WILUNA CARAVAN PARK





### 6.5.2 TEMPORARY WORKERS ACCOMMODATION

Based on discussions with mining operators, there is potential demand for temporary workers accommodation to be located within or adjacent to the Wiluna townsite. Although no formal commitments have been made, consideration of this type of use within the town is required, should circumstances change and the need arise in the future.

In determining an appropriate site for the camp, there are several factors that were considered. Firstly, to ensure the sustainability and longevity of the facility, the ability for it to be converted to a higher and better use such as tourist accommodation, was a consideration. The camp therefore needs to be adequately serviced and accessible. In addition, the preferred location of the camp needs to consider any potential social and amenity impacts on the resident population of the town. Such a facility will need to provide a demonstrable community benefit and include a publicly accessible facility, for example a dining room, recreation facility, open space or shop front. The design of the camp will need to be responsive to its context in relation to existing and intended development.

The old Primary school site and the Roadhouse site are considered appropriate for an in town workers camp that may be converted to tourist accommodation at a later date. Given the high visibility of these sites appropriate built form, design, landscaping and screening is required.

## 6.6 COMMUNITY INFRASTRUCTURE

The town of Wiluna has a diverse range of health and medical services for its population size. This is due largely to the services provided by Nganganawili. In addition, there is a clear need for the Shire to be involved in the planning and provision of social infrastructure/facilities the industry may propose. This is necessary to avoid the duplication of services, or provision of superfluous services which do not address real community needs.

The analysis identified that in relation to health and community services, there are obvious issues with primary health care, provision of medical service, health promotion and nutrition, alcohol and drug abuse, mental health and family and social support.

There is also a need to provide opportunities to age in place, with the provision of appropriate aged housing and care. The town currently experiences an under-provision of aged-care services, resulting in elderly community members having to relocate to towns that provide an appropriate level of medical care.

There is an existing vacant site bounded by Wall, Bernales, Thompson and Trenton Streets that is zoned as „Special Use“ for the purposes of an aged person's facility. However, this site is currently vacant and may not be ideal given its dislocation to the proposed new NAHS development on the corner of Trenton and Wells Street.

The proposed aged care facility should ideally be appropriately located in close proximity to medical/health facilities, in particular the new NAHS development, and areas of high amenity such as public open space and civic areas (eg. parks, recreation facilities and the school). Council have expressed a specific desire for this requirement. Proposed zones within the townsite should allow a level of flexibility to accommodate future aged care uses, where appropriate.

Day care is currently provided at the existing NAHS centre, which is regarded as a well utilised facility.

## 6.7 INDUSTRY

### 6.7.1 GENERAL

The existing Industrial precinct is located at the western extension of Thompson Street and is separated from the rest of the town by West Creek. The majority of land zoned for „Industry“ in this location, is currently vacant, with the exception of one home based commercial/light industrial enterprise and the power station. The town cemetery is also located within this precinct, at the intersection between Thompson Street and the Goldfields Highway. Adjacent to this site is the Shire's gravel pit.

Future mining activity may generate demand for town based industrial and light industrial development. However, the current lot sizes within this precinct are likely to be smaller than contemporary industry standards due to the existing layout being based on a historical subdivision (~1,000m<sup>2</sup>). Testing the adequacy of the dimension of these lots is required prior to amalgamation. The availability and adequacy of wastewater infrastructure will also need to be considered prior to the establishment of new development.

### 6.7.2 LIGHT INDUSTRY

The existing light industrial precinct is located along the length of Woodley Street, running adjacent to (and parallel with) the Wotton Street commercial strip. The area currently contains a mix of light industry (including the Council depot site) and non-conforming residential development. Commercial development is currently being considered by some landowners in this area.

Given the flexibility of the Industrial zone which can accommodate light industrial uses, the current provisions are considered adequate to cater for the desired land use outcome for that area. The current non-conforming residences which exist on site will continue in that manner.

The area is constrained by the buffer requirements around the Industrial precinct to the west. This limits the inclusion of any residential component within the area. Due to issues associated with security and affordability, it is considered important to continue to permit Caretakers Dwellings on light industrial lots subject to conditions regarding matters such as size, which can be dealt with via a local planning policy.

## 6.8 MINING

The resource sector is fast becoming the most significant contributor to the economy of the Mid-West region and plays an important role in contributing to the overall development of the region.

The Shire is located within the Mid-West Iron Ore Northern Group - an intensive and rich mineral deposit area that includes the significant deposits of Weld Range and Jack Hills located west of Meekatharra.

The Shire of Wiluna is priming up to become a major contributor to the mineral productivity of the Mid-West and indeed the State. In the context of state-wide economic growth Wiluna will make a significant contribution to GDP as resource operations are projected to come online (Figure 3). A number of mining companies have operations or are conducting exploration in the area, including:

- Apex Wiluna Gold –operational.
- BHP Nickel – operational.
- Magellan (lead) – operational.
- Newmont Jundee (gold) – operational.
- Golden West Resources (eastern most member of the Geraldton Iron Ore Alliance) – exploration/feasibility.
- BHP Billiton Yeelirrie (uranium) – exploration/feasibility.
- Toro Energy (uranium) – feasibility.
- Mega Uranium – feasibility.
- Reward Minerals Limited (potash) – exploration.
- Beyondie Iron Project (iron ore) – exploration.



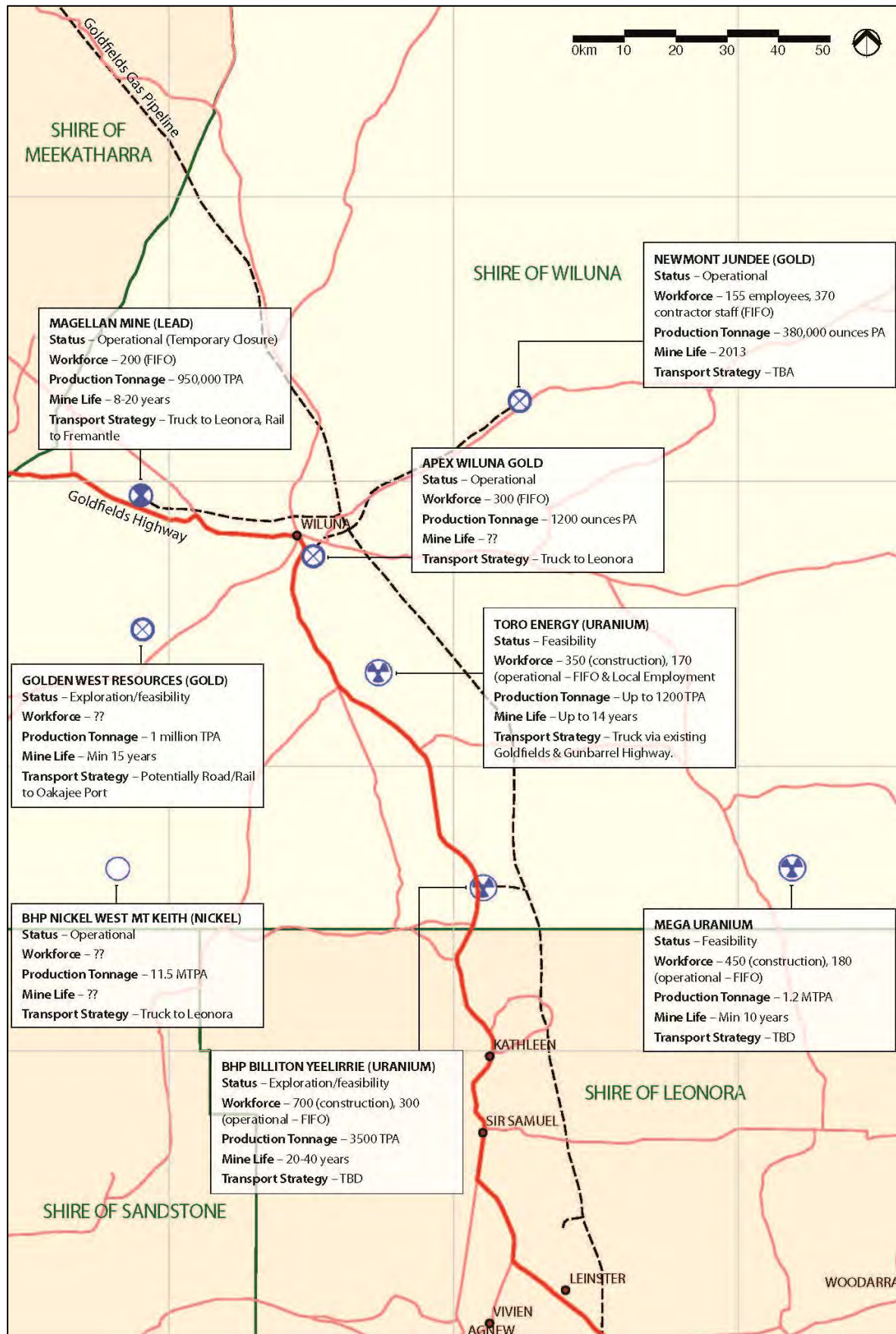


Western Australia's demand for skilled workers will rise with resources development and economic growth. At full capacity the 8 companies will generate 655 new jobs in 60 occupational areas (not including contractors, which may add up to 30% more jobs). Mining companies have made commitments to employ local people and house their workers within the town.

The town will experience considerable demand for growth of infrastructure and support services. The quality of life for this workforce will depend on the accessibility to services and quality of infrastructure provision.

The Shire is predominately zoned for „Pastoral and Mining“, with the exception of the existing Wiluna townsite. The requirements pertaining to this zone provide a level of flexibility, to allow for the provision of mining operations, rural pursuits and Aboriginal communities.

FIGURE 3 – SURROUNDING MINING ACTIVITY







## 6.9 TRANSPORT NETWORK

### 6.9.1 REGIONAL AND DISTRICT ROADS

#### **Goldfields Highway**

The Goldfields Highway links Kalgoorlie and Kambalda to the North Eastern Goldfields centres of Leonora, Leinster, Wiluna and Meekatharra. The 180 km Wiluna to Meekatharra section provides an important east-west transport link between the Northern Goldfields and the Mid-West, Gascoyne and Pilbara regions. This section is classified as a highway under the control of Main Roads Goldfields Esperance Region, and is the only section of State highway that is unsealed. This existing portion of the highway is often corrugated creating unsafe and unreliable road conditions, and is limiting the social and economic development opportunities for the town of Wiluna. Sealing of the Goldfields Highway is a high priority for the Shire of Wiluna.

Main Roads has identified the Goldfields Highway as a key strategic freight, tourist and inter-town route, and that the upgrade and sealing of the Meekatharra to Wiluna section is a priority for the Region. In their Mid-West Roads 2025 Road Development Strategy, Main Roads highlights the poor driving conditions and safety issues associated with the unsealed road. In particular there are a high percentage of very large (up to 53 metres long and over 100 tonnes) road trains that utilise this road for ore and fuel cartage as well as some livestock transport from outlying pastoral stations. When mixed with normal commuter and tourist traffic, creates unsafe driving conditions including traffic delays, driver vision impairment from dust and frustration.

Other issues that create the need for the sealing of this road include:

- Wiluna is the only local government administrative centre that does not have reliable road access to its Regional Centre (Geraldton).
- Meekatharra, the nearest major service centre, is considered Wiluna's „sister town“, and there is significant commuting between the towns for socio-cultural reasons as well as for accessing higher order retail, medical and social services.
- The continued exploration and mining opportunities that will arise throughout the Mid-West, Central and Northern Goldfields will lead to greater numbers of large road trains using this road, further exacerbating the current unsafe driving conditions.
- The current roughness and overall poor state of the Wiluna-Meekatharra section of the Goldfields Highway leads to heavy transport operators opting to use the Leinster to Mt Magnet route, thereby bypassing the town of Wiluna. This results in expenditure leakage to other areas, and impacts on the potential for Wiluna to develop from a social and economic perspective.
- Inadequate drainage can lead to delays in wet weather or road closures during heavy rain periods, which causes social isolation and productivity issues for local communities, mines and pastoral operations. The condition of the road further exacerbates the physical separation of Wiluna from government service providers in Meekatharra, Geraldton and Carnarvon.
- From a strategic tourism perspective, better road links from Meekatharra would facilitate the development of Mt Augustus into a major tourist destination, consistent with Tourism WA's strategy for the region.

The sealing of the Wiluna to Meekatharra portion of the Goldfields Highway is a priority for delivering an integrated and intermodal transport network.



PICTURE 9 –CURRENT CONDITION OF THE GOLDFIELDS HIGHWAY



The importance of this road link between Wiluna and Meekatharra is recognised by Main Roads, whose current strategy is to upgrade the road over a number of years with consideration being given to progressively complete sealing at strategic locations to improve travel times, passing opportunities and reduce flood susceptibility. However there is currently no funding committed to commence the upgrading works. In the interim Main Roads provides funding for maintenance, re-grading works and annual reconditioning sheeting works, although this is insufficient, and in periods of wet weather the road is often closed.

The present lack of accessibility to critical infrastructure in the region can present a significant barrier to entry for industry. The current world market clearly highlights the increased demand for iron ore, and the potential inability of operations in the Mid-West region to produce and transport material at projected capacity, could present consequences to the economy of Geraldton and the Mid-West.

Sealing the Goldfields Highway will:

- Provide an effective access for the current low volumes of southern Pilbara bound freight from Kalgoorlie
- Provide a trip reduction of 142 km on the existing Mt Magnet – Leinster route, without the need to secure an new road corridor
- Facilitate access to new Oakajee Port rail infrastructure located west of Meekatharra (Jack Hills or Weld Range), adding additional value and economic benefit to this significant State asset
- Provide quantifiable social benefits in terms of health and wellbeing for Wiluna residents
- Allow an area of high environmental, cultural and tourism significance to remain intact and preserved for future generations.

### Proposed alternative route to Great Northern Highway

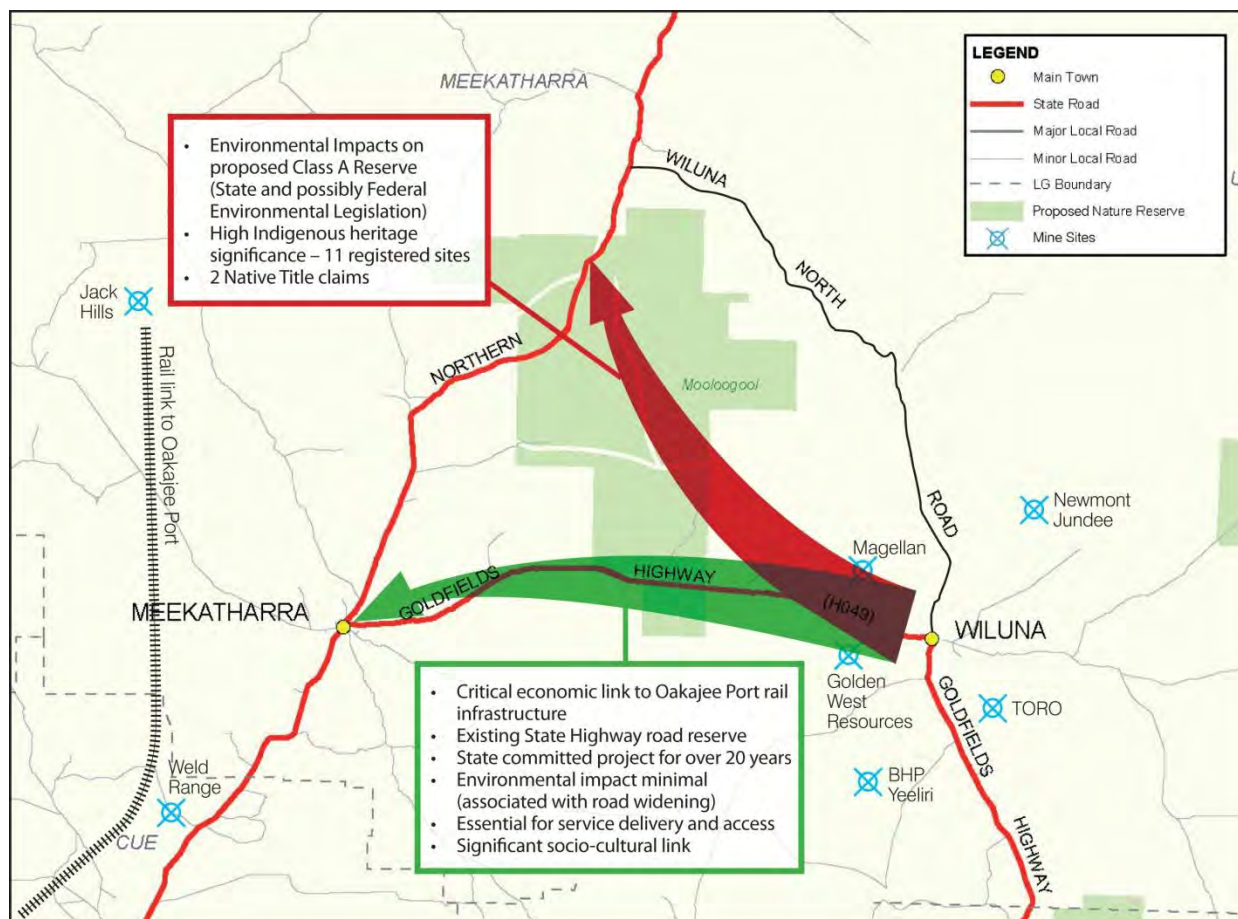
There is increasing pressure from the Kalgoorlie based transport industry for the establishment of an alternative route between Wiluna and Great Northern Highway that bypasses Meekatharra, in order to save travel time from Kalgoorlie and Newman. The options for this alternative northern corridor were investigated by Main Roads WA (MRWA) in 2007<sup>1</sup>. This report concluded that:

- The development of a more direct link between the Goldfields and Pilbara Regions cannot be supported based on current and anticipated transport demands in the foreseeable future.
- The reconstruction and sealing of the Goldfields Highway Wiluna-Meekatharra section will provide a shorter and more efficient route between the Goldfields and southern Pilbara than the existing Mt Magnet – Leinster route. This will provide a more direct link between the Goldfields and Pilbara Regions without adding new links to the road network.

In addition environmental and heritage clearances will be required for any new road through the Doolgunna and Mooloogool areas.

The demand for an alternative route from Wiluna to Great Northern Highway has not been determined in any detailed studies, and there is insufficient evidence at this time to substantiate the requirement or benefits of the road, over and above the Goldfields Highway link, from a sustainability and supply chain point of view. MRWA will be undertaking a study that further examines the three options identified in the 2007 report from a feasibility and cost point of view. This study has not yet commenced.

FIGURE 4 – NEW ROAD ASSESSMENT COMPARISON



<sup>1</sup> Wiluna to Great Northern Highway Network and Corridor Review Report (MRWA, 2007)



## 7 State and Regional Planning Context

### 7.1 STATE PLANNING FRAMEWORK

This section of the report presents a review of the statutory and strategic state planning framework relevant to the Wiluna Townsite and its surrounds.

#### 7.1.1 STATE PLANNING STRATEGY

The State Planning Strategy, released November 1996, is the strategic framework for planning and development across Western Australia. The Strategy is implemented through triple bottom line strategies and policies for the period up until 2029. The Strategy adopts a whole-of-government approach to ensure that change can be pursued cooperatively. Strategic issues and environmental management are key focuses of the Strategy.

The key elements of the Strategy are to prepare for:

- Significant population growth;
- An expanding economy;
- A changing and vibrant community; and
- A sustainable future.

The Strategy is based on the following key principles:

*Environmental* – to protect and enhance the key natural and cultural assets of the State and deliver to all Western Australians a high quality of life which is based on environmentally sustainable principles.

*Community* – respond to social changes and facilitate the creation of vibrant, safe and self-reliant communities.

*Economic* – to actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.

*Infrastructure* – facilitate strategic development by making provision for efficient and equitable transport and public utilities.

*Regional Development* – assist in the development of regional Western Australia by taking account of special assets and accommodating the individual requirements of each region.

*Sustainable Development* – Sustainable living is becoming increasingly important as human activity grows and concentrates in regional centres across Western Australia.

*Managing Growth and Diversity* – Accommodating growth is a major issue raised in the Strategy and one which is related closely to residential development. Estimated population growth has the potential to place significant strain on regional residential centres. The location and type of housing will be integral to the overall delivery of the Strategy.

Housing diversity is another major element of the Strategy, as it plans to provide a range of housing opportunities (low and medium density) catering for a culturally diverse community. Monitoring housing availability and demand by the development of strategies around the quantity and quality of housing in regional areas is a key goal of the Strategy.

*Social Enhancement* – The State Planning Strategy identifies that lifestyle and settlement choices are one of the strongest forces shaping future development in Western Australia. It is suggested that land use planners and urban designers should be more concerned with creating places and spaces which are conducive to human interaction. In this regard, one of the key principles of the Strategy is to respond to social changes and facilitate the creation of vibrant, accessible, safe and self-reliant communities.



### PLANNING CONSIDERATIONS – STATE PLANNING STRATEGY

- *Managing growth and diversity is a key consideration for the Strategy, particularly in relation to the location and type of future residential development to accommodate future growth.*
- *There is a clear need to ensure the delivery of culturally and climatically appropriate housing.*
- *The Strategy will need to support the development of new industries and businesses focused on supporting the surrounding mining industry, to attract investment into the town.*
- *The Strategy will need to respond to the projected social changes in light of the surrounding resource sector and facilitate the creation of a cohesive community.*

### 7.1.2 STATE SUSTAINABILITY STRATEGY

The aim of the State Sustainability Strategy (2002) is to change the way in which the State is governed, and the activity of Government agencies. This is proposed to occur by establishing 11 principles for sustainability and over 300 supporting actions to be undertaken by Government agencies in both the short and the long-term.

In this regard, the Strategy will need to respond to the objectives, proposed actions and targets demonstrated in the Strategy to ensure alignment with the overarching intent of the State's sustainability framework.

### PLANNING CONSIDERATIONS – STATE SUSTAINABILITY STRATEGY

- *Ensuring the overall economic and social sustainability of the town to manage the boom-bust cycle associated with the surrounding resource sector will be an important consideration of the Strategy.*

### 7.1.3 LIVEABLE NEIGHBOURHOODS

Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans and subdivision for new urban (predominately residential) areas in both metropolitan and country areas, on Greenfield and large urban infill sites. The policy is reflective of contemporary planning principles and practices, and is intended to replace the specific issues-based Development Control (DC) Policies with a more integrated approach, taking account of various matters relevant to broad-acre planning including:

- Overall community design;
- Movement networks;
- Lot layout;
- Public parkland;
- Urban water management;
- Utilities;
- Activity centres and employment; and
- Schools.

Under the WAPC's Development Control Policies, these matters are dealt with on an individual basis.

Liveable Neighbourhoods is reflective of contemporary planning principles and practices and it will be vital to consider these matters in the preparation of the any Structure Plans in the Wiluna Shire. It is acknowledged that the Plan will need to respond to the contextual and site specific circumstances of Wiluna. Liveable Neighbourhoods will be a key guiding document in the preparation of the structure plans, and to inform the subdivision application process.

This policy will specifically apply to the southern portion of the townsite, which is intended to be rezoned to „Residential Development“ in order to set aside land for future residential development with associated structure planning requirements.





## PLANNING CONSIDERATIONS – LIVEABLE NEIGHBOURHOODS

- *The portion of land to the south of the townsite set aside for future residential development, will need to have due consideration for Liveable Neighbourhoods in the structure planning process and may need to consider the provisions and requirements of Liveable Neighbourhoods in the subdivision process.*
- *Structure Plans will need to be developed based upon prevailing planning merit and best practice and implementation mechanisms, having due consideration to the requirements of Liveable Neighbourhoods.*

### 7.1.4 DRAFT GOVERNMENT SEWERAGE POLICY

The new Draft Government Sewerage Policy has merged the existing sewerage policies (Government Sewerage Policy – Perth Metropolitan Region and the Draft Country Sewerage Policy) into 1 document to achieve a consistent approach for the requirements of un-sewered developments and subdivisions in Western Australia.

The Policy requires a development or subdivision shall be connected to reticulated sewerage:

- when any part of the development or subdivision is already connected to reticulated sewerage; or
- where reticulated sewerage is located within 91 metres of the proposed development or subdivision and is capable, in the opinion of the local government, of being drained into such sewer; or
- in a Public Drinking Water Source Area in accordance with Western Australian Planning Commission's State Planning Policies 2.2, 2.3 and 2.7; or
- when it has been identified under a local government planning scheme that the development or subdivision shall be connected to reticulated sewerage; or
- when the absence of sewerage is likely to pose a risk of harm to public health; or
- when the absence of sewerage is likely to pose an unacceptable impact on the environment or surface water supplies.

The Policy also specifies certain exemptions to the general requirements. The Policy states that for all development, subdivision or rezoning proposals that will not be connected to reticulated sewerage, it is the responsibility of the applicant to ensure that the intention to use on-site sewage management is clarified at an early stage in the planning process, preferably at the rezoning stage.

The Policy states that if none of the above requirements apply, on-site sewerage disposal may be considered where:

- The minimum lot size meets the requirements of the Policy (minimum lot sizes range from 1,000m<sup>2</sup> to 2,000m<sup>2</sup>, based on soil type).
- The Applicant provides evidence to the statutory authority that lots are suitable for long-term on-site sewerage disposal, consist with Australian Standards.
- The Applicant demonstrates to the statutory authority that the proposal meets the minimum requirements for on-site sewerage disposal as described in the Policy.
- The Applicant follows the recommendations regarding public drinking water source areas and environmentally sensitive areas.

Further, the Policy requires site assessments and evaluations (ie. geotechnical reports) as part of applications for on-site sewer.

The Draft Policy will need to be considered as part of all future subdivision and development proposals within the Shire.

### PLANNING CONSIDERATIONS – DRAFT GOVERNMENT SEWER POLICY

- *Applications for development and subdivision will need to consider the requirements of the Draft Government Sewer Policy, particularly if on-site sewer is proposed.*

### 7.1.5 DEPARTMENT OF HEALTH – PUBLIC HEALTH CONSIDERATIONS (SCOPING TOOL)

In accordance with Department of Health scoping tool, public health should be considered in the early stages of the planning process to ensure developments do not impact negatively on the health and wellbeing of future residents. In order to protect the health and lifestyle of communities, land use planning decisions within the Shire of Wiluna must consider the following:

- Air Quality (dust, smoke, odour, buffers, noise, light).
- Water Quality (wastewater, drinking water, non-drinking water, environmental waters).
- Land and Hazard Management (vector borne disease, nuisance insects, pest management, contaminated sites).
- Radiation Safety (powerlines, electromagnetic fields and health)
- Communities (climate change, provision of health services, consulting with the community).

### PLANNING CONSIDERATIONS – PUBLIC HEALTH CONSIDERATIONS

- *Public health matters should be considered as part of all land use planning proposals, and where appropriate, a health impact assessment or public health assessment should accompany an application, where the community is likely to be at risk.*

### 7.1.6 STATE PLANNING POLICIES

#### **State Planning Policy No. 1 – State Planning Framework Policy (Variation No.2)**

Where the State Planning Strategy provides the overall vision for planning in Western Australia, SPP 1 sets out the overarching framework for all policies, strategies and guidelines that relate to growth and development.

SPP 1 is presented in two parts. Part A (General Principles for Land Use and Development) is derived from the State Planning Strategy, elaborating on the broad principles for best planning practice in the areas of environment, community, economy infrastructure and regional development. These provisions represent the underlying principles for Part B (State and Regional Provisions) which specifically lists the plans, policies and strategies that are prepared by the WAPC.

### PLANNING CONSIDERATIONS – SPP1

- *SPP 1 is a high level document which emulates the high-level strategic planning principles of the State Planning Strategy.*





## **State Planning Policy No.2 – Environment and Natural Resources**

SPP 2 is primarily concerned with the conservation and protection of environmental assets and biodiversity's as well as sustainable management natural resources across Western Australia. The objectives of the Policy are to:

- Integrate environment and natural resource management with broader land use planning and decision-making.
- Protect, conserve and enhance the natural environment.
- Promote and assist in the wise and sustainable use and management of natural resources.

SPP No. 2 is relevant to this project as it encompasses approximately 184,000 square kilometres of land, containing large areas of natural outback bushland and hosting a biodiversity of native flora and fauna. The Shire also encompasses many pastoral and mining developments and activities, which are required to be carefully managed under SPP No.2.

### **PLANNING CONSIDERATIONS – SPP2**

- *Environmental planning principles set out in SPP2 will need to be considered.*

## **State Planning Policy No.2.5 – Agricultural and Rural Land Use Planning**

SPP 2.5 was designed to establish a framework that sets out State and local government for ensuring orderly and proper planning and development of rural land. The key objectives of SPP No.2.5 are as follows:

- Protect agricultural land resources wherever possible by:
  - o discouraging land uses unrelated to agriculture from locating on agricultural land;
  - o minimising the ad hoc fragmentation of rural land; and
  - o improving resource and investment security for agricultural and allied industry production.
- Plan and provide for rural settlement where it can:
  - o benefit and support existing communities; and
  - o have access to appropriate community services and infrastructure.
- Minimise the potential for land use conflict by:
  - o providing adequate separation distance between potential conflicting land uses;
  - o introducing management requirements that protect existing agricultural land uses;
  - o identify areas that are suitable and capable for intensive agricultural pursuits as agricultural priority areas; and
  - o avoid locating new rural settlements in areas that are likely to create conflict with established or proposed agricultural priority areas.
- Carefully manage natural resources by:
  - o discouraging development and/or subdivision that may result in land or environmental degradation;
  - o integrating land, catchment and water resource management requirements with land use planning controls;
  - o assisting in the wise use of resources including energy, minerals and basic raw materials;
  - o preventing land and environmental degradation during the extraction of minerals and basic raw materials; and
  - o incorporating land management standards and sequential land use change in the land use planning and development process.

### PLANNING CONSIDERATIONS – SPP2.5

- *Due to the significant change in rural land use in the past decades, the decline of agricultural and pastoral activities and land degradation and desertification in the Wiluna Shire, subdivision and development of rural land, and relevant local planning policies, should have due consideration of SPP 2.5.*

### State Planning Policy No.2.7 – Public Drinking Water Source

SPP 2.7 addresses land use and development in public drinking water supply areas. The Policy aims to protect and manage public drinking water source areas from incompatible land uses and pollution in order to maintain the quality of the drinking water. SPP 2.7 highlights that land uses that are detrimental to the quality and quantity of the water supply will not be permitted unless it can be demonstrated that such impact can be managed.

### PLANNING CONSIDERATIONS - SPP 2.7

- *The Shire of Wiluna has identified issues with its current water quality, therefore it will be necessary to ensure compliance with SPP 2.7 through this process and also to assist in improving the water quality for benefit of people living in or visiting the Shire of Wiluna.*

### State Planning Policy No.2.9 – Water Resources

SPP 2.9 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 through local planning strategies, Structure Plans, planning schemes and subdivision and development applications.

### PLANNING CONSIDERATIONS - SPP2.9

- *Water management will require due consideration of SPP 2.9, particularly at structure planning, subdivision and development stages.*

### State Planning Policy No.3 – Urban Growth and Settlement

SPP 3 sets out the principles and considerations which apply to planning for urban growth and settlements in Western Australia. The overall aim of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy in accommodating urban growth and change. Policy measures include creating sustainable communities, managing urban growth and settlement across Western Australia, planning for liveable neighbourhoods, coordination of services and infrastructure, managing rural residential growth and planning for Aboriginal communities are outlined.

### PLANNING CONSIDERATIONS - SPP3

- *The high-level provisions of SPP 3 reflect contemporary planning principles and practices and will be implemented through the planning processes and subsequent detailed planning.*





### **State Planning Policy No.3.1 – Residential Design Codes (Variation No.1)**

The purpose of the R-Codes is to provide a comprehensive basis for the control, through local government, of residential development throughout Western Australia.

#### **PLANNING CONSIDERATIONS - SPP3.1**

- *The appropriateness of current Residential zonings within the townsite, and cultural and climatic responses should be considered in planning for and developing residential land.*
- *Due consideration to the overarching principles and provisions of SPP 3.1 will be required in the implementation of the Strategy.*

### **State Planning Policy No.3.2 – Aboriginal Settlements**

The SPP 3.2 is to provide a framework for the planning of large permanent Aboriginal communities. The Policy provides a basis for negotiation between Aboriginal communities and local government regarding planning control and fosters the development of co-operative strategies which aim to minimise the need to use strict regulatory powers.

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

- providing a framework to ensure that large permanent Aboriginal communities are afforded a high level of service;
- ensuring that these communities and associated land uses are appropriately identified and zoned within town planning schemes;
- providing a mechanism that will enable both local government and the WAPC to approve layout plans prepared for Aboriginal communities; and
- providing a framework for negotiation and decision making between Aboriginal communities and local government.

The Policy will provide a broad strategic framework for the appropriate delivery of services to the Wiluna community, and will provide a framework for negotiation and decision making between The Shire and the broader State.

#### **PLANNING CONSIDERATIONS - SPP3.2**

- *With the introduction of a new „Settlement“ zone in the Scheme, SPP 3.2 will be a key guiding document for the preparation of Layout Plans within the Shire.*

### **State Planning Policy No.3.4 – Natural Hazards and Disasters**

The purpose of SPP 3.4 is to inform and guide the WAPC in the undertaking of its planning responsibilities, and in integrating and coordinating the activities of State agencies that influence the use and development of land that may be affected by natural hazards and disasters. The objectives of this policy are to:

- Include planning for natural disasters as a fundamental element in the preparation of all statutory and non-statutory planning documents, specifically town planning schemes and amendments, and local planning strategies; and
- Through the use of these planning instruments, to minimise the adverse impacts of natural disasters on communities, the economy and the environment.

#### **PLANNING CONSIDERATIONS - SPP3.4**

- *Mitigation of natural hazards and disasters through subsequent planning process will need to give due consideration to SPP 3.4.*

### **State Planning Policy No.3.5 – Historic Heritage Conservation**

SPP 3.5 sets out the principles and responsible planning for the conservation and protection of Western Australia's historic heritage. The objectives of this policy are to:

- conserve places and areas of historic heritage significance.
- ensure that development does not adversely affect the significance of heritage places and areas.
- ensure that heritage significance at both the State and local levels is given due weight in planning decision-making.
- provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

#### **PLANNING CONSIDERATIONS - SPP3.5**

- *The Shire's Municipal Inventory of Heritage Places and SPP 3.5 will need to be considered where relevant in planning processes and development applications. A heritage consultant is currently reviewing the Shire's Municipal Inventory, and updating where required.*

### **State Planning Policy No.3.6 – Developer Contributions for Infrastructure**

SPP 3.6 sets out the principles and considerations that apply to development contributions for the provision of infrastructure. Local governments indicated that they needed more guidance on the scope and framework for development contributions. The development industry also pointed to the need for greater consistency and transparency in charging developers because of the potential impacts on housing affordability and to avoid inequities arising from new residents subsidising existing residents.

#### **PLANNING CONSIDERATIONS - SPP3.6**

- *New development areas within the town will need to have due consideration to SPP 3.6.*





### **State Planning Policy No.4.1 – State Industrial Buffer Policy**

The purpose of SPP 4.1 is to provide a consistent state-wide approach for the protection and long-term security of industrial zones, transport terminals and other utilities and special uses. It will also provide for the safety and amenity of surrounding land uses while having regard to the rights of landowners who may be affected by residual emissions and risk.

The policy establishes objectives and principles and how the principles should be applied to define and secure buffer areas and who should pay for them. It is intended that the WAPC will, after the policy has been in operation for a period of two full years, undertake a review of its effectiveness, and if necessary amend the policy.

The objectives of this policy are:

- To provide a consistent state-wide approach for the definition and securing of buffer areas around industry, infrastructure and some special uses.
- To protect industry, infrastructure and special uses from the encroachment of incompatible land uses.
- To provide for the safety and amenity of land uses surrounding industry, infrastructure and special uses.
- To recognise the interests of existing landowners within buffer areas who may be affected by residual emissions and risks, as well as the interests, needs and economic benefits of existing industry and infrastructure which may be affected by encroaching incompatible land uses.

#### **PLANNING CONSIDERATIONS - SPP4.1**

- *The implications of the location of industrial areas on sensitive land uses, interface treatments and buffer requirements will need to be considered in subsequent planning and development processes.*

### **State Planning Policy No.5.2 – Telecommunications Infrastructure**

The policy provides a framework for the preparation, assessment and determination of applications for planning approval of telecommunications facilities within the context of the planning system of Western Australia. Separate approval may be required from other government agencies under other legislation.

The objectives of this policy are to:

- facilitate the provision of telecommunications infrastructure in an efficient, cost-effective and environmentally responsible manner to meet community needs;
- facilitate the development of an effective state-wide telecommunications network in a manner consistent with the economic, environmental and social objectives of planning in Western Australia as set out in the Town Planning and Development Act 1928 and the State Planning Strategy;
- assist community understanding of the issues involved in the design and installation of telecommunications infrastructure and provide opportunities for community input to decision-making;
- promote a consistent approach in the preparation, assessment and determination of applications for planning approval of telecommunications infrastructure;
- minimise disturbance to the environment and loss of amenity in the provision of telecommunications infrastructure; and
- ensure compliance with all relevant health and safety standards in the provision of telecommunications infrastructure.

#### **PLANNING CONSIDERATIONS - SPP5.2**

- *Consideration of the necessary upgrades to telecommunications infrastructure (eg. broadband services) may be required.*



### **State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning**

State Planning Policy No.5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning, („SPP 5.4“) released in December 2009, aims to promote a system in which sustainable land use and transport are mutually compatible. SPP 5.4 addresses transport noise from within major transport corridors, including primary freight routes, and its impact on nearby noise-sensitive land uses. It also considers the need to strategically locate freight handling facilities.

The key objectives of SPP 5.4 are to:

- protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals;
- protect major transport corridors and freight operations from incompatible urban encroachment;
- encourage best-practice design and construction standards for new development proposals and new or redeveloped transport infrastructure proposals;
- facilitate the development and operation of an efficient freight network; and
- facilitate the strategic co-location of freight handling facilities.

The proposed increase in surrounding mining and resource activity within the Shire is set to result in increased road and rail transport, therefore transport noise implications and freight considerations must be taken into account.

#### **PLANNING CONSIDERATIONS - SPP5.4**

- *Given the location of the Goldfields Highway in proximity to the town, it will be important to consider any impacts relating to transport noise on sensitive land uses.*



### 7.1.7 DEVELOPMENT CONTROL POLICIES

#### **Development Control Policy No. 2.3 - Public Open Space in Residential Areas**

The basic component of this policy is the requirement that 10 per cent of the gross subdivisible area of a conditional subdivision shall be given up free of cost by the subdivider for public open space, which has been the basis of public open space policy in the state for many years. The key policy objectives are as follows:

- To ensure that all residential development in the State is complemented by adequate, well-located areas of public open space that will enhance the amenity of the development and provide for the recreational needs of local residents;
- In appropriate cases, to facilitate the provision of land for community facilities in conjunction with land ceded for public open space; and
- To protect and conserve the margins of wetlands and water-courses adjacent to residential development.

The Policy provides specific guidance on public open space, including open space, public utility uses and community facilities, and provides specific procedural requirements.

#### PLANNING CONSIDERATIONS – DC 2.3

- *Consideration of the broad principles for public open space in future residential areas within the Wiluna townsite.*

#### **Development Control Policy No. 2.6 – Residential Road Planning**

DCP2.6 sets out the WAPC's requirements for the planning and design of roads in residential areas and provides guidelines for the design and layout of residential roads. The Policy sets out the WAPC's requirements for the planning and design of roads in residential areas and provides guidelines for the design and layout of residential roads. The key objectives of this Policy are to:

- Incorporate road planning as an integral part of neighbourhood design with the location of land uses appropriate to the road function;
- Encourage innovative approaches to the design of roads, services and dwellings which are consistent with the most efficient and sustainable use of residential land and other resources, at densities appropriate to meet State housing objectives;
- Provide road networks within a clear road hierarchy, which are permeable and which offer all road user safe, convenient and legible access to all residential dwellings and destinations inside and outside the neighbourhood;
- Create a domestic environment that is visually attractive and at a human scale;
- Provide for bus routes (and bus stops) which are both accessible from all dwellings and activity centres and appropriate to the road function; and
- Provide for a high quality pedestrian/cycle network to facilitate the safe, convenient and legible direct movement of pedestrians and cycles both inside and outside the neighbourhood.

#### PLANNING CONSIDERATION - DC 2.6

- *The preparation of future Structure Plans will need to have due consideration to the requirements of DCP 2.6 in relation to residential road design and layout.*

### 7.1.8 LOCAL PLANNING MANUAL

The Local Planning Manual, released by the Department of Planning in March 2010, has been prepared to guide the preparation of local planning strategies and local planning schemes in Western Australia. The manual has been designed to explain the purpose, aims, procedure and outcomes of the model scheme text, local planning strategies and local planning schemes to local governments and others involved in preparing local planning schemes, amendments and policies. The Shire of Wiluna Local Planning Strategy is consistent with the intent of the Local Planning Manual, as it:

- Is consistent with state and regional planning policy, including current strategies, structure plans and strategic development initiatives (or provide rationale for why it's not);
- Provides strategic direction for land use planning and development over the ensuing 10 years or longer as the basis for the local planning scheme;
- Sets out the strategic direction for sustainable resource management and development in the context of state and regional planning;
- Provides the rationale for the zoning and reservation of land and for the provisions of the scheme relating to development and development control;
- Provide a strategic framework for assessment and decision-making in relation to proposed scheme amendments, subdivision and development;
- Provides the context for coordinated planning and programming of physical and social infrastructure at the local level; and
- Identifies the need for further studies or investigation within a local government area to address longer-term strategic planning and development issues.

It is intended the *Shire of Wiluna Local Planning Strategy* integrates all relevant aspects relating to land use planning and development.

### 7.1.9 MODEL SCHEME TEXT

The purpose of the *Model Scheme Text* is to achieve greater consistency in the legal and administrative provisions of schemes whilst allowing flexibility in the planning content to suit local circumstances.

It also introduces a new focus on strategic planning by the introduction of a Local Planning Strategy to express the strategic vision, policies and proposals of a local government and interpret State and regional policies at the local level.

The following provides a brief summary of the differences between the current Shire of Wiluna Town Planning Scheme No.1 and the Model Scheme Text:

- Absence of a Local Planning Policy Framework.
- Absence of Development Requirements for specific Zones.
- Absence of specific Parking Requirements.
- Absence of Structure Plan provisions.
- Additional detail provided in Use Class Table to provide more guidance on land use permissibility.
- Absence of clauses relating to „Temporary Planning Approval“ and „Appeals“
- Minor formatting differences.

#### PLANNING CONSIDERATIONS – MODEL SCHEME TEXT

- The Scheme review process will ensure the new Local Planning Scheme for the Shire is aligned with the Model Scheme Text.



## 7.2 OTHER POLICY CONSIDERATIONS

### 7.2.1 MID WEST ECONOMIC PERSPECTIVE

The Mid West Economic Perspective (MWEP), published in July 2006, identifies the broad economic base of the Mid-West region which is dominated by mining but with major contributions from the agriculture, retail, tourism, fishing and manufacturing industries. In relation to transport infrastructure, the document identifies that the upgrade and sealing of the Meekatharra-Wiluna road was a priority for the Region at this stage, as it was considered important in opening up and further developing the mining, pastoral and tourist sectors of the area, as well as serving the needs of the Mid-West communities. The road still remains unsealed.

The Perspective highlights the State Governments focus on Aboriginal economic development in the Mid-West, specifically relating to the tourism and creative (arts) industries. In response to this, the MWEP indicated that the Wiluna Shire initiated a major arts project with the new Tjukurba Art Gallery officially opening in late 2005.

### 7.2.2 MID WEST INDIGENOUS ARTS INDUSTRY STRATEGY

The Strategy identified that the Mid West region has practicing Indigenous artists throughout the region who could potentially contribute to the development of an Indigenous arts industry if properly supported with a range of professional services. The Strategy further identifies Wiluna as the only reasonable arts industry development in the region, as their artists are supported by a qualified arts manager (Tjukurba Gallery) to assist them in the day to day operations including arts development, marketing and accounting.

Most sales within Wiluna are based upon local outlets through tourist market opportunities or direct to interested art buyers. The Strategy identifies that there is little or no general marketing to the national Indigenous art market, which is the most significant market, and should be capitalised on.

#### *Tjukurba Gallery, Wiluna*

The Tjukurba Gallery has developing sales with an estimated turnover of \$100,000 in 2005/06. This was due to consistent staffing, continual stock replacement, and investment in artistic and professional development. It is estimated with capacity building and engaging in the national market through website sales and exhibitions that the annual turnover could increase to \$350,000 in four years.

#### PLANNING CONSIDERATIONS – MID WEST INDIGENOUS ARTS INDUSTRY STRATEGY

- *The potential for economic development based around the local culture and arts industry is a key consideration in the Strategy.*



### 7.2.3 COAG NATIONAL INDIGENOUS REFORM AGREEMENT

The Council of Australian Governments (COAG) National Indigenous Reform Agreement (Closing the Gap) was agreed in November 2008 and recognises that overcoming Indigenous disadvantage requires long-term, generational commitment across the „Building Blocks“ of early childhood, schooling, health, economic participation, healthy homes, safe communities and governance and leadership.

The Agreement proposed to explore new ways for governments to work together and with communities to address the needs of Indigenous Australians and represented a pioneering approach to „shared responsibility“ efforts, to achieve better outcomes in the longer term.

The key objectives of the COAG Trials were to:

- Tailor government action to identify community needs and aspirations;
- Coordinate government programmes and services where this will improve service delivery outcomes;
- Encourage innovative approaches traversing new territory;
- Cut through blockages and red tape to resolve issues quickly;
- Work with Indigenous communities to build the capacity of people in those communities to negotiate as genuine partners with government;
- Negotiate agreed outcomes, benchmarks for measuring progress and management of responsibilities for achieving those outcomes with the relevant people in Indigenous communities; and
- Build the capacity of government employees to be able to meet the challenges of working in this new way with Indigenous communities.

As a result of the Trials, two key long term outcomes were identified; that Indigenous communities have measurable improvements in economic, health and social indicators and strong governance and cultural identity in the long term; and that the sustainability of improvements through stronger Indigenous community governance and capacity, and effective whole of government practice is achieved.

This process identified the importance of the implementation of specific whole of government projects, programs and services delivered within Indigenous communities and recognised that the development of an effective whole of government practice, effective partnerships and effective Indigenous governance will be vital in achieving these outcomes. It will be beneficial for communities like Bondini to foster these learning's to ensure services and programs are appropriately coordinated and delivered to the Wiluna community.

#### PLANNING CONSIDERATIONS – COAG NATIONAL INDIGENOUS REFORM AGREEMENT

- *Through implementation of the Strategy, it will be important to achieve better outcomes for Indigenous people in Wiluna and Aboriginal communities through responding to the COAG Agreement, in relation to coordinated Government service and health delivery, capacity building to build a skilled workforce.*



## 7.2.4 WILUNA REGIONAL PARTNERSHIP AGREEMENT (RPA)

The Wiluna Regional Partnership Agreement (RPA) is a collaborative partnership between the Commonwealth of Australia and the Minerals Council of Australia, to work collaboratively with the Martu people to build a sustainable and prosperous future for the Wiluna Shire. As a result of this agreement, the RPA formed a list of priority projects in 2009. The following provides a snapshot of the land use and development projects and their status:

- Land Access and Lease Status in town and beyond.
- New Clinic.
- Child Protection.
- Skills Training Centre (completed).
- Wiluna-Meekatharra Goldfields Highway.
- Shire Strategic Plan.
- Arts and Cultural Activity.
- Land Management Project.
- Telecommunications.
- Bondini Community Redevelopment.
- Healthy Houses.

## 7.2.5 SERVICES TO INDIGENOUS PEOPLE IN THE SHIRE OF WILUNA – MAPPING AND GAP ANALYSIS (2004) AND UPDATE (2010)

This analysis was prepared by the Department of Indigenous Affairs in 2004 in response to a request from the Shire of Wiluna and the Department of Local Government and Regional Development to undertake a service mapping and gap analysis project in Wiluna, and updated in 2010. This document responds to the following key elements:

- Health and Community Services;
- Housing and Infrastructure;
- Justice, Safety and Security;
- Education and Training;
- Employment and Economic Development; and
- Land Heritage and Culture.

This project was seen as part of a long-term process to improve outcomes for Indigenous people in the region. Whilst the findings of this study may be outdated, it is important to assess the overall objectives and intent of the document against the similar review undertaken in March 2010; *„Update of Developments in the Shire, and Future Projected Plans“*.

### **Health and Community Services**

The analysis identified that in relation to health and community services, there are obvious issues with primary health care, provision of medical service, health promotion and nutrition, alcohol and drug abuse, mental health and family and social support.



## ***Law, Justice and Security***

Major issues relating to law and justice are as follows:

- The community patrol (when operating) is not effective. Needs to involve more women in its operation and suffers from a lack of resources.
- Lack of positive interactive between police and Indigenous youth.
- Traditional law is still strong but respect for elders is declining, especially fuelled by alcohol.
- Issues with youth (children not accounted for, juvenile crime, anti-social behaviour)
- High level of unlicensed driving
- Cycle of alcohol abuse

## ***Education and Training***

The analysis highlighted that there are great difficulties in achieving educational outcomes in Wiluna and stressed the need to improve outcomes in this area. Major issues related to education and training are as follows:

- Family dysfunction
- Lack of parental commitment to education
- No motivation
- Lack of adequate housing and accommodation
- Absence of positive role models
- Students with poor social skills and emotional trauma
- Substance abuse, anti-social behaviour and violence
- Poor health and hygiene

## ***Employment and Economic Development***

Wiluna has a long history of Indigenous economic development ventures with often mixed success. A major issue is that Indigenous participation in the workforce is generally limited to unskilled labour or participation in the community services sector.

The analysis identified that the cultural tourism and arts sector was considered to be an untapped resource at this stage, and recognised its potential given the growing interest and market for Indigenous cultural experiences, Indigenous art and participation in mainstream tourism opportunities.

## ***Land, Heritage and Culture***

Key findings of the analysis in relation to land, heritage and culture are as follows:

- Wiluna is the location of important culture, ceremonies and celebrations; and is therefore a strength which can be built upon and should be the basis for future socio-economic advancement.
- Traditional culture and law remain relatively strong and continue to have a strong influence on the day to day lives of Indigenous residents.
- Heritage sites in Wiluna relate to mythological, ceremonial and ethnographic activities and include built structures, paintings, engraving, burial sites, archaeological sites, campsites and the remnants of tools and hunting equipment.
- Language plays a key role in identifying culture and place.
- Culture is a source of social renewal as well as an indicator of social disturbance.





## PLANNING CONSIDERATIONS – MAP AND GAP ANALYSIS OF INDIGENOUS SERVICES

- *The key findings of the 2004 and subsequent follow up study in 2010 have been considered, specifically:*
  - *Housing is characterised by overcrowding and substandard conditions and a lack of responsiveness from mainstream providers. There is a clear need to consider more culturally and climatically appropriate housing for both Indigenous people and Government employees.*
  - *There is a general under provision of community services.*
  - *There is a recognised opportunity to build on the towns cultural and arts sector through strengthening the towns cultural tourism industry as the basis for future socio-economic advancement.*
  - *There has been a noticeable improvement to school attendance rates, however this is still an area of some concern.*

## 8 Local Planning Context

This section of the report provides an overview of the local planning framework that guides future strategic planning in the Wiluna Shire.

### 8.1 WILUNA SHIRE COUNCIL STRATEGIC PLAN 2009-2014

The *Shire of Wiluna Strategic Plan 2009-2014* is a five (5) year strategic framework which sets out a series of key priorities to guide and deliver outcomes for the Wiluna Shire. The Strategic Plan responds to the expectations identified by the local community through a consultation process, and aims to create greater social and economic sustainability for the Shire and forms the foundation for future planning. The Plan presents a series of strategies and actions that respond to this community-driven vision. The key objectives of the Strategic Plan are as follows:

- Provide good quality services and infrastructure to ensure quality of life for the community and support sustainable development in the Shire;
- Plan and manage its resources effectively and efficient and in a transparent and accountable manner;
- Support the diversity of the community and ensure that the needs of all are at all times considered;
- Keep the Community informed about Council's progress in achieving the Strategic Plan; and
- Ensure that the community is part of the decision-making process about the future of Wiluna.

A key driver for Wiluna's future economic wealth will be from surrounding mining activity, therefore channelling this economic stimulus into the town to improve community welfare and cultural development will be a key aim for this next five year period. The Wiluna Regional Partnership Agreement (RPA) will be a key player in this process, and will be responsible for addressing a wide scope of social, economic and cultural development needs through substantial funding mechanisms.

The Strategic Plan is underpinned by the notion of the Shire's desire to lead revitalisation and renewal in Wiluna as well as boost tourism planning and initiatives to promote Wiluna as a unique tourist destination.

#### PLANNING CONSIDERATIONS – WILUNA SHIRE COUNCIL STRATEGIC PLAN

- *Key goals of the Strategic Plan that will be pertinent to the process and delivery of the Local Planning Strategy include:*
  - *Increased economic outcomes through tourism and small business;*
  - *Sustainable and responsible growth and development;*
  - *Effective management of planning and transport infrastructure;*
  - *Vibrant streetscapes and public spaces; and*
  - *Awareness and respect for Wiluna's cultural, pastoral and industrial heritage and Martu traditions.*
- *The outcomes of the consultation undertaken as part of the Strategic Plan as well as the key priorities and actions identified will underpin the Strategy.*



## 8.2 SHIRE OF WILUNA TOWN OF PLANNING SCHEME NO.1

The Shire of Wiluna Town Planning Scheme No.1 (TPS1) forms the current statutory basis for land use and development control within the Shire. TPS1 has been in operation since 2001. Given the time since its preparation and the need to address critical issues, the scheme provisions are in need of review.

The current Scheme objectives are to:

- Securing the amenity, health, safety and convenience of the inhabitants in the Shire;
- Zoning land for the purposes described in the Scheme so as to promote the orderly development of the land by making suitable provisions for land use;
- Reserving land for future and present public use;
- Making provision for the conservation and preservation of places of natural beauty, historic buildings and objects of historic or scientific interest;
- Encouraging coordinated development of the Shire in accordance with the guidelines set out in the planning studies adopted by the Council for particular areas or the Shire as a whole; and
- Make provision for other matters identical to town planning and land use management.

The Wiluna Shire is classified into Residential, Commercial, Industrial, Light Industrial and Pastoral and Mining Zones. The objectives of these zones are as follows:

- *Residential* – to provide for residential development with a range of densities and a variety of housing types to meet the needs of residents, including provision of aged persons dwellings and grouped dwellings.
- *Commercial* – to provide for shopping, office, administrative, social, recreation, entertainment and community facilities commensurate with the role of Wiluna in the region.
- *Industrial* – to provide for industrial uses to service the pastoral and mining uses established in the district, and to achieve separation of industries from residential uses.
- *Light Industrial* – to provide for light industrial uses compatible with residential uses in the vicinity, and which will contribute to the economic wellbeing of the community.
- *Pastoral and Mining* – to promote sustainable development, to provide for settlements for Aboriginal communities, to promote development in the town of Wiluna by generally containing commercial enterprises within the town where appropriate, and to encourage development of facilities for visitors in the district and for travellers through the district.

### PLANNING CONSIDERATIONS – SHIRE OF WILUNA TPS1

- *There is a need to accommodate more culturally appropriate lot sizes/housing, which will require a review of the current Residential zoning provided within TPS1.*
- *There is a need to focus higher density commercial uses within a town centre „core“.*
- *There is a need to retain a flexible approach to control through the review of the Scheme provisions, given the local context.*
- *There is a desire to protect and enhance amenity, environment and cultural heritage.*
- *A need to identify future rezoning options and infill opportunities (local reserves) as well as areas for future growth.*



### 8.3 SHIRE OF WILUNA – MUNICIPAL INVENTORY OF HERITAGE PLACES

This *Wiluna Shire Municipal Inventory of Heritage Places* was prepared for the Shire of Wiluna by the Heritage Council of Western Australia. This document is a compilation of the known history of Wiluna since European settlement, and from the history of the area, identifies buildings and places that may be significant to the community and will benefit from heritage conservation.

This document seeks to retain places and buildings that have strong association to the area's cultural heritage and will benefit the community by their conservation and/or restoration. The document, however, also states that change, development and progress is inevitable, and does not seek to prohibit or inhibit development through overly prohibitive preservation laws. It is important to note that entry to the Municipal Inventory does not automatically enter that place into the Heritage Council's Register of Heritage Places, but it is likely that they will be included into the Heritage Council's Database. The Inventory is currently being reviewed by a heritage consultant.

The Shire's municipal list of heritage places includes the following:

- Doyle's Hotel and Doyle's Well
- Wiluna Shire Hospital, former Hospital
- Former Hospital House
- Hospital Morgue
- Railway Goods Shed
- Former State Battery
- Mine Manager's House
- Site of Wiluna Gold Mine
- Club Hotel
- Site of Lake Way Hotel
- Site of Fire Station
- Site of Moonlight Hall
- House (former Post Office)
- 3x Cottages
- Red Hill, former Residential suburb
- Seventh Day Adventist Church
- Wiluna Cemetery
- Pioneer Cemetery
- Gunbarrel Highway
- Canning Stock Route
- Forrest's Fort
- Diamond Well

#### PLANNING CONSIDERATIONS – MUNICIPAL INVENTORY OF HERITAGE PLACES

- *Consideration of the Shire's Municipal Inventory of Heritage Places will be important to ensure places and buildings retain a strong association to the area's cultural and historic heritage. It is understood the Inventory is current being reviewed by a heritage consultant engaged by the Shire, and updated accordingly.*



## 9 Local Profile and Planning Considerations

### 9.1 LOCATION AND CONTEXT

The Shire of Wiluna is within the eastern most extent of the Mid West region. Neighbouring local governments include the Shire of Meekatharra to the west, Shire of Sandstone and Leonora to the south, Shire of Ngaanyatjaraku to the east, and the Shire of East Pilbara to the north.

The town of Wiluna is the administration centre of the Shire and is located 966 kilometres northeast of Perth, on the edge of the Central Desert. The town is the gateway to the Canning Stock Route and Gunbarrel Highway from the west. There are no other townsites within the Shire, however other settlements include several Aboriginal communities, Bondini, Kutkabubba and Wodgina, and several mining villages.

#### PLANNING CONSIDERATIONS – LOCATION AND CONTEXT

- *Recognition of the notion that the Shire's isolated location is a key contributor to the service delivery gaps that exist.*
- *The Shire's context for development, regional cooperation and resource management will need to be considered.*
- *Ensure the Strategy incorporates an interrelationship with adjacent local government areas.*

### 9.2 PEOPLE

The population of the Shire of Wiluna can be described as heterogeneous, with three identifiable sub-groups with distinct characteristics. These are described below in descending order based on percentage of the LGA population:

- Fly-in fly-out (FIFO) workers accommodated in mining camps outside the town. The majority of the population of the Shire counted on Census night (place of enumeration) were located on camps. However there is minimal interaction between mine site workers and the town.
- People who are of Indigenous descent, largely Martu people, residing in town or in the communities outside the town. The true population of Aboriginal people may not be accurately reflected in the Census data, given the general Census undercount that can occur due to the highly transient nature of this cohort.
- Government or service sector employees who reside in town.

The Martu and Ngaanyatjarra peoples are predominant amongst the resident Indigenous population with strong links also to the Wongi and the Yamatji. The following Tinsdale tribal groups are also represented in the Wiluna area: Kartudjara; Keiadjara; Madoitja; Nana; Ngaiawongga; Ngarlawongga; Pini; Potidjara; Waljen and Wardal. The Indigenous people of the area speak closely related dialects of the Pitjandjara language with Mandjildj being the predominant dialect spoken.

Approximately half the Aboriginal residents of the Shire live in the town or at Bondini, approximately 5 kilometres east of the town. Other family groups live at the Emu Farm and Desert Gold, about 10 kilometres east of the town. About 100 people live in two communities outside the town; Kutkabubba, 30 kilometres north, Windidda, a pastoral lease about 200 kilometres east and Ululla, a pastoral station about 70 kilometres south west of the town.

Locally the people have maintained a strong connection to land and traditional practices. Wiluna is also a major centre for Lore in the Central Desert, and plays a pivotal role at Lore time with people travelling great distances for ceremonial reasons.

There is a high degree of mobility within the regional and remote Aboriginal population in WA which makes it difficult to calculate community population sizes. Research highlights that kinship is the main reason for mobility:



### 9.3 DEMOGRAPHIC PROFILE

A review of the demographics of the town of Wiluna highlights some important trends that will influence housing supply and demand for services in the future. It should be noted that ABS Census data available for Wiluna is unreliable given a number of considerations, and can only be used for general trends and commentary.

There were 681 persons living in the Shire of Wiluna at the time of the 2006 Census, with 68% of the population male, and 32% female. This reflects the strong male-dominated workforce present in Wiluna, stemming from the surrounding mining and pastoral industries. 37% of the population is Indigenous, compared to 3% in the State. The population of the Wiluna rapidly declined between 2001 (1,644 people) and 2006 (681 people). There is a large „fly-in, fly-out“ (FIFO) contingent of mining workers which is set to further increase in the near future, as large mining operations come online.

The following provides a snapshot of the Wiluna community, housing structure and tenure;

TABLE 1 – COMMUNITY SNAPSHOT

CHARACTERISTIC	WILUNA AS PLACE OF USUAL RESIDENCE	BASED ON PLACE OF ENUMERATION	WA TOTAL
Population on Census night	681	1,632	1,959,086
Identify themselves as Aboriginal or Torres Strait Islander	37.4% or 255 persons	279 persons	3%
Median age	33 Indigenous - 25 Non-indigenous – 35	36	36
Male to female ratio	2.09	3.60	0.99
Age dependency ratio <sup>2</sup>	0.31	0.13	0.65
Attendance at school until years 11 and 12	40% of the resident population		
Labour force participation	3.96 Indigenous - 0.93	9.62	2
Persons counted in improvised home, sleepers out, tent	7% or 47 persons		0.12%
Persons speaking a language other than English at home (Australian Indigenous Language)	20% or 136 persons		
Average household size	3.3 Indigenous – 4.7 Non-Indigenous – 2.2		2.5
Average number of persons per bedroom	1.4 Indigenous – 1.9 Non-indigenous – 1.1		1.1
Median weekly individual income	\$869/week Indigenous - \$223 Non-Indigenous - \$1,268	\$1,385	\$500
Median weekly household income	\$1,046 Indigenous - \$857 Non-indigenous - \$1,159	\$1,060	\$1,066
Median weekly rent	\$30/week Indigenous - \$40 Non-indigenous - \$0		\$170

<sup>2</sup> Age-dependency ratios are a measure of the age structure of the population. They relate the number of individuals that are likely to be “dependent” on the support of others for their daily living – youths and the elderly – to the number of those individuals who are capable of providing such support.



Based on the previous tables the following summarised the community of the Shire of Wiluna:

- The Shire has a median age of 33 years, with an over representation of persons aged between 25 and 54 years.
- The age dependency ratio for people who live in the Shire (0.31) is much lower than the State average (0.65), this number is further reduced when you consider workers on mine sites (0.13), demonstrating a significant cohort of working aged people.
- School-aged children aged between 5 and 14 years make up 12.8% of the Shires population.
- Approximately 38% of residents of 15 years and over are married, with 15% of the population separated, divorced or widowed. 48% of the population have never been married, which in part reflects the isolation of the Shire and itinerant population base, and correlates with the high male population.
- Overcrowding is an issue in Wiluna (4.7), as demonstrated by the high average number of persons per a bedroom.
- The lack of high order services and facilities means the very old and frail are likely to move to larger centres to access medical and health services.
- Households are predominately family oriented with occupancy rates much higher than the State average (3.3).
- Approximately 52% of the population are employed within the mining industry, in either a construction or trade worker position, or in an administrative capacity. Dominant employment industries within the Wiluna town centre specifically relate to local government administration, education and public order (police) and safety services.
- Including CDEP, Census data indicates a high level of employment among Aboriginal people in Wiluna, with an unemployment rate of 7.4%. However the labour participation ratio is very low (0.93) compared with the Shire statistic (3.9) and State average (2).
- Median individual incomes are relatively high (\$869) compared to the State average (\$500). This is reflective of the high individual incomes generated through employment in the mining industry. However upon closer examination of this figure, the median individual income for Aboriginal people is far below this (\$223 per week) and less than half the State average.
- Median weekly household incomes for the Shire are similar to the State average (\$1,046 to \$1,066). However, when looking at Indigenous households the median weekly household income is less than this at \$857.
- English was stated as the only language spoken at home by 66% of the Wiluna population, compared to the State average of 82%.
- According to a WA Literary and Numeracy Assessment (WALNA) undertaken in 2004, Wiluna is likely to rank lower than Indigenous communities in general, as well as that of the Goldfields Education District (in which Wiluna forms part of) and the State average.<sup>3</sup> However recent upgrades to the school and improved attendance rates may result in improved numeracy and literacy.

<sup>3</sup> A Profile of the People in the Shire of Wiluna – Department of Indigenous Affairs (September 2004)



### 9.3.1 WA TOMORROW POPULATION PROJECTIONS

WA Tomorrow (2004-2021) provides population projections based on an analysis of trends in migration, fertility and mortality in Western Australia and trends in other similarly placed nations. WA Tomorrow forecasts the Shire of Wiluna to experience a growth rate of 1.09 from 2011 and 2021. However the Mid-West Economic Perspective, published in July 2006, identified a 0.5% population growth for the Shire of Wiluna for the period 2008–2028.

WA Tomorrow forecasts an ageing population in Wiluna, with people aged 45+ set to dramatically increase from 2011 to 2021, with those aged between 20-39 years are set to experience significant decline. Young children, teenagers and young adults aged between 5-19 years are projected to experience increases.

### 9.3.2 OTHER POPULATION FINDINGS

The significant increase in mining activity in the region is likely to generate the need for a number of mining work camps located within or near the town centre. While it is not known whether or not these workers will use the town as a service centre, it is important to consider this potential population in the Shire's forward strategic planning.

Based on preliminary desktop investigations, the estimated mining workforce is summarised below:

- Toro Energy is likely to employment a FIFO construction workforce of 370 staff and 107 permanent staff;
- Mega Uranium;
- BHP Yeelirrie is expecting a FIFO workforce of 700 jobs during construction, with approximately 300 jobs at the start of the mining operation; and
- Newmont Jundee is expecting a FIFO workforce, with 150 employees and 370 contractors.

A majority of mining industries located within the Shire are represented on the Wiluna Regional Partnership Agreement (RPA). The RPA has been used as a mechanism for consulting with these industries to ensure issues such as infrastructure capacity and potential workforce accommodation are taken into consideration during this process.

#### PLANNING CONSIDERATIONS – OTHER POPULATION FINDINGS

- *The population of Wiluna is heterogeneous presenting a diversity of community needs and planning responses*
- *The population of the Shire is forecasted to double by 2021. Majority of new residents are likely to live in Wiluna and the nearby Bondini community*
- *There is a high degree of mobility within the local Wiluna population.*
- *Future growth of Wiluna will be driven by the increase in the surrounding mining activity.*
- *There is a large FIFO contingent of mining workers which is set to further increase in the near future.*
- *Overcrowding is an issue in Wiluna, which is exacerbated by the culturally inappropriate housing provided within the town.*

## 9.4 LAND AND DEVELOPMENT

### 9.4.1 LAND TENURE AND NATIVE TITLE

A significant portion of the historic Wiluna townsite still exists as Unallocated Crown Land (UCL) and would need to go through a Native Title process. Release of further land within the townsite is constrained by UCL. The Native Title claimants in the Shire are referred to as the „Wiluna Native Title Claim”.

It is understood that 62 UCL lots are currently subject to a State Land Services „Notice of Intention to Take” (NOIT) process, where the lots are released onto the market. Discussions with mining operators to date has indicated that mining operators will require some of these lots, providing an opportunity for further land release for Government housing and to the private market, to assist with housing shortages.

#### PLANNING CONSIDERATIONS – LAND TENURE AND NATIVE TITLE

- *Delivery and timing of land release will need to consider that majority of vacant land within the townsite is Unallocated Crown Land and will therefore need to undergo a Native Title process.*
- *Further discussions regarding the release of additional NOIT lots will be required, to determine the level of housing is able to be provided to address housing shortages within the town.*

### 9.4.2 SETTLEMENTS AND COMMUNITIES

The town of Wiluna is the only gazetted town in the Shire. There are three Aboriginal communities in the Shire located on Crown Reserve vested in the Aboriginal Lands Trust (ALT). These communities are Bondini (located less than 5 kilometres from Wiluna), and the outlying communities of Kutkabubba and Windidda. The Shire currently does not provide services to these communities, but in response to the National Partnership Agreement on Remote Service to Indigenous Communities, it is anticipated that the Shire will provide a level of municipal services to Bondini.

Wiluna is identified within the Indigenous Coordination Centre (ICC) region of „Kalgoorlie”. The function of an ICC is to coordinate the delivery of both Indigenous-specific and mainstream programs at the regional level as well as to negotiate agreements with local communities based on the principles of partnership and shared responsibility. The ICC’s operate as whole-of-government centres which house staff from a range of departments which deliver services to Indigenous Australians.

The outlying Indigenous communities of Kutkabubba and Windidda are supported by a „Remote Area Essential Services Program”. This program, funded and facilitated by the Department of Housing and Works, allows the State Government to carry out necessary maintenance and monitoring to keep essential services operating safely and efficiently in Aboriginal communities.

#### PLANNING CONSIDERATIONS – SETTLEMENTS AND COMMUNITIES

- *Incorporation of Bondini and Kutkabubba within the local government planning framework*
- *Through the preparation of the Strategy, it will be important to test the effectiveness of the zoning requirements pertaining to Aboriginal settlements*

### 9.4.3 RURAL SUBDIVISION

The majority of the Shire is zoned „Rural/Pastoral” under the Shire’s TPS1, including the outlying Aboriginal settlements. The current requirements pertaining to this zone are considered to be appropriate given the level of flexibility the zone provides for rural subdivision, smaller Aboriginal communities and mining operations. There are currently 26 Pastoral stations which operate within the Shire.

Pastoral and mining activities will continue to be the predominate land use outside of the Wiluna townsite. Retaining this measure of zoning control will be important to ensure these uses are protected from any future unreasonable or compromising encroachment of incompatible uses, whilst still allowing a significant level of flexibility.

However, the suitability of the zoning provisions for larger Aboriginal communities will be required to be tested as part of this process.





## PLANNING CONSIDERATIONS – RURAL SUBDIVISION

- *The current objective of the Pastoral and Mining zone is considered appropriate, given the level of flexibility it provides for Rural and Pastoral pursuits, smaller scale Aboriginal communities and mining operations.*
- *The provisions for larger Aboriginal communities will need to be tested, to ensure future planning is guided by the preparation of a Layout Plan.*

### 9.4.4 HOUSING

All residential zoned land within the Wiluna townsite is coded R10/30 in the Shire of Wiluna Town Planning Scheme No.1. This requires that residential development conform to the R10 code except where it can be demonstrated that the proposed development can provide an effective method of effluent disposal.

Wiluna housing stock is indicative of a rural remote Indigenous community, providing predominately single dwellings. Only 17% of the dwellings in Wiluna are fully owned. 67% of dwellings are rented, with the most predominate landlord type being housing cooperatives/community/church groups (17%) and the State Housing Authority (8%). There are no properties available for private rental in Wiluna.

Household structures and tenures in the area are also indicative of a rural remote Indigenous community: single houses (86%) %, with anecdotal evidence that tents are being used to house Indigenous families in the Wiluna area<sup>4</sup>. Overcrowding, homelessness, the substandard and potentially hazardous condition of housing stock and a lack of responsiveness from mainstream service providers are issues identified by the Department of Indigenous Affairs.

TABLE 2 – HOUSING STRUCTURE

HOUSING STRUCTURE	NUMBER OF DWELLINGS	NUMBER OF PERSONS	WA
Separate house	100	378 (71.6%)	87%
Other dwelling Total (made up of)	18	73 (13.9%)	0.82%
Caravan, cabin, houseboat	10	20 (3.8%)	0.58%
Improvised home, tent, sleepers out	3	47 (9%)	0.12%
House or flat attached to a shop or office	5	6 (1.1%)	0.11%

TABLE 3 – HOUSING TENURE

HOUSING TENURE	NUMBER OF DWELLINGS - WILUNA
Fully owned	13
Being purchased	0
Rented	
Real estate agent	0
State housing authority	10
Housing co-operative/community/church group	15
Other landlord type	18
Landlord type not stated	16

<sup>4</sup> A Profile of the People in the Shire of Wiluna – Department of Indigenous Affairs (September 2004)

#### PLANNING CONSIDERATIONS - HOUSING

- *Land release is required to facilitate development of public and GROH housing and address current shortages.*
- *There is a need for a more diverse housing supply that is both culturally and climatically appropriate to cater for the larger household numbers, to address issues of overcrowding and substandard living conditions.*
- *There is a need to explore more adaptable housing suited towards the needs of the local community, which may require further consultation with Government housing providers*

### 9.4.5 HERITAGE

#### **Indigenous**

The region has a rich Indigenous history with the first European contact in 1875. Indigenous people have occupied Wiluna for at least 10,000 years. The Martu and Ngaanyatjarra peoples are predominant amongst the resident Indigenous population with strong links also to the Wongi and the Yamatji. Locally the people have maintained a strong connection to land and traditional practices. Traditionally, Wiluna is also a major Lore centre and plays a pivotal role at Lore time with people travelling great distances to conduct rituals. There are also various Tinsdale tribal groups represented in the Wiluna area.

The Indigenous people of the area speak closely related dialects of the Pitjandjara language with Mandjildj being the predominant dialect spoken.

#### **European**

Gold mining in the area caused the town to thrive and prosper, with the population growing to over nine thousand people by the mid 1930's. At its peak, the town had a regular railway service to Perth, four hotels and many other amenities and facilities.

#### PLANNING CONSIDERATIONS – HERITAGE

- *Wiluna's rich European and Aboriginal heritage and culture provides an important context for the local community and visiting tourists. Important sites should therefore be identified and protected and where appropriate, promoted.*

## 9.5 PHYSICAL FEATURES AND THE ENVIRONMENT

### 9.5.1 CLIMATE, WEATHER & CLIMATE CHANGE

Wiluna is located within a semi-arid zone, characterised by hot dry summers and mild dry winters. Wiluna experiences low rainfall and harsh weather conditions with an average rainfall of approximately 250mm (10 inches) per annum and extreme temperature variations, however high rainfall is possible at any given time. The region is characterised by hot summers from October to April and by mild winters from May to September. The mean annual maximum and minimum temperature for Wiluna are 29.1°C and 14.2°C respectively. The mean daily temperature ranges from 21.0°C to 37.9°C during summer and 5.4°C to 21.8°C during winter.



## 9.5.2 LANDFORM AND LANDSCAPE SYSTEMS

The topography of Wiluna comprises gently sloping sand plains, dunes and alluvial flats/playa type environments.

A significant waterway (West Creek) runs north-south through the town, on the western side of the existing built-up townsite area, and has significant environmental and cultural values. The creekline and a tributary to the north-west are currently included in a central open space area, and exist as a natural barrier to further development west of the town. This open space provides a buffer area between the town and the proposed industrial area, but is sometimes used for informal camping. Concerns have been raised by the community regarding the use of this area for drinking and anti-social behaviour.

## 9.5.3 SURFACE AND GROUND WATER

Two Priority 1 (P1) wild rivers exist in the Shire. These are Savoury Creek in the north of the Shire and Herbert Wash in the south –east. They are in near pristine condition and have a very high environmental value.

The Department of Water is responsible for management of these waterways and their foreshore area, however has requested that land uses and activities in the catchments of these rivers consider any adverse impacts on the rivers ecological values. The rivers are located on land currently zoned for Pastoral and Mining, in very remote locations of the Shire. The Strategy does not propose any change of land use within the wild river catchments.

The boundary of the Shire is located within the East Murchison Groundwater Area, which is proclaimed under the *Rights in Water and Irrigation Act, 1914*. The Department of Water has requested that this area be identified on the Scheme Map of LPS 2, with a requirement that an application for a license be made to the Department for any activities excluding the watering of a lawn or garden that does not exceed 0.2hectares or other ordinary domestic uses.

## 9.5.4 GEOLOGY AND LANDSCAPE

The southwest portion of the Shire is largely covered by Archean granite and greenstones of the Yilgarn Craton. Greenstones comprise metamorphosed volcanic and sedimentary rocks (mainly basalt, banded iron-formation, and chert) and ultramafic (gabbro and dolerite) intrusions. The Capricorn Orogen occupied the area to the northeast of the Yilgarn Craton and consists mainly of Earraheedy and the Collier Basins. The main rock units in the Capricorn Orogen are metamorphosed sedimentary rocks (carbonate, chert, sandstone, conglomerate) and volcanic rocks (basalt flows, dolerite sills and dykes).

The Officer Basin and Gunbarrel Basin cover the eastern and northern parts of the Shire. Both basins consist mainly of sedimentary rocks with the Officer Basin including evaporate (salt) and the Gunbarrel Basin having glacial deposits.

## 9.5.5 VEGETATION, FLORA AND FAUNA

Discussions with the Department of Environment and Conservation (DEC) indicate that there are several significant sites within the Shire which are classified as Priority Areas for conservation purposes. The following provides a summary of these areas:

- Lorna Glen and Earraheedy Pastoral Leases – for the past decade, through the „Rangelands Restoration Project“, has been undertaken to restore the former pastoral lease (north east of Wiluna) to its natural state. The Project involves the recreation of conditions for flora and fauna to be re-introduced, and has had considerable success. The land still remains a pastoral lease, with the DEC looking at joint management perspective with the Central Desert Native Title Service (CDNTS) to encourage the local Wiluna community to increase capacity building in land management.
- Lake Disappointment Nature Reserve – Lake Disappointment is an epithermal salt lake within the northern portion of the Shire. An Access and Heritage agreement was executed in February 2006, between the Martu People and the Company in respect of two Exploration Licenses. The reserve suffers both from weed and animal damage.





- Lake Carnegie – The Lake Carnegie system is listed as a wetland of natural significance, and documented as an important site for the breeding of black swans as well as other species of waterbird. It is a large, shallow, saline, internal drainage basin that is episodic in terms of inundation<sup>5</sup>. It is threatened by stock grazing on the adjoining pastoral lease. The appropriate recovery actions which have been identified to manage the area include feral animal control (cats, foxes and camels), weed control and capacity building within the industry.

### 9.5.6 CONTAMINATED SITES

There are several contaminated sites which exist within the Wiluna townsite, including the State Battery site, former and existing sewerage ponds and the landfill site.

The former sewerage ponds were previously located just north of the Old Primary School site, and were relocated in 2007 to a site north west of the townsite due to significant environmental issues. The former sewerage pond site has now been remediated.

The former State battery site to the west of the Shire offices along Bernales Street, is identified as a contaminated site. The site is a priority for remediation given the proximity to residential development and drainage lines.

#### PLANNING CONSIDERATIONS – PHYSICAL FEATURES AND THE ENVIRONMENT

- *Local climatic conditions impact upon the suitability of housing and building design, as well as the provision of landscaping, vegetation and shade.*
- *Consideration has been given to buffer requirements pertaining to contaminated sites to ensure the separation of sensitive land uses and the Contaminated Sites Act 2003, in particular section 58.*

## 9.6 ECONOMY AND EMPLOYMENT

### 9.6.1 PASTORAL SECTOR

In contrast to the fluctuation of the local mining sector, the pastoral industry has remained a key economic driver of the Shire, producing quality cattle and sheep. There are 26 pastoral stations within the Shire.

### 9.6.2 TOURISM, CULTURE AND THE ARTS

Wiluna also offers a variety of tourist accommodation including a hotel/motel, caravan park, a station stay at Gunbarrel Laager Travelle (Gunbarrel Grapes property) which is open mid-March to the end of October as well as Carnegie Pastoral Station, which is located 353 kilometres east of Wiluna along the Gunbarrel Highway.

Wiluna is located near Canning Stock Route, one of the most remote and isolated four wheel drive tracks in the world and popular with outback travellers. The track starts at Wiluna and runs 1,820 kilometres to Halls Creek in the north of the State. The Outback Pathways self-drive trail known as the „Miners Pathway“ also passes near the properties, as does the Northwest Wildflower Trail. In addition, the Gunbarrel Highway is a popular 4WD route that directly connects Western Australia to many popular tourist destinations in central Australia.

Aboriginal economic development in the Mid-West is a key focus of the State Government, with the focus being on the tourism and creative (arts) industries. These industries have significant potential to realise positive economic, social and cultural outcomes for Indigenous people.

#### PLANNING CONSIDERATIONS – TOURISM, CULTURE AND THE ARTS

- *Potential to establish new tourism ventures in town through active promotion of Wiluna’s creative arts industries and businesses.*

<sup>5</sup> Department of Environment and Conservation - Gascoyne 2 GAS2 – Carnegie subregion (2001)

### 9.6.3 INDUSTRY

Industrial development is focused in the western portion of the townsite on existing subdivided lots. There are also some scattered light industrial uses in the vicinity along Woodley Street, with some non-conforming residences also existing in this area. The Shire Depot is located off the western end of Wells Street. The current Town Planning Scheme permits, at the discretion of Council, the provision of caretaker's dwellings in light industrial zones, for security and financial purposes.

General industrial uses are focused to the west of light industrial precinct, on the western side of West Creek. A majority of land currently zoned for „Industry“ in this location is vacant, with the exception of one home based commercial/light industrial enterprise and the power station, however no buffers have been formally established for this use. The town cemetery is also located within this precinct, at the intersection between Thompson Street and the Goldfields Highway. Adjacent to this site is the Shire's gravel pit.

A water supply currently extends into this area however may require upgrading depending on the water use requirements of future industrial enterprises.

### 9.6.4 BUSINESS AND COMMERCE

It is important for increased resource development in the Shire to be reinvested locally in the town to improve the economic outcomes for the community, and to allow for greater participation of the Aboriginal community in the economy. This will enable the community to be equipped with skills to manage and operate businesses to service the surrounding resource sector, and sustain these skills when mining ceases.

Through consultation with industry partners, a list of potential business services has been developed which will potentially develop capacity within the town as providing beneficial services to the surrounding resource sector:

- Continued use of the Wiluna airstrip by industries and visitors.
- A Commercial Laundry.
- Locate contractors in town.
- Gardening/Pest Management Services.
- Vehicle and Plant Equipment Hire Services.
- Car Servicing/Mechanics.
- Transport/Bus carriers for FIFO pickups.
- Groceries, fresh produce and catering supplies.
- Safe postal services.
- Function spaces.

A socially sustainable community must also have the ability to maintain and build on its own resources and have the resiliency to prevent as well as effectively address issues in the future, given the boom-bust cycle of the resource sector. The following have been identified by the RPA as opportunities for companies/government to support Aboriginal business development, to ensure the social sustainability of the town long after mining ceases:

- Assistance to run their businesses, support, supervision.
- Mentoring programs.
- Culturally-sensitive activities - art, tourism, environment.
- Improved understandings of business, working with companies
- Affirmative policy/agreements on Aboriginal businesses tendering.
- Use/improve existing Government services to assist/support.
- Improved self-governance of local communities.



- Work ready programs, site visits.
- Education and training.
- Health program, life skills.
- Work mentoring.
- School-based apprenticeships.
- Local business development, incubation of new business ideas.

#### PLANNING CONSIDERATIONS – BUSINESS AND COMMERCE

- *Consider opportunities to build the capacity of Wiluna to service the mining sector, as well promote longer-term business development opportunities to ensure the social sustainability of the town long after mining ceases.*

## 9.7 COMMUNITY NEEDS AND SOCIAL INFRASTRUCTURE

### 9.7.1 COMMUNITY INFRASTRUCTURE COMPARATIVE ANALYSIS

The provision of community services and facilities within rural and remote towns can contribute to the social and physical wellbeing and morale of the local community and can significantly enhance social capacity. However, it is important these facilities are provided in a coordinated manner, to ensure they have a specific purpose to avoid the duplication of services, or provision of superfluous services that do not address real community needs.

Whilst the utilisation of metropolitan community infrastructure benchmarks is not appropriate in this context, the Office of the Coordinator General for Remote Indigenous Services (CGRIS) provides a comparative analysis of what might be expected to exist in remote Indigenous towns and communities of 250-750 people, however it does not reflect the quality of services. This analysis has been verified by Australian Government agencies and State and Northern Territory Coordinators General and represents the best intelligence available about the level of services available in priority towns and communities currently.

This comparative analysis will assist in ensuring the best use of the Wiluna townsite as well as ensuring Government and industry funding is injected in the most appropriate sectors.

The following provides a summary of the essential services that would be expected in a regional remote town of a similar size to Wiluna:

- Primary School.
- High School (to Year 12)
- Child care centre.
- Primary health care service – Clinic (Resident GP)
- Aged Care Facility (providing HACC/CACP programs, aged care worker)
- Sport and Recreation Officer.
- Swimming Pool.
- Grassed Sports Oval.
- Indoor Facility.
- Outdoor Facility with Lights.
- Postal Service.
- Public telephones.
- Mobile phone coverage.





- Internet Access Points (Telecentre).
- ATM.
- Retail Eftpos outlets allowing cash withdrawal.
- Bank/Traditional Credit Union/Agent.
- Supermarket/community store.
- Café/restaurant
- Commercial accommodation (Camping facilities, bed and breakfast, caravan park, hotel/motel).
- Sealed access roads, sealed internal roads.
- Sealed Airstrip.
- Cemetery.

### 9.7.2 EDUCATION AND TRAINING

The Shire of Wiluna comes under the Goldfields Education District. The Wiluna Remote Community School provides education facilities for four year olds through to Year 12. This facility consists of a kindergarten, Pre-Primary Centre, three Primary classes and two single sex older classes of Year 8-12 boys and Year 8-12 girls. It is understood there is a shift for the school to become independent, to enable the Principal to revise independent budgets, curriculum and staff.

A majority of the students come from the Wiluna townsite and the largest Aboriginal Community at Bondini, approximately 6 kilometres east. Some students come from Emu Farm (approximately 10 kilometres north east) and Kutkabubba Community, 36 kilometres north. A school bus run provides daily transport to the out of town students.

A Durack Institute of Technology Wiluna Campus opened in 2010, providing vocational education and training (VET) for students to create more sustainable pathways to Aboriginal employment and training, for work readiness in Wiluna. The Campus is located in the southern portion of the existing townsite, in co-location with other civic uses.

### 9.7.3 RECREATION

The Shire provides a variety of sporting facilities in Wiluna, including football, netball, basketball, tennis and golf. The Shire organises a number of regular local sporting events, including participation in several regional and state sporting competitions and involvement of individuals and teams from surrounding mining camps.

The largest area set aside for recreation is the racetrack on the western side of the townsite, however due to management responsibility issues, the track has ceased operation. The golf course is also located within this location, however is

The Recreation Centre is the central hub for sport and recreation within the townsite, as well as providing gym facilities. The Recreation Centre is managed by the Shire, and is also used for community meetings and events. The exterior of the Recreation Centre building was refurbished to display Aboriginal art paintings by local artists, creating a point of visual interest in the streetscape.

Two basketball courts exist within the Wiluna townsite, with one co-located with the school. The other court is often used for cultural funeral purposes, and has been identified as a potential site for redevelopment.

Wiluna also have a community pool, which was opened in 2006 and funded by Shire of Wiluna Ratepayers, WA Department of Sports & Recreation, Newmont Jundee Mine, Midwest Regional Partnership Program, Australian Government Shared Responsibility Agreement, Magellan Mine and Agincourt Wiluna Gold. The Community Pool provides a recreational facility for the local community, as well as neighbouring Aboriginal Communities within the Shire.



#### 9.7.4 HEALTH AND COMMUNITY SERVICES

Wiluna has a medical clinic, which is managed and operated by the Ngangganawili Aboriginal Health Service (NAHS). NAHS was established in 1993 as a community controlled Aboriginal corporation and health and medical service providing affordable and culturally appropriate services to the Indigenous and wider population of Wiluna and surrounding areas.

NAHS has recently submitted a development application to relocate their existing clinic to a larger site further south; bounded by Wells Street to the north, Jones Street to the south, Trenton Street to the east and Scotia Street to the west. The proposed new Medical/Health Centre will be a significant upgrade from the existing clinic.

#### 9.7.5 JUSTICE, SAFETY AND SECURITY

The Wiluna Police Station is located on Thompson Street in the Wiluna townsite. Carnarvon provides legal and district court services to Wiluna, while Kalgoorlie provides the regional centre for policing.

#### 9.7.6 COORDINATION OF SERVICE DELIVERY

Wiluna's physical isolation is compounded by several service delivery gaps that exist due to inconsistent regional classification between planning authorities, infrastructure providers, and human and community service providers.

Kalgoorlie, Geraldton, Carnarvon and Meekatharra are important medical and social service centres for Wiluna. Meekatharra, the nearest major service centre, is considered Wiluna's „sister town“, and there is significant commuting between the towns for socio-cultural reasons as well as for accessing higher order retail, medical and social services.

Carnarvon provides legal and district court services, Kalgoorlie provides the centre for policing and mental health services, Geraldton provides Community legal services, Family support services and major port infrastructure, and Meekatharra provides health and social services, and higher order shopping.

### 9.8 TRANSPORT

#### 9.8.1 LOCAL ROAD MOVEMENT

The start of the Canning Stock Route and a road connection to the Great Northern Highway are on the extension of Wotton Street. Wells Street provides access to the Wongawol Road and Gunbarrell Highway. These roads, particularly Wells Street/Wongawol Road, as well as the Goldfields Highway, carry heavy traffic including road trains servicing the mining industry.

Majority of roads within the townsite are constructed and sealed, giving frontage access to developed land. However there are a number of roads that were gazetted as part of the historic subdivision of the town, and are not formally constructed. Generally through the town rights-of-way have been provided at the rear of lots.

#### 9.8.2 AIRSTRIP

The Wiluna airstrip is sealed, and provides lighting for all-weather all-hours operations. Regular passenger transport flights (operated by Skippers) and charter flights operate to and from Wiluna. Toro, Golden West and Magellan propose to use the Wiluna airstrip, however other mining companies will continue to use the BHP Nickel West airstrip.

#### 9.8.3 REGIONAL TRANSPORT MOVEMENT

There is an increasing need to improve the connectivity between the Goldfields, Mid-West and Pilbara regions. An inland highway system between the inter-modal facility at Kalgoorlie and the deep water port at Port Hedland, would open up resource and export development opportunities between the Goldfields and Pilbara. Wiluna provides a logical link between these regions, and has the opportunity to develop as an important hub and service centre along this route, providing flow on economic benefits to the community.



The Goldfields Highway between Wiluna and Meekatharra is last remaining section of road connecting the Goldfields Highway to Great Northern Highway – the major gateway to the Pilbara from the south.

While the recent Main Roads report – *Wiluna to Great Northern Highway Network and Corridor Review* - identified three alternative road alignments connecting the Goldfields and Pilbara regions through the Shire of Wiluna, none of these options would provide the same level of triple bottom line benefit or win/win socio-economic outcome as sealing the entire portion of the Goldfields Highway between Wiluna and Meekatharra. The following describes the immediate benefits of utilising the Goldfields Highway instead of a new alignment:

- Utilise an existing road reservation in its entirety, reducing land resumption costs and limiting additional impacts on the surrounding natural and cultural environment.
- Provide a completely sealed and safer route for service providers, visitors and tourists travelling between Wiluna and Meekatharra.
- Reduce the costs of environmental and heritage studies required for a new northern route.
- In addition, two of the three routes completely bypass the town of Meekatharra, for no significant distance/time savings. The additional distance associated with utilising the entirety of the Goldfield Highway to Great Northern Highway, is negligible in terms of the overall distances between the Kalgoorlie and Port Hedland.

#### 9.8.4 RAIL

The initial impetus to develop Oakajee and provide a new highly efficient rail system to service the port came from mining operators in the Northern Group, which includes the Shire of Wiluna, Meekatharra, Murchison and Cue. A priority is therefore to develop the planned new multi user rail system to service the Mid-West Iron Ore Northern Groups, which combined will have a transport requirement of 4,250 million tonnes of iron ore over the lifetime of the mining operations. 900 million tonnes of ore is within the Mid-West Northern Group, which is currently deficient in strategic road and rail infrastructure to the Oakajee Port.

In the initial stages it is anticipated that a rail head will be located to service Weld Range, 65 kilometres south west of Meekatharra, with the potential for this line to be extended west to service Wiluna. In the interim the Wiluna to Meekatharra Road would provide an essential east – west road connection, linking the major iron ore operations within the Shire and further east in the Central Desert, with the future railroad to Oakajee. However in the long term, investigations into the demand and requirement for an extension of the Oakajee rail network into the Shire may be required.

### 9.9 UTILITIES AND INFRASTRUCTURE

#### 9.9.1 WATER SUPPLY

The Shire is not heavily endowed with water, and it has been regarded as disinfected and desalinated, and generally of a poor quality. The salinity level of the treated water fluctuates with demand, with low levels of demand producing low salinity and vice versa. The Water Corporation installed a desalination plant approximately 3 years go to address the elevated levels of nitrate and salinity in the towns water source. Further expansion of the town to meet growing demand will likely require an upgrade to the capacity of this treatment plant.

Potable water supply for Wiluna is piped from a source approximately eight (8) kilometres from town, along the Gunbarrel Highway. Water is treated at a borefield at the same location, and then is piped to a separate tank 2 kilometres east of town, before being filtered to the town. This source is intended to remain in the same location.

The town experiences a high level of water usage per lot given the high household numbers, however a lower per capita rate given the low and fluctuating population numbers. The Water Corporation confirmed that water usage is nearing capacity, but opportunities exist for upgrades in the future, depending on the location and cost involved.





There is an expectation that growth to the town could be accommodated without the need for high levels of infrastructure expansion. To achieve this, it is preferred that future development is channelled to infill areas which are closer to the towns existing water supply to limit costs.

The Water Corporation has no intention to upgrade the towns water infrastructure, however have determined alternative locations for a new water source, should the need arise. The exact locations of these future sources are unknown at this stage, however the Water Corporation has advised that they would be in the vicinity of the existing water source. Water Corporation has advised they have an obligation to service the southern portion of the town if it's within their licensed area, however it will be the developers responsibility to implement the reticulation. There is an existing water pipe which runs to the south of town, however it is yet to be determined as to whether water runs through it.

The Water Corporation supply Bondini with water en route to the main water source out of town. If and when Bondini goes through a normalisation process, the Water Corporation do not foresee any issues with this from a water perspective, with only minor upgrades required.

### 9.9.2 WASTEWATER MANAGEMENT

The Water Corporation operates a limited sewerage scheme within the town and experiences issues with on-site effluent disposal. The Water Corporation inherited the sewer system in Wiluna by Government directive. The current network of sewer will be insufficient to cater for any future growth of the town. Sewer extends through the central and western portion of the town, but excludes the industrial precinct to the west of the town as well as the southern and eastern areas.

Wastewater infrastructure is provided in Wiluna in two (2) capacities; 100 millimetres (mm) mains which only accommodate effluent disposal and are not up to Water Corporation specifications, and 150mm mains which accommodates all waste. Connections to 100mm diameter pipelines will require a septic tank to be installed on each lot to provide for solid waste management. Any new extensions to the town will be required to be connected to 150mm sewer connections, to Water Corporation standards.

### 9.9.3 DRAINAGE

Urban water management and drainage are major issues within the Wiluna townsite. The Department of Water recommends the implementation of Better Urban Water Management. Appropriate consideration for the total water cycle management is required at all stages of the planning process. Water sensitive urban design should be implemented by both the Shire and private industry/developers.

### 9.9.4 POWER

The Wiluna Power Station is located in the general industrial precinct to the west of the built-up townsite area. The installed capacity of the power station is 1288 Kilowatts (Kw) and on the running Philosophy of N-2 the running capacity is 760 Kw. This is made up of 6 x Volvo diesel 130 Kw generator sets. There are plans to install a fourth feeder in the Power Station to increase the capacity of the network this is at the planning stage and will be implemented in the near future.

## 10 Implementation, Monitoring and Review

### 10.1 IMPLEMENTATION

This Local Planning Strategy has established a land use framework for the next 10-15 years for the Shire of Wiluna. It has been prepared through an analysis of known social, economic and environmental matters affecting the local community currently, and those likely to have an impact over the period of the Strategy. Much of the direction proposed by the Strategy will be implemented through the preparation of the Shire of Wiluna Local Planning Scheme No.2. The preparation of the new local planning scheme concurrent with this Strategy will support implementation of many of the proposed strategies and actions in a short timeframe.

In addition, there are strategies and actions whose implementation is in part, the responsibility of State agencies and other organisations, and others that require further development. The inclusion of these strategies and actions in the local planning strategy sends a message about the priority attributed to these projects by the Shire, and the community more generally, and their importance to the Shire of Wiluna.

Working collaboratively with relevant stakeholders and the community, the Shire should actively seek opportunities for these projects to be appropriately resourced by responsible organisations, and through Commonwealth and State grant funding.

### 10.2 MONITORING AND REVIEW

In addition to the direction set by the local planning strategy, it is possible that new land use and development opportunities and challenges will arise over time. This may be a result of decisions about regional infrastructure, innovations in technology, restructuring of the economy and the workforce, and changing needs and aspirations.

It is important that the Shire and community respond to change in a planned manner to ensure that benefits to the Shire's community are maximised. It is suggested that the Strategy be reviewed every five years, coinciding with a review of the Local Planning Scheme.

## Appendix A

## Outcomes of Community and Stakeholder Consultation



## ACTIVITIES

### COMMUNITY MEETINGS

One-on-one meetings were conducted with the following stakeholders:

- Community Representative - Central Desert Native Title Service.
- Manager - Tjukurba Art Gallery.
- Principal and Secretary – Wiluna Remote Community School.
- CEO –Ngangganawili Aboriginal Health Service.
- Nurse - Ngangganawili Aboriginal Health Service.
- Owner – Wiluna Hotel.

Urbis also conducted mapping and drawing exercises with Year 3 – 4 students and Year 6 - 9 students at the Wiluna Remote Community School to get an insight on their favourite places, places that are unsafe and places that need to be fixed up. A community barbecue was also held where member of the community were invited to attend and talk about land use and development issues and ideas for future development of the town.



### RPA BRIEFING SESSION

Urbis provided a briefing to the Wiluna Regional Partnership Agreement (RPA) meeting in the Shire's offices. The purpose of the briefing was to inform members of the process and to establish a dialogue with the RPA which will be required to be maintained throughout the project. Informal discussions with representatives from Toro and Newmont Jundee were also undertaken during the 3 day site visit

### COUNCILLOR BRIEFING

Following discussions with the community and other local stakeholders, Urbis undertook an internal issues analysis and design session, and briefing with Councillors. Unfortunately due to other commitments, only one Councillor (Jim Quadrio) was in attendance at the briefing. As a result of the one-on-one briefing with Councillor Quadrio, Urbis were able to gather valuable local knowledge and direction for the preparation of the Strategy. However on reflection, the presence of all Shire Councillors at this briefing session would've added significant value to the process, to gain a more collaborative and holistic perspective moving forward. .

### INDUSTRY WORKSHOP

A 2 hour workshop was held in Perth with Industry Representatives of the Wiluna RPA on the 12 February 2011.



## KEY FINDINGS

### GENERAL SENTIMENTS

The following sentiments were expressed by the community and key stakeholders in relation to the overall growth of the town:

- Community representatives commented positively on the improvements that have occurred in previous years, such as the new school and recreation centre, and new housing, however it was expressed that development has stalled over the past five years. The safety of the town was regarded as a key positive aspect.
- There is a sense that the community is not cohesive. There is a need for more shared indoor and outdoor gathering places and arranged events that everyone in the community can enjoy. There was a preference for a water park of water feature that children could play in while being supervised by adults, located centrally in the town. Barbecue facilities, public ablutions and informal shaded seating areas under trees within open space or street verges were also desired by the community. There was also a desire for a greater number of mature and shady street trees.
- There was a sense that land around the school and Shire offices could be better utilised for new housing. However many stakeholders commented that there were lots of “gaps” in town where new housing could be accommodated, in particular near the school and in the north east quarter of the town.
- School-aged children valued the old primary school site, the key reasons being its location and familiarity. A strong connection to this site was expressed, with a several children preferring the old school over the new school, highlighting the importance of place. Other locations valued by school-aged children were the pool, oval and the „old” and „new” recreation centres. A number of children liked visiting North Pool out of town, as well as various “back tracks” around town for motor biking.
- Places that were considered unsafe or needed to be improved included the pub, and the Sobering Up Centre. There were several places identified around town that were notorious for street drinking and anti-social behaviour, this includes the street surrounding the pub, the creek to the west of the town, and the unconstructed west end of Wall St to the south of the old Primary School site, on the area known as Helicopter Hill.

## ISSUES

A summary of the key issues confronting the growth of the town centre from the perspective of the community is provided below:

- Absence of a Central Civic Space – while there are several active open spaces around town e.g. the pool, recreation centre and basketball courts, many adults commented on the lack of a passive central open space with facilities such as barbecues and play equipment, for the whole community to enjoy. The ability for families to have picnics and for adults to meet under shady trees and watch their kids was a common sentiment.
- Housing Shortage – it was commented that new housing is required in the town centre as a matter of priority. Residents and industry commented on the limited availability of both visitor accommodation and employee housing within the town, to the extent that employees (school, clinic etc.) are having to share housing, resulting in significant overcrowding. The availability of accommodation may not be the issue, as the owner of the Wiluna Club Hotel commented on the high vacancy rates experienced at the hotel. Public housing tenants also commented on overcrowding issues, and the need for more public housing stock as well as private rental stock. Several tenants have expressed concern with the tenancy policy of the Department of Housing which disincentivises full time employment, as tenants are required to vacate their family homes once income thresholds for public housing are exceeded. However there are no other options for housing should this occur.

- **Housing Diversity** - majority of community members commented that there was a general lack of housing diversity on offer within Wiluna. There is a clear need for more family sized housing, as public sector employees often would like to bring their families with them, and a desire for space and large lots with yards, even for smaller houses and households. There is also a need to consider appropriate aged care accommodation within the town centre.
- **Quality and Range of Short Stay accommodation** –There is a current lack of quality short stay accommodation. The current condition and lack of investment in the Wiluna hotel and associated caravan park does not make the premises attractive for visitors use. Drinking and anti-social behaviour associated with pub patrons was identified as an issue.
- **Social Cohesion** – discussions with residents indicate a level of social fragmentation within the Wiluna community. This issue is further exacerbated by the grouping of agency housing in specific locations, and the lack of a quality, shared community socialising space. It was raised that the town oval has been out of service for 12 months, leaving children with limited recreation options.
- **Goldfields Highway** – many of the community members, including school-age children, commented on the poor condition of the Goldfields Highway. Community members regularly travel to Meekatharra for various social and cultural reasons, and voiced their concern over the condition of this unsealed road, particularly in wet weather.
- **Culturally Sensitive Areas** – through discussions with Martu residents, an area that was considered „no go“ for cultural (lore) reasons was identified to the east of Bernales Street. Further discussions with Elders and CDNTS are required in order to define this area.
- **Sorry Camps** – a number of funerals have been held in Wiluna in recent years, and the Martu community have identified the need for some basic infrastructure at a location where sorry camps are frequently held. This may include access to potable water and ablutions. An area near Bernales St was identified as an option for a formalised sorry camp.
- **Commercial development** – the community generally supported future commercial development along Wotton Street, where more “gaps” needed to be filled. Other comments were that the existing General Store and Post Office needed to be upgraded, and there was a need for better retail offering in town including fresh produce, clothing and bulky goods.
- **Access to Services** – the quality of drinking water in Wiluna was a key issue raised by the community, with many residents purchasing bottled water as tap water was undrinkable. Representatives from the NAHS commented that the town needs a reliable water supply, as well as access to better services including power.
- **Location of Mining Camp** – There were mixed views on whether a mining camp should be located in town or out of town. NAHS staff expressed their concern over the location of mining accommodation within the town. It is believed that the development of these camps which would predominately house single men, may have a negative impact on sexual health in the area, and therefore it would be preferred if FIFO camps were contained on-site. In addition, it was commented that the growth in mining would place pressure on existing medical services. Business owners however, recognised the benefits of increase custom and sales should a mining camp be located in town. Residents generally acknowledged the importance of mining to the local economy, however it was felt that there was little if any interaction between the town and mining operations and their employees. Retailers commented that the mining companies currently did not utilise their services, and given the low pool of potential customers within the town, they struggled to stay profitable, and there is no incentive to invest or improve the services or premises.
- **Drinking and Anti-Social Behaviour** – This was seen as an issue by several local stakeholders and residents. The pub and streets surrounding it were identified as problem areas, and there are several homes within the town that are notorious for all night partying and noise.



- Employment and training - The school principal highlighted the potential for the school to tap into the surrounding industry, in relation to vocational education for students. There is potential for the development of „life skills“ training for students which will provide students with job readiness skills to prepare for their transition into the workforce. The principal also commented on the potential for Wiluna to develop small enterprise businesses to service the mining industry. The school is looking to implement a range of extra-curricular and out of school activities that will target child development and work readiness:
  - Vegetable Garden to encourage healthy living and nutrition.
  - A Kicking Goals programme, targeting leadership and physical well-being through the provision of regular football clinics.
  - A Music Committee is currently in operation to encourage a more creative approach to education.
  - IT Courses to develop skills around online shopping and banking, with the potential.
- Motocross Track – the community expressed a desire to re-commence operation of the BMX/Motocross track on the western fringe of the town however it was raised that there have been considerable safety and management issues experienced in the past. Ultimately, the Shire advised that if the track were to open again, they would be void of any responsibility, and would be up to a private enterprise to operate and manage this facility.

As a result of this consultation, Urbis was able to gain an appreciation of key issues from the community's perspective. It was clear from this process that the key issues relate to the overall housing supply, provision of a shared outdoor community meeting space, quality of service infrastructure in particular water and the Goldfields Highway, as well as issues and opportunities from mining operations in the area.

## DEVELOPMENT PROPOSALS

As part of the consultation process, Urbis conducted one-on-one meetings with landowner's or leaseholders of land within the town centre. The purpose of these discussions was to determine key issues from a landowner's perspective, gather information on any future proposals/intentions and identify paths/partnerships for implementation. This consultation revealed the following development proposals:

- Old Primary School site – there was interest in the redevelopment of the school site by NAHS, however the cost of removing asbestos in the building and other site works impacts on feasibility. The existing mature vegetation and infrastructure on site could be utilised.
- Old Clinic site – with the development of the new clinic on Scotia St, there is the potential for redevelopment of the old clinic site. While no plans are yet in place, it is likely that the existing staff housing will be maintained. Other community/health uses and more housing were options that were mentioned by NAHS. However redevelopment of the old clinic buildings would need to consider the potential presence of asbestos.
- The owners of the „Gunbarrel Store“ are considering the development of a clothing and furniture/whitegoods store, adjacent to the existing store. The potential relocation of the Post Office to this site has also been suggested.
- Shire Housing – the Shire is currently in the process of approving three residential duplex lots which are located in close proximity to the Shire offices. These duplex sites will provide additional housing for Shire workers.
- Wiluna Club Hotel – the current owner of the hotel does not have any plans for upgrading the hotel or the adjacent caravan park. Accommodation provided at the hotel is currently underutilised due to perceived poor quality of the rooms.
- Roadhouse – there has been some interest expressed in the development of a roadhouse on the corner of the Goldfields Highway and Wotton St, at the gateway to the town. However feasibility of the development and cost of construction, are deterrents to development of the site at this stage.

- Central Desert Commercial Development – plans are currently being developed by Central Desert Native Title Service for a commercial building on the corner of Thompson St and Wotton St, to accommodate an office and equipment for the Rangelands Rehabilitation project.

## MINING PROPOSALS

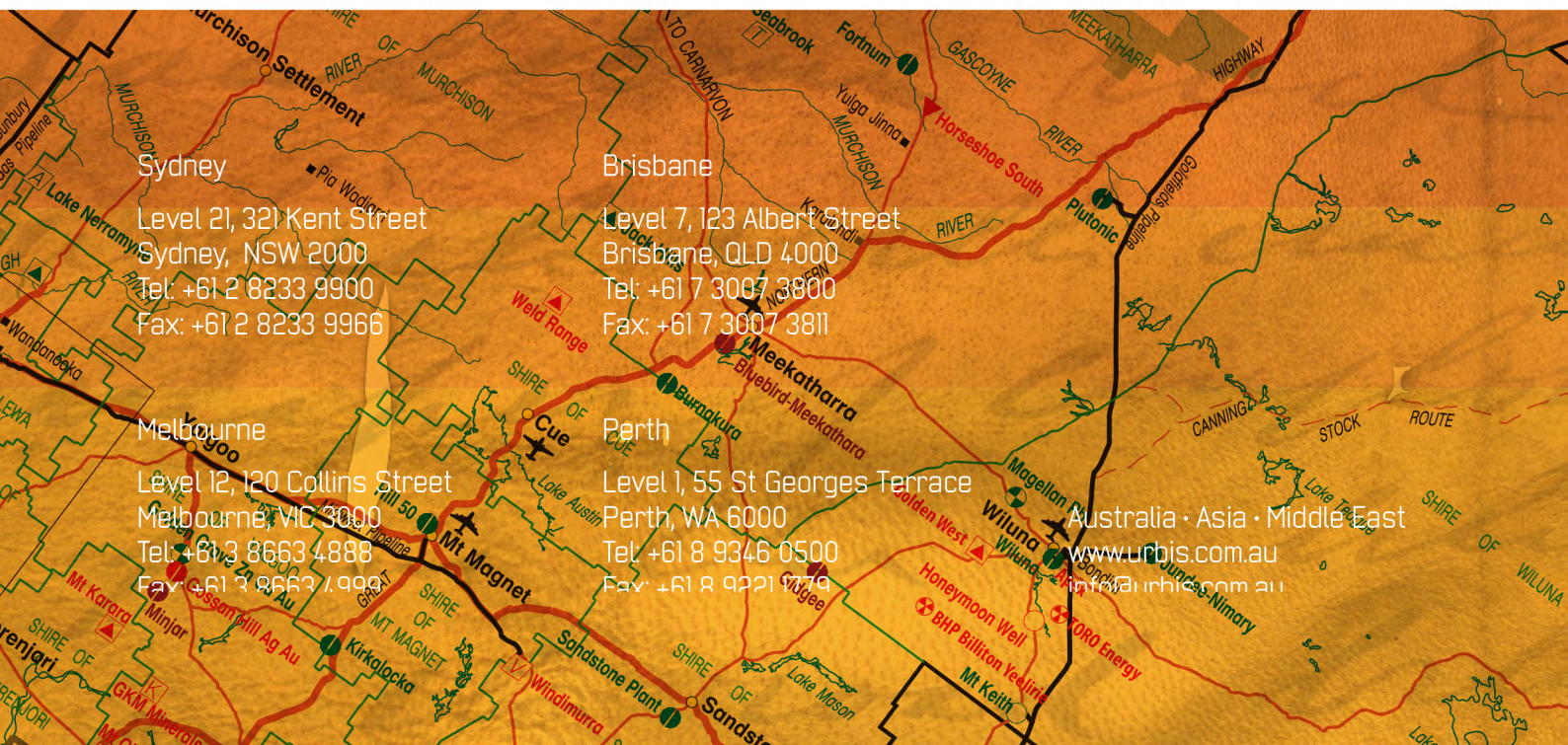
### TORO ENERGY

- Toro is seeking to develop accommodation for its incoming residential operations workforce. Toro propose that the incoming workforce should ideally be „empty nesters“ and is currently undertaking a strategic planning process with the local Indigenous community. Approximately 62 blocks have been earmarked for residential development, which have recently undergone a native title clearance process.
- Toro is anticipating a financial investment decision by March 2011. At this stage, it is envisaged that Toro will house a maximum of 350 employees during the construction phase on site, which is anticipated to take approximately 18 months. Toro are not seeking to develop any construction accommodation in town.
- Accommodation for employees during the operations phase is anticipated to accommodate 150 employees. It is anticipated that 50 employees will be FIFO, 50 employees permanently employed and living in Wiluna, and 50 employees will be reserved for local employment.

### NEWMONT JUNDEE

- Community Development Initiatives - Newmont employs three local Indigenous people to undertake cultural awareness training with employees on the mine site, as well as organises regular art exhibitions to showcase and sell local Indigenous artworks.

Indigenous Employment - Newmont has a training program in place for local Indigenous workers, however this is severely impacted by current Government housing policy as employees are not entitled to Government housing once they exceed a certain salary threshold. Newmont hires local Indigenous people through NEEDAC, which is primarily a Noongar employment agency.



Sydney

Level 21, 321 Kent Street  
Sydney, NSW 2000  
Tel: +61 2 8233 9900  
Fax: +61 2 8233 9966

Melbourne

Level 12, 120 Collins Street  
Melbourne, VIC 3000  
Tel: +61 3 8663 4888  
Fax: +61 3 8663 1999

Brisbane

Level 7, 123 Albert Street  
Brisbane, QLD 4000  
Tel: +61 7 3007 3800  
Fax: +61 7 3007 3811

Perth

Level 1, 55 St Georges Terrace  
Perth, WA 6000  
Tel: +61 8 9346 0500  
Fax: +61 8 9221 1770

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[www.urbis.com.au](http://www.urbis.com.au)

[info@urbis.com.au](mailto:info@urbis.com.au)