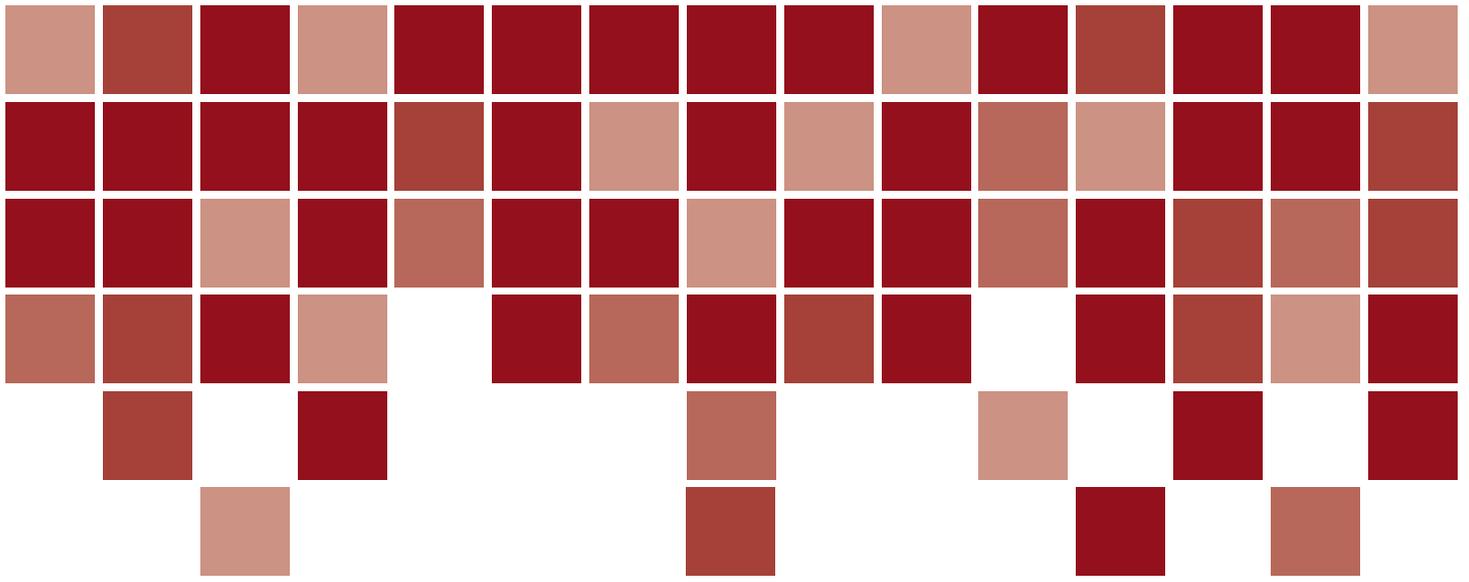




# Shire of Murchison

Local Planning Strategy  
AUGUST 2014 - DRAFT FOR ADVERTISING



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



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

Director	Karen Wright
Associate Director	Simon Wilkes
Senior Consultant	Shannon O'Loughlin
Senior Consultant	Megan Gammon
Job Code	PA0946
Report Number	V21- For Formal Advertising

© Urbis Pty Ltd  
ABN 50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

**URBIS**  
**Australia Asia Middle East**  
urbis.com.au

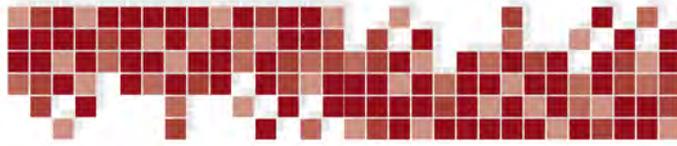
## TABLE OF CONTENTS

<b>1</b>	<b>Overview</b> .....	<b>1</b>
1.1	Methodology.....	2
1.2	Format.....	2
1.3	Engagement.....	2
<b>PART 1: STRATEGY</b>		
<b>2</b>	<b>Future Murchison</b> .....	<b>4</b>
2.1	Vision .....	4
2.2	Objectives in Planning for the Future .....	5
<b>3</b>	<b>Strategic Plan for Murchison</b> .....	<b>7</b>
3.1	Introduction .....	7
3.2	Key Issues, Opportunities & Constraints .....	7
3.3	The Plan.....	8
<b>4</b>	<b>Strategies and Actions</b> .....	<b>9</b>
4.1	Pastoral Activities .....	9
4.2	Acknowledging an Ageing Population and Working to Achieve a Stable Population Base.....	10
4.3	Planning for the Murchison Settlement.....	12
4.4	Planning for the Pia Wadjarri Community.....	15
4.5	Facilitating Growth with the Tourism Industry .....	18
4.6	Scientific Research – Radio Astronomy .....	22
4.7	Mining .....	24
4.8	Planning for Heritage (Indigenous and Non-Indigenous) .....	25
4.9	Planning for an Effective Road Network.....	25
4.10	Environmental Considerations .....	28
<b>5</b>	<b>Implementation, Monitoring &amp; Review</b> .....	<b>29</b>
5.1	Implementation.....	29
5.2	Monitoring and Review .....	29
<b>PART 2: BACKGROUND ANALYSIS &amp; INFORMATION</b>		
<b>1</b>	<b>Strategy Area and Regional Setting</b> .....	<b>30</b>
<b>2</b>	<b>State &amp; Regional Planning Context</b> .....	<b>31</b>
2.1	Key Regional & State Documents .....	32
<b>3</b>	<b>Local Planning Context</b> .....	<b>41</b>
3.1	Strategic Community Plan 2012/13 – 2022/23 .....	41
3.2	Pia Wadjarri Community Layout Plan.....	42
<b>4</b>	<b>Local Profile and Considerations</b> .....	<b>43</b>
4.1	Location and context.....	43
4.2	People.....	43
4.2.1	Overall Demographics .....	43
4.2.2	Population forecast.....	44
4.3	Economy & employment.....	45
4.4	Land development .....	45
4.4.1	Land Tenure.....	45
4.4.2	Native Title .....	45

4.4.3	Indigenous Land Use Agreement.....	45
4.4.4	Settlement.....	48
4.4.5	Housing.....	49
4.5	Tourism.....	50
4.6	Community Facilities.....	51
4.6.1	Education and Training.....	52
4.6.2	Health and Community Services.....	52
4.6.3	Sporting and Recreational Facilities.....	53
4.6.4	Justice, Safety and Security.....	53
4.6.5	Coordination of Service Delivery.....	53
4.7	Transport.....	53
4.7.1	Carnarvon Mullewa Road.....	53
4.7.2	Other Linkages.....	54
4.7.3	Murchison Airstrips.....	54
4.7.4	Regional Transport Movement.....	55
4.8	History & Heritage.....	56
4.8.1	European heritage.....	56
4.8.2	Indigenous Heritage.....	59
4.9	Climate.....	61
4.10	Landform.....	63
4.10.1	Natural Assets.....	63
4.10.2	Groundwater.....	64
4.10.3	Flora & Fauna.....	64
4.11	Minerals & Mining.....	66
4.12	Infrastructure and Services.....	69
4.12.1	Electricity.....	69
4.12.2	Water.....	69
4.12.3	Telecommunications.....	69
4.12.4	Waste Water Disposal.....	69
4.12.5	Murchison Radio-Astronomy Projects.....	69
<b>5</b>	<b>Key Issues.....</b>	<b>71</b>
5.1	Static and Ageing Population.....	72
5.2	Economic Diversification.....	72
5.3	Climate Change & Environment.....	74
5.4	Land Uses.....	75
5.4.1	Mining.....	75
5.4.2	Science.....	75
5.5	Developing the tourism Industry.....	78
5.6	Murchison Settlement Planning.....	81
5.7	Heritage Planning.....	82
5.8	Roads and Infrastructure.....	84
5.9	Health and Building Standards.....	85
	<b>Appendix A - Stakeholder Engagement.....</b>	<b>87</b>
<b>FIGURES:</b>		
	Figure 1 – Signage at the Oasis Roadhouse.....	8
	Figure 2 – Floristic Values.....	8
	Figure 3 – Roadside Signage on Carnarvon-Mullewa Road.....	14
	Figure 4 – Murchison Oasis Roadhouse.....	14

## TABLE OF CONTENTS

Figure 5 –Pia Wadjarri Current Community Layout Plan .....	17
Figure 6 – Errabiddy Bluff.....	21
Figure 7 – Adventurous traveller.....	21
Figure 8 – ASKAP dishes at the Murchison Radio-astronomy Observatory.....	23
Figure 9 – Signage at Murchison Roadhouse .....	27
Figure 10 – Ballinyoo Bridge .....	27
Figure 11 – Locality Plan.....	30
Figure 12 – Current Population Forecast for the Shire of Murchison (Status Quo).....	44
Figure 13 – Area of Shire Affected by Native Title and ILUA .....	47
Figure 14 – Murchison Settlement Aerial Photograph .....	48
Figure 15 – Bilung Pool.....	51
Figure 16 – Carnarvon-Mullewa Road Emergency Airstrip.....	55
Figure 17 – Stockwell No.9 .....	59
Figure 18 – Aboriginal Significant Sites .....	60
Figure 19 – Murchison River Floodplain .....	62
Figure 20 – Wooleen Lake .....	63
Figure 21 – Groundwater Sources.....	65
Figure 22 – Mining Activity within the Shire.....	68
Figure 23 – Murchison Power Supply .....	70
Figure 24 – Wildflower Season.....	74
Figure 25 – Murchison Radio-Astronomy Observatory.....	77
Figure 26 – Oasis Roadhouse Motel .....	79
Figure 27 – Outback Pathways Tourist Route.....	80
Figure 28 – Murchison Shire Offices.....	82
Table 1 – Heritage List.....	57
Table 2 – Schedule 4, Building Regulations 2012.....	85



# 1 Overview

This Local Planning Strategy (Strategy) has been prepared as a framework for land use planning in the Shire of Murchison and provides a basis for a new Local Planning Scheme (Scheme). The Strategy, in conjunction with the Scheme, has the potential to establish an 'agreed path forward', from which priorities, initiatives and activities can evolve.

Historically the Shire of Murchison has not had a Local Planning Strategy or Local Planning Scheme. It is therefore imperative that in establishing a planning framework for the Shire there are a wide range of different matters that need to be given careful consideration including but not limited to:

- Pastoral activities;
- Mining activities;
- Delivering a range and diversity of land uses;
- The protection of the natural environment;
- Recognising the cultural and significance heritage of the area;
- The emerging opportunities for remote area tourism; and
- Existing and future planning astronomy research.

The preparation of the local planning strategy and scheme provides a significant opportunity to support the Shire's vision for the area, as recently expressed in the Shire's Strategic Community Plan 2012/13 – 2022/23. The established vision is expressed as:

***'Working together to preserve the unique character of the Shire, supporting diverse and sustainable lifestyle and economic opportunities.'***

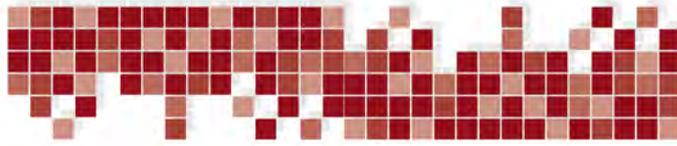
The Strategy, in conjunction with the Scheme and Strategic Community Plan 2012/13 – 2022/23, will assist in ensuring that local interests, aspirations and ideas and concerns are actively progressed.

The planning for the area also needs to facilitate the achievement of state and national objectives. The Local Planning Strategy is intended to provide specific guidance for the next 10-15 years, while respecting the importance of maintaining a view to the longer-term horizon.

Unlike many other strategies that have a focus on a particular townsite or townsites, due to the unique characteristics of the Shire of Murchison, the Local Planning Strategy has an equal focus on the Murchison settlement and the wider municipal area. This document seeks to apply state and regional planning policies and frameworks, and provide the rationale for the land use zones and other planning provisions and controls of the Local Planning Scheme

The Local Planning Scheme, which should be read in conjunction with the local planning strategy, is the principal statutory tool for the purposes of implementing key actions. While Schemes mainly deal with land use control, development and infrastructure coordination, this should be recognised within the context of the strategic framework and the broader environmental, social and economic goals and aspirations of the local government.

It is important to recognise that the Local Planning Strategy and scheme whilst establishing an appropriate planning framework do not actually directly result in the delivery of neither infrastructure nor new land uses/development; actual delivery will be through a range of public and private stakeholders.



## 1.1 METHODOLOGY

The desire to prepare a Local Planning Strategy to assist in achieving the Shire's vision and key actions has been identified in the Strategic Community Plan 2012/13 – 2022/23.

The preparation and progression of the Strategy provides an opportunity for extensive dialogue with relevant federal and state government agencies about the future of this area. To that end, the ideas, concerns and aspirations of government agencies were invited in the first instance, to inform the initial drafting of the Strategy.

Early community engagement and discussions with local members was also undertaken to ensure the planning framework for the Shire has been built from the ground up, based on effective stakeholder engagement and a real understanding of the local issues, constraints and opportunities already present in the Shire and the emerging into the future.

Consideration of key state and regional planning frameworks, including a review of policies and strategies has been undertaken, data collection and identification of issues has formed an important component of the drafting of the Strategy.

## 1.2 FORMAT

In accordance with the Western Australian Planning Commission's (WAPC) *Local Planning Manual*, the strategy has been set out in the following manner:

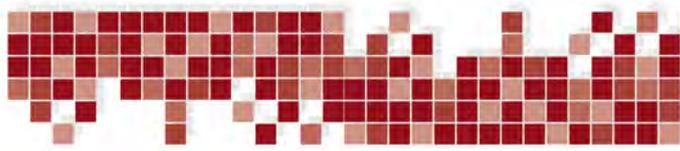
- Part 1: Strategy
  - This is the operational part of the wider document – it outlines the vision, aspirations and key objectives of the strategy with specific strategies, actions, recommendations and undertakings which should be delivered over the life of the document to assist in fulfilling the shared community vision.
- Part 2: Background Information
  - This part of the Strategy provides a comprehensive analysis of the key State and regional planning frameworks for which the Strategy sits within and identifies and analyses the issues, challenges and opportunities for the Shire into the future. The findings of Part 2 provide the basis for the objectives, strategies and actions of Part 1.

## 1.3 ENGAGEMENT

The Shire's Strategic Community Plan 2012/13 – 2022/23 highlighted the community's shared importance on openness, transparency and enhanced consultation and public participation in the governance of the Murchison Shire.

A key aspect of the development of the Local Planning Strategy is to ensure that the ideas, aspirations and input from the local community are captured during the preparation and progression of the document, to ultimately ensure that outcomes are relevant to the local areas and ensure that as much as possible the 'shared vision' for the future is delivered. Considering the wide range of matters to be considered, along with the diverse range of stakeholders, a diversity of opinion is to be expected from time to time and is indeed considered healthy.

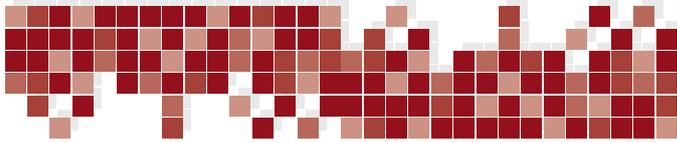
The Shire's Strategic Community Plan 2012/13 – 2022/23 was finalised in early 2013. Initial stakeholder engagement to inform the preparation of the Local Planning Scheme commenced in September 2013, as part of an on-going engagement strategy during the progression, finalisation and ultimate implementation of the Local Planning Strategy.



From early stakeholder engagement, the following issues were identified as requiring careful consideration as part of the Local Planning Strategy:

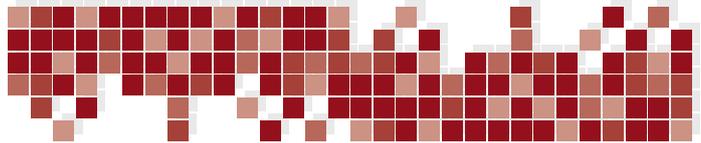
- Viability of pastoral activities across the Shire;
- Economic diversification – opportunities, constraints and its impacts;
- Tourism opportunities and building upon the Shire’s existing tourism based activities and resources;
- Stakeholder development intentions and aspirations in regards to mining and radio-astronomy;
- The importance of recognising heritage and cultural considerations and practices;
- Existing infrastructure and servicing constraints; and
- Road networks and hierarchy

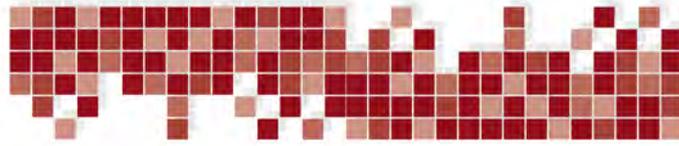
This list is clearly not exhaustive; however it has formed a basis for further dialogue with stakeholders and investigation.



Shire of Murchison Local Planning Strategy

PART 1: STRATEGY





## 2 Future Murchison

### 2.1 VISION

In 2013, the Shire prepared, in accordance with the Integrated Planning and Reporting Framework the first Strategic Community Plan. The plan defines the Shire’s visions and aspirations for the future and outlines how these will be achieved over the next decade. The established community vision is expressed as follows:

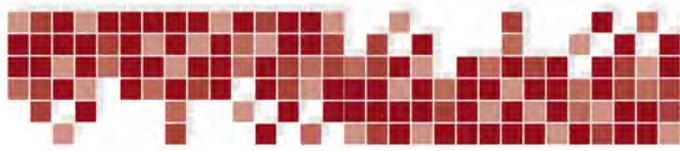
***“Working together to preserve the unique character of the Shire, supporting diverse and sustainable lifestyle and economic opportunities.”***

The Strategic Community Plan 2012/13 – 2022/23 reflects a vision for the future and is an important foundation for the Shire’s future planning activities. The plan focuses on four key areas of community interest being, economic, environmental, social and civic leadership.

It is intended that the Local Planning Strategy will be a key mechanism for the delivery of the community’s vision with respect to land use planning. Given extensive community consultation was only recently undertaken for the preparation of the Strategic Community Plan 2012/13 – 2022/23, this has played a significant role in identifying some of the key issues close to the heart of the local community and setting the tone of the Local Planning Strategy.

The key objectives for each focus area of the Strategic Community Plan 2012/13 – 2022/23 were highlighted as follows:

- Economic* – To develop the region’s economic potential to encourage families and businesses to stay in the area
- Environmental* – To improve the sustainability of land use and improve the condition of the environment
- Social* – To develop, coordinate, provide and support services and facilities which enhance the quality of community life in the Shire by:
  - Supporting and assisting in coordinating projects and events as required
  - Providing information on services (funding opportunities, Grant processes etc.)
  - Supporting community groups
  - Supporting and maintaining social infrastructure (i.e. parks, gardens, cemetery) and support those groups who use them
- Civic Leadership* – To provide good governance to the Murchison Shire through:
  - Regional collaboration where possible
  - Detailed and professional administration
  - High levels of accountability
  - Compliance with statutory requirements
  - High-quality forward planning, particularly for assets and finances
  - Openness and transparency and enhanced consultation and public participation
  - Provision of quality customer services, good financial management and pursuit of excellence in professional administration and communication

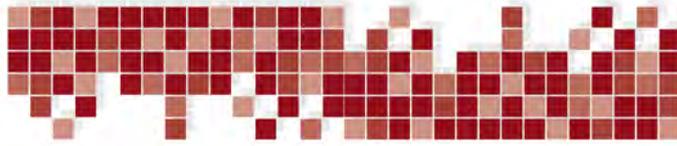


## 2.2 OBJECTIVES IN PLANNING FOR THE FUTURE

The following objectives have been identified for the Local Planning Strategy:

- TO SUPPORT THE CONTINUATION OF EXISTING PASTORAL ACTIVITIES IN A MANNER THAT IS VIABLE, SUSTAINABLE AND CONSISTENT WITH THE LAND CAPABILITY.
- TO RECOGNISE THAT THE DIVERSIFICATION OF LAND USES, COMPATIBLE WITH PASTORAL ACTIVITIES, ARE IMPORTANT FOR THE LOCAL ECONOMY AND THE QUALITY OF LIFE FOR THE COMMUNITY.
- TO PROMOTE AND FACILITATE TOURISM OPPORTUNITIES ASSOCIATED WITH THE NATURAL ENVIRONMENT, PASTORAL ACTIVITIES, CULTURE, HERITAGE AND SCIENTIFIC RESEARCH.
- TO RECOGNISE THE POTENTIAL FOR EXTRACTIVE INDUSTRIES TO PROVIDE LOCAL EMPLOYMENT OPPORTUNITIES AND ECONOMIC GROWTH AT BOTH A LOCAL AND REGIONAL SCALE.
- TO PLAN FOR A SAFE AND EFFECTIVE ROAD NETWORK THAT IS SUITED FOR ITS INTENDED PURPOSE, INCLUDING UPGRADING AND MAINTENANCE.
- TO IDENTIFY, FOSTER AND PROTECT THE INDIGENOUS AND NON-INDIGENOUS HERITAGE VALUES OF THE AREA.
- TO PROTECT THE LANDSCAPE VALUES AND CHARACTER OF THE AREA.
- TO PROTECT THE HEALTH AND AMENITY OF RESIDENTS.
- TO MINIMISE LAND USE AND TRANSPORT CONFLICT.
- TO FACILITATE A STABLE POPULATION BASE IN THE AREA.
- TO PROMOTE A STRONG SENSE OF COMMUNITY.





## 3 Strategic Plan for Murchison

### 3.1 INTRODUCTION

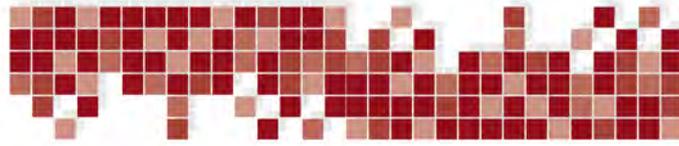
This section presents a strategic land use plan for the Shire of Murchison, establishing a blueprint for the next 10–15 years, including the establishment of a Local Planning Scheme.

### 3.2 KEY ISSUES, OPPORTUNITIES & CONSTRAINTS

Based on the background information review and analysis and outcomes of initial stakeholder engagement, the following key issues, opportunities and constraints were identified for consideration in the development of the strategic land use plan:

1. Supporting the on-going predominant use of land for pastoral activities and recognising the challenges facing this sector.
2. Facilitating a level of diversification within the local economy, realising opportunities associated with mining, scientific research (astronomy) and remote area tourism.
3. Celebrating and protecting the indigenous and non-indigenous heritage and cultural values of the area.
4. Ensuring that the direct and indirect impacts of mining and tourism activities are properly considered in the planning process, particularly given the existing road network and potential mining areas within the Shire's boundary.
5. Ensuring that the local population base within the Shire area remains stable and ensuring that residents are provided with an opportunity to 'age in place'.
6. Managing the impacts of natural hazards including bush fires and floods to ensure the safety of community members and an appropriate level of protection for property, to the extent practicable.
7. Actively promoting Murchison as an area of interest for remote area tourism activities and fostering opportunities and linkages associated with the radio-astronomy projects, indigenous heritage, wildflowers, nearby regional attractions and 'outback pathways'.
8. Recognising the importance of both local and regional transport infrastructure in meeting the needs and expectations of a wide range of stakeholders.
9. Ensuring an appropriate level of protection for radio-astronomy activities in the area, both now and into the future, recognising the need for 'radio-quiet zones'.
10. Identifying the need to provide some guidance for the future of the Murchison settlement, as a key location for the local community, visitors and an important focus for events.
11. Recognising the need for any planning framework to be practical and realistic.

A more detailed discussion of these key issues and associated issues is provided in Section 5 of Part Two.



### 3.3 THE PLAN

The Shire’s Strategic Plan consists of three (3) maps to illustrate key points and issues within the Local Planning Strategy.

These maps include:

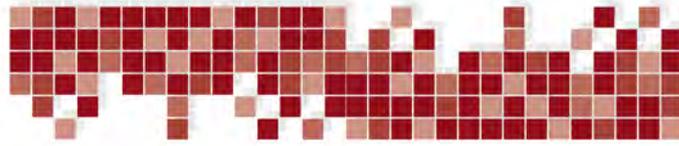
- A Murchison settlement map outlining opportunities and constraints and key considerations, including resources, energy, agricultural diversification and natural assets.
- A whole-of-Shire context plan outlining existing land uses, roads, tourism activities, settlements and pastoral leases.
- A Strategic Land Use plan providing 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 Local Planning Scheme No.1 to a certain extent and more detailed local planning policies, as may be required, to address particular planning and administrative issues.



FIGURE 1 – Signage at the Oasis Roadhouse



Figure 2 – Floristic Values

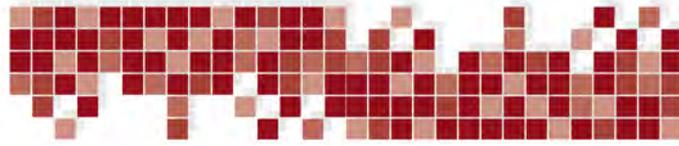


## 4 Strategies and Actions

This section details the overarching vision and objectives for the future development of the Shire of Murchison as well as the principal objectives, strategies and actions for the identified key issues. The actions are primarily focussed on the Shire as a whole and its activities, however, the involvement of other parties will also be required to achieve outcomes in a collaborative manner. In many instances, the implementation and delivery of land uses, development proposals and infrastructure will be the responsibility of state and federal government agencies, mining industry, developers, the community and other parties.

### 4.1 PASTORAL ACTIVITIES

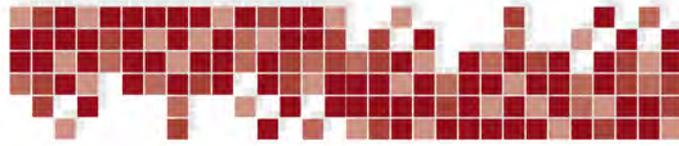
PASTORAL ACTIVITIES	
<b>OBJECTIVES</b>	<ol style="list-style-type: none"> <li>1. To ensure that land use planning is progressed in a strategic manner.</li> <li>2. To support the on-going predominant use of land for pastoral activities.</li> <li>3. To recognise the challenges currently being experienced by stakeholders.</li> <li>4. To recognise the need for alternative incomes to ensure a high quality of life for community members.</li> </ol>
<b>MATTERS TO BE CONSIDERED</b>	<ul style="list-style-type: none"> <li>▪ The land within the Shire is predominantly used for pastoral activities, with a total of 26 pastoral stations.</li> <li>▪ There is concern regarding the capability of land within the Shire to support pastoral activities into the future</li> <li>▪ Pastoral lease requirements generally stipulate that the predominant activity on lands must remain pastoral. Changes to the lease arrangements potentially give rise to considerations under other legislation, for example the Native Title Act 1993 potentially triggering Indigenous Land Use Agreements.</li> <li>▪ There are inherent challenges with pastoral activities include dependency on the natural environment and being subject to commercial pressures, including international trade arrangements. In addition, there are significant administrative demands on leaseholders associated with pastoral activities, with concerns being raised about the level of 'red-tape'. A collaborative approach to moving forwards will be required.</li> <li>▪ Nearly all pastoral leaseholders within the Shire have sought to secure an alternative income stream to supplement pastoral activities, with activities including but not limited to employment with the Shire, tourism, mining exploration and transport/deliveries.</li> <li>▪ While alternative incomes sources/activities have not generally directly impacted on pastoral activities, through land use conflict or similar, indirectly there has been an impact on the ability of pastoral lease holders to effectively manage their land/pastoral activities due to the loss of available labour.</li> <li>▪ The approval of the pastoral lands board is required for both the sale of land and changes to stocking levels, having implications on ability to rehabilitate the land.</li> <li>▪ Pastoral leases are generally scheduled for expiry in 2015, however a review completed in 2005 identified that only 1 lease would not be renewed within the Shire.</li> </ul>



STRATEGIES AND ACTIONS	RESPONSIBILITY
1. Openly acknowledge and discuss the challenges that are being experienced with pastoral activities in the Murchison region and encourage a collaborative approach to problem solving and the future of pastoral activities in the area.	<ul style="list-style-type: none"> <li>Shire of Murchison /Western Australian Planning Commission/Department of Agriculture and Food.</li> </ul>
2. Identify in the Local Planning Scheme that land shall predominantly be included within the pastoral zone, with a clear set of associated objectives.	<ul style="list-style-type: none"> <li>Shire of Murchison/Local Planning Scheme No.1</li> </ul>
3. Identify in the Shire's Local Planning Scheme (objectives/zoning table) a framework that allows for a range of alternative land uses to be considered, to supplement predominant pastoral activities.	<ul style="list-style-type: none"> <li>Shire of Murchison/Local Planning Scheme No.1</li> </ul>
4. Establish a flexible framework for the use and development of land within the Pastoral zone of the Shire's Local Planning Scheme, by allowing other non-pastoral and mining uses at the Shire's discretion.	<ul style="list-style-type: none"> <li>Shire of Murchison/Local Planning Scheme No.1</li> </ul>
5. Ensure that the established planning framework is clear, outcome focussed and to the extent practicable, minimising administrative burdens on stakeholders. To this end, pastoral uses/development is exempt from the requirement to obtain planning approval from the Shire.	<ul style="list-style-type: none"> <li>Shire of Murchison / Local Planning Scheme No.1/ Local Planning Strategy and future local planning policies.</li> </ul>
6. Actively pursue funding opportunities (attracting investment, grant funds etc.) for tourism related ventures and infrastructure upgrades that will support pastoral activities through alternative sources of economic growth and employment delivery.	<ul style="list-style-type: none"> <li>Shire of Murchison &amp; relevant government stakeholders</li> </ul>
7. Facilitate the development of new and expanded tourism opportunities within the Murchison Settlement and pastoral stations through the preparation and implementation of a tourism strategy, to facilitate alternative business opportunities that support pastoral activities.	<ul style="list-style-type: none"> <li>Shire of Murchison</li> </ul>
8. Actively participate in the establishment and review of radio quiet zone requirements associated with radio astronomy to ensure that pastoral activities are not compromised.	<ul style="list-style-type: none"> <li>Shire of Murchison / Local Planning Scheme No.1</li> <li>Shire of Murchison / Western Australian Planning Commission / DAFWA / Office of Science /ACMA</li> </ul>

#### 4.2 ACKNOWLEDGING AN AGEING POPULATION AND WORKING TO ACHIEVE A STABLE POPULATION BASE

AN AGEING AND STABLE POPULATION	
<b>OBJECTIVES</b>	<ol style="list-style-type: none"> <li>To ensure that land use planning meets the practical needs of the community into the future, with respect to housing, lifestyle, employment and access to necessary services and amenities.</li> <li>To plan for any future growth in the settlement in a strategic manner.</li> </ol>
<b>MATTERS TO BE</b>	<ul style="list-style-type: none"> <li>The current population level is low (approx.114) and is disbursed over a large area, with approximately half of the population located within the Pia Wadjari</li> </ul>

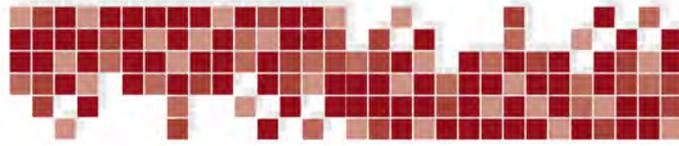


**CONSIDERED**

community.

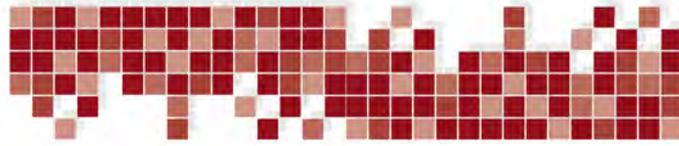
- Significant population growth is not anticipated within the Shire, having previously experienced periods of decline in the past.
- Consistent with state and national trends, the Shire has an aging population base.
- At present due to access and availability to housing, services and amenities, there are limited opportunities in the Shire for people to be able to effectively 'age in place'.
- There is a range of lifestyle/quality of life factors that influence the choices of individuals, in terms of either staying in the area or coming to the area in the first place. These factors include such matters as sense of community, climate, opportunities for employment and other income generating activities, housing options and access to health, education, recreation and retail opportunities.
- Notwithstanding the improvements to the road network, which have offered significant benefits, the area is located a significant distance from major centres and accordingly, will continue to remain heavily dependent on the local road conditions.
- The ability to retain and attract population growth is a common factor for the provision of state and federal provided services and access to grant funding opportunities. It is also possible that as a settlement, rather than a town, some funding opportunities may not be realised.
- Land within and nearby to the settlement has been suggested as a possible location for residents to be able to 'age in place', potentially through making available on a freehold basis, acknowledging the need for this to be progressed through open discussion with stakeholders to address any potential areas of concern.

STRATEGIES AND ACTIONS	RESPONSIBILITY
1. Identify in the Shire's Local Planning Scheme (objectives/zoning table) a framework that allows for a range of alternative land uses to be considered, to supplement predominant pastoral activities.	Shire of Murchison / Local Planning Scheme No.1
2. Investigate the possibility of freehold land within the settlement for people to have the opportunity to 'age in place'	Partnerships between the Shire of Murchison & Department of Lands
3. Actively pursue opportunities for consideration of the area as part of regional planning frameworks, to facilitate discussions about community facilities and services.	Shire of Murchison & various government agencies
4. Advocate for the appropriate development of mining, tourism and other diversified activities within the Shire and its potential to increase population and employment opportunities.	Shire of Murchison / Local Planning Scheme No.1 & Local Planning Policies



### 4.3 PLANNING FOR THE MURCHISON SETTLEMENT

MURCHISON SETTLEMENT	
<b>OBJECTIVES</b>	<ol style="list-style-type: none"> <li>1. To ensure that land use planning meets the practical needs of the community into the future, with respect to housing, recreation and community services.</li> <li>2. To plan for the future of the settlement in a strategic manner that can be refined further over time.</li> <li>3. To identify land required for various public purposes.</li> </ol>
<b>MATTERS TO BE CONSIDERED</b>	<ul style="list-style-type: none"> <li>▪ The Murchison settlement was formally established in 1988; however it is not a town.</li> <li>▪ The settlement, albeit relatively small in scale, is a strong 'community hub' and a frequent host for major community events including Polocrosse and Astrofest.</li> <li>▪ Stakeholder engagement with the local community to date has not identified a strong desire for the settlement to become a town.</li> <li>▪ Providing flexibility for a range of land uses into the future is important</li> <li>▪ There are challenges associated with the planning for land that is predominantly leasehold.</li> <li>▪ The settlement itself does not currently provide opportunities for local residents to 'age in place' however there may be opportunities to do so in the future.</li> <li>▪ There is currently a lack of health services within the Shire, with local residents typically needing to travel to Geraldton. This has the potential to become a more significant challenge with an ageing population into the future.</li> <li>▪ Access to community services and facilities is a key consideration given the isolation of the settlement.</li> <li>▪ Careful consideration needs to be given to appropriately establishing a planning framework for the settlement, in the scheme and strategy, in such a way that both provides clear direction and yet provides a high level of flexibility into the future.</li> <li>▪ On-going local employment opportunities within the Murchison settlement will continue to be important for the local community.</li> <li>▪ Over time, there are opportunities to build the Shire's 'tourism offer' within the settlement, in terms of both tourist attractions and accommodation. A possible opportunity is for the establishment of an interpretative centre associated with the radio-telescopes being established in the region.</li> </ul>
STRATEGIES AND ACTIONS	RESPONSIBILITY
1. Ensure the efficient and effective structure of the settlement which represents a logical growth pattern	Shire of Murchison / Local Planning Strategy & Local Planning Scheme No.1
2. Include the entire Murchison settlement within a single 'settlement' zone in the Shire's Local Planning Scheme in order to provide a level of flexibility in relation to future land use. This approach will allow future land use and development within the settlement to be principally guided by the Shire's Strategic Land Use Plan.	Shire of Murchison / WAPC / Local Planning Scheme No.1 & Local Planning Strategy
3. Appropriately set aside land and zone land to reflect the existing use of land and to plan accordingly for future required services, amenities and land uses.	Shire of Murchison / WAPC / Local Planning Strategy
4. Identify land within the Murchison settlement as a 'Settlement' zone within the Local Planning Scheme.	Shire of Murchison / WAPC / Local Planning Scheme No.1
5. Develop a successful service centre for the Shire by	▪ Shire of Murchison & relevant government



improving services and facilities offered to residents and visitors	agencies
6. Seek funding opportunities for public art, seating, street furniture and streetscape works, including pathway links and landscaping in the settlement.	▪ Shire of Murchison
7. Ensure development will not adversely affect local amenities	▪ Shire of Murchison / Local Planning Scheme No.1
8. Investigate the future opportunities for an interpretative facility to be established within the settlement, associated with the radio-telescopes in the area.	▪ Shire of Murchison / /Mid-West Development Commission/relevant radio-astronomy stakeholders

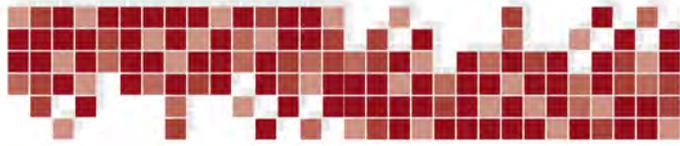
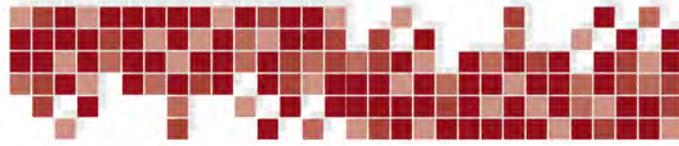


FIGURE 3 – ROADSIDE SIGNAGE ON CARNARVON-MULLEWA ROAD



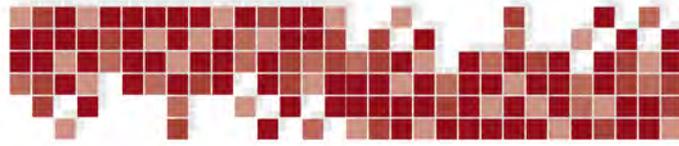
FIGURE 4 – MURCHISON OASIS ROADHOUSE





#### 4.4 PLANNING FOR THE PIA WADJARRI COMMUNITY

PIA WADJARRI COMMUNITY	
<b>OBJECTIVES</b>	<ol style="list-style-type: none"> <li>1. To ensure that land use planning meets the practical needs of the community into the future, with respect to housing, recreation and community services.</li> <li>2. To ensure future development of the community is guided by comprehensive planning.</li> <li>3. Support development that complies with an approved Community Layout Plan.</li> <li>4. To plan for the future of the settlement in a strategic manner that can be refined further over time.</li> </ol>
<b>MATTERS TO BE CONSIDERED</b>	<ul style="list-style-type: none"> <li>▪ The Pia Wadjarri community has a population of approximately 60, representing half of the total population within the Shire.</li> <li>▪ State Planning Policy 3.2 – Aboriginal Settlements provides a state framework for planning and seeks to ensure that local planning schemes and strategies reflect the existence of aboriginal communities and any 'layout plans' that have been established.</li> <li>▪ There is the need to ensure that there is on-going dialogue between stakeholders about land use planning, facilities and services within the Shire into the future, building on the efforts of stakeholders to date</li> <li>▪ An indigenous land use agreement has been established for the Pia Wadjarri community</li> <li>▪ As part of the establishment of radio astronomy facilities in the area, there have already been opportunities for education/mentoring programs - which should continue to be facilitated, where appropriate.</li> <li>▪ There may be opportunities into the future for the Pia Wadjarri community to be actively involved as part of emerging tourism opportunities for the area, including opportunities surrounding the establishment of radio astronomy facilities in the area.</li> <li>▪ There are some existing matters that need to be explored further between stakeholders, including protecting the community from dust generated by increased traffic associated with the radio astronomy activities along the Beringarra Pindar Road.</li> </ul>
STRATEGIES AND ACTIONS	RESPONSIBILITY
1. Appropriately reflect the existing community layout plan in the Shire's Local Planning Strategy and Local Planning Scheme.	<ul style="list-style-type: none"> <li>▪ Shire of Murchison / Local Planning Scheme No.1</li> <li>▪ Shire of Murchison / Local Planning Scheme No.1 &amp; Strategy</li> </ul>
2. In accordance with SPP 3.2, establish a 'settlement' zone and identify Pia Wadjarri as 'settlement' under the Local Planning Scheme.	<ul style="list-style-type: none"> <li>▪ Shire of Murchison / Local Planning Scheme No.1</li> </ul>
3. Assist in the review of the existing Community Layout Plan for Pia Wadjarri and work with the Department of Planning, as and when required.	<ul style="list-style-type: none"> <li>▪ Shire of Murchison / WAPC</li> </ul>
4. Continue to ensure that the Pia Wadjarri community representatives are engaged in land use planning decisions into the future, including the establishment of local planning policies and the consideration of major land use proposals.	<ul style="list-style-type: none"> <li>▪ Shire of Murchison / WAPC</li> </ul>
5. Recognise the opportunities for engaging with the community	<ul style="list-style-type: none"> <li>▪ Murchison Executive Group</li> </ul>



with regards to input into tourism planning for the region.	(Regional Tourism Strategy)
6. Recognise the on-going opportunities for partnerships associated with the establishment of radio telescope facilities in the area	<ul style="list-style-type: none"> <li>▪ Pia Wadjarri Community / Office of Science</li> </ul>
7. As part of determining the future priorities for the road network within the Shire careful consideration will need to be given to the needs and expectations of the Pia Wadjarri community.	<ul style="list-style-type: none"> <li>▪ Shire/Main Roads / Office of Science.</li> </ul>
8. Appropriately reflect the existing community layout plan in the Shire's Local Planning Strategy and Local Planning Scheme.	<ul style="list-style-type: none"> <li>▪ Shire of Murchison / Local Planning Scheme No.1</li> <li>▪ Shire of Murchison / Local Planning Scheme No.1 &amp; Strategy</li> </ul>

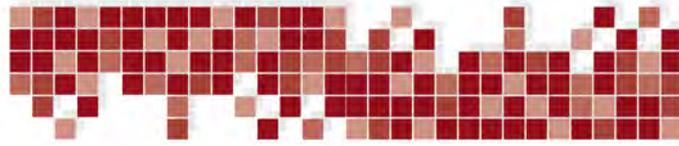
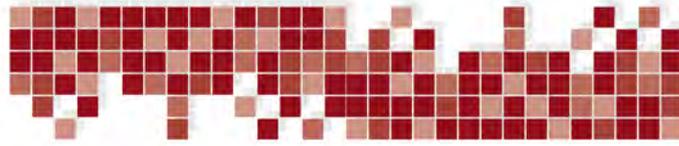


Figure 5 –Pia Wadjari Current Community Layout Plan

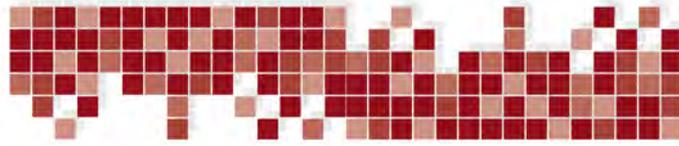


SOURCE: WAPC



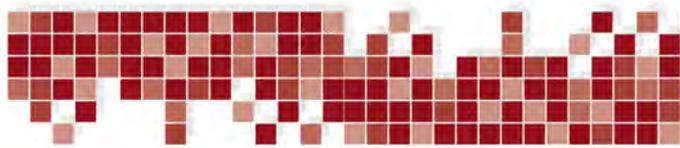
#### 4.5 FACILITATING GROWTH WITH THE TOURISM INDUSTRY

TOURISM	
<b>OBJECTIVES</b>	<ol style="list-style-type: none"> <li>1. To facilitate growth within the tourism sector within the Shire to assist, in part, with diversifying the local economic base for the area.</li> <li>2. To facilitate a progressive expansion of the Shire's 'tourism offer' through the promotion of existing attractions including the Murchison settlement, museum, botanical walks, road house, caravan park and nearby natural landmarks.</li> <li>3. To assist in realising the potential for tourism associated with radio-astronomy activities</li> <li>4. To support a collaborative approach to the promotion of tourism over the medium to long-term, involving a wide range of stakeholders</li> <li>5. To recognise that some short-term actions are required with respect to tourism planning, to actively avoid a 'catch 22' situation, with supply/demand for tourist related facilities, road infrastructure, accommodation and services.</li> </ol>
<b>MATTERS TO BE CONSIDERED</b>	<ol style="list-style-type: none"> <li>1. <ul style="list-style-type: none"> <li>▪ Tourism related activities have the potential to assist in diversifying the local economic base for the area and provide an alternative income stream to pastoral activities</li> <li>▪ While establishing tourism related activities will be of interest to some, it will not be of interest to others. Provided that participation in the tourist sector is voluntary and the impacts of tourism are effectively managed, there is general/broad community support for furthering the 'tourism offer' of the Shire.</li> <li>▪ There has been work completed in the past associated with 'outback pathways'. Broad community awareness of such initiatives has however to date been relatively limited. There is also an identified need to define the role 'outback pathways' plays in the overall tourism offer.</li> <li>▪ The Mid West Development Commission has secured funding for the preparation of the Mid West Tourism Development Strategy that identifies tourism opportunities, game changers, priorities, and gaps for the Mid West region to inform future development and investment.</li> <li>▪ At present, tourists typically attracted to the area are seeking experiences 'off the beaten track' with many visitors to the area being 'adventurous grey nomads'. The remoteness of the area is a significant attraction to such people.</li> <li>▪ There are potential linkages to other areas of interests to tourists, including but not limited to Kalbarri, Shark Bay, Coral Bay, Exmouth, Kennedy Range, Mt Augustus, Karijini National Park, in addition to areas such as Cue and Meekatharra to the East and 'the wildflower way' to the South.</li> <li>▪ Considering the travel distances involved, the road conditions involved and the remote nature of this area, it is not anticipated that the area would become a part of a 'mainstream tourism route'. Tourism opportunities are also seasonal, due to the extreme temperatures experienced during the summer months.</li> <li>▪ There are significant opportunities, both now and into the future, associated with the Square Kilometre Array (SKA) project, including the Australia Square Kilometre Array Pathfinder (ASKAP), and Murchison Radio-astronomy Observatory (MRO) and Murchison Widefield Array (MWA) projects. There has been discussion to date about the opportunities, however no clear framework has been established nor any firm plans. Although a potential significant visitor attraction, visitors to the sites themselves are actively discouraged due to the potential for radio frequency interference.</li> <li>▪ There are some significant opportunities for tourism planning to effectively assist in building cultural awareness, with both indigenous and non-indigenous heritage significance.</li> <li>▪ Some local businesses depend on the 'movement economy' e.g. road houses.</li> </ul> </li> </ol>



	<p>Increased visitor numbers may strengthen business opportunities.</p> <ul style="list-style-type: none"> <li>▪ Roadside signage is an important consideration, for both the road network and tourism facilities/attractions. There are significant opportunities to improve signage in the area, for example on the Carnarvon-Mullewa Road providing a strengthened welcome to the Shire at its southern boundary (current signage indicates only that the Shire is a 'Roadwise Local Government').</li> <li>▪ The conditions of the road network within the Shire and surrounds has a significant impact on the visitor experience. Some visitors are attracted by the unsealed roads offering a 'remote area travel experience'.</li> <li>▪ Conversely to the above, the road network can be discouraging to others and can have car insurance implications for some visitors. Road safety is a significant consideration due to large distances and high speeds involved, in addition to potential collisions with animals.</li> <li>▪ The lack of mobile phone coverage in the area creates challenges for some visitors. This is not planned to change into the future.</li> <li>▪ There are challenges for pastoral lease holders to establish tourism-related activities, including the potential need to change the type of lease, with associated costs and administrative burdens.</li> <li>▪ At present, vehicle numbers on the road network are low. This has the potential to be impacted on significantly by mining activities, which may in turn have a significant impact on the attractiveness of tourism related travel through the area as it would no longer offer a 'remote area travel experience'</li> <li>▪ There has been a significant contribution to the basic tourism offer in the region, funded in part by 'Royalties for Regions' program. It is important that external funding opportunities remain available.</li> <li>▪ The Mid West Tourism Development Strategy presents a key opportunity for the Shire to express their key priorities and establish a clear position on tourism including event, nature, Aboriginal and science based tourist activity.</li> </ul>
--	---

STRATEGIES AND ACTIONS	RESPONSIBILITY
1. Work collaboratively with the Mid-West Development Commission in the preparation of the Mid West Tourism Development Strategy.	Shire of Murchison / Mid-West Development Commission/Mid-West Tourism Development Strategy
2. Work collaboratively with the Mid West Development Commission on the 'local action plans' forming part of the Mid West Tourism Development Strategy to ensure infrastructure priorities and the Shire's position on event, nature, Aboriginal and science based tourist activity are clearly identified.	Shire of Murchison/Mid-West Development Commission/Mid-West Tourism Development Strategy
3. Recognise the Carnarvon-Mullewa road within the Mid-West Tourism Development Strategy as an important linkage through from Mullewa to Upper Gascoyne as an important tourist route.	Shire of Murchison / Mid-West Development Commission/Mid-West Tourism Development Strategy
4. Develop a local planning policy for the use and development of tourism activities within the Murchison Settlement and pastoral stations, addressing matters such as siting, servicing, environmental impacts, conflicting land uses and development application requirements.	Shire of Murchison / Local Planning Policy
5. Identify the Roadhouse and Caravan Park as tourism uses within Murchison Strategic Land Use Plan and identify land for possible tourism growth.	▪ Shire of Murchison / Local Planning Strategy
6. Establish a tourist/visitation strategy for the radio-astronomy related facilities, including not only the facilities themselves but also other opportunities in the Murchison settlement, with the Pia Wadjjarri community etc. The strategy should be	▪ /Mid-West Development Commission/relevant radio-astronomy stakeholders



developed in consultation with the Shire and the 'Murchison Executive Group'.	
7. Improve pedestrian/cycle connectivity within the Murchison Settlement between the Roadhouse/Caravan Park and the Museum to link key tourism facilities within the settlement	▪ Shire of Murchison.
8. Work collaboratively with the Mid-West Development Commission in the preparation of the Mid West Tourism Development Strategy.	▪ Shire of Murchison / Mid-West Development Commission/Mid-West Tourism Development Strategy

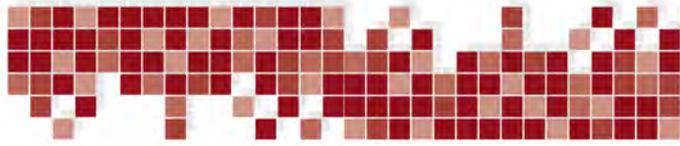
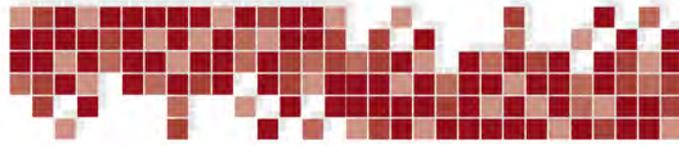


FIGURE 6 – ERRABIDY BLUFF



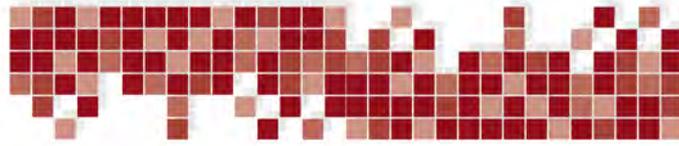
FIGURE 7 – ADVENTUROUS TRAVELLER





4.6 SCIENTIFIC RESEARCH – RADIO ASTRONOMY

SCIENCE	
<b>OBJECTIVES</b>	<ol style="list-style-type: none"> <li>1. To recognise and protect the potential for internationally significant scientific research within the Shire associated with radio astronomy.</li> <li>2. To ensure maximum community benefit from science and radio-astronomy activities, including tourism related opportunities</li> <li>3. To minimise the potential for land use conflict</li> <li>4. To effectively plan for the road network and increased movements related to radio-astronomy related activities.</li> </ol>
<b>MATTERS TO BE CONSIDERED</b>	<ol style="list-style-type: none"> <li>1. <ul style="list-style-type: none"> <li>▪ There is significant international investment planned for the establishment of further radio-astronomy research facilities within the Shire.</li> <li>▪ A significant factor in the original identification of the Shire as a suitable location stemmed from local levels of development and geographical isolation with associated minimal radio interference.</li> <li>▪ Astronomy projects are largely considered to be “public works” and therefore exempt from requiring development approval.</li> <li>▪ There is the potential for land use conflict around the facilities, not from the land uses themselves but rather the associated radio interference.</li> <li>▪ Public access to the facilities is intended to be limited due to the potential impact on the operation of the actual facilities, including radio interference.</li> <li>▪ A ‘radio quiet zone’ has been established and is continually being refined, affecting a large proportion of the Shire, particularly within 70 kilometres of the facilities.</li> <li>▪ There is the potential within the Local Planning Scheme for a ‘Special Control Area’ , including consideration for triggers of planning applications required to control land use, manage conflict, referral requirements and the requirement for radio management plans to be prepared.</li> <li>▪ The funding for the actual research facilities themselves is not certain at this time, coming from a range of different sources.</li> <li>▪ The funding for associated facilities and services including road upgrades, tourist interpretative facilities etc. does not at this time appear to have been formally committed by any party/funding body.</li> <li>▪ The facilities themselves do provide some opportunities to support the local economy and the desire to diversify the economic base of the area. There are some significant opportunities associated with tourism related activities and radio astronomy.</li> <li>▪ There has been direct engagement with the Pia Wadjarri community in respect of the facilities. On-going engagement will be critical to minimise potential impacts on local communities and maximise potential opportunities, at both a local and regional level.</li> <li>▪ There would appear to be certain ‘synergies’ and branding opportunities associated with astronomy and indigenous heritage.</li> <li>▪ There are a number of practical considerations for the facilities, including potential impeded road access during periods of fire or flooding.</li> <li>▪ There has been dialogue between stakeholders in the past in respect of the potential establishment of an interpretative centre in the Murchison settlement.</li> <li>▪ There have been a number of well attended science related events in the local community to date, including ‘Astrofest’, attracting some 300 people to the Murchison settlement.</li> <li>▪</li> </ul> </li> </ol>
<b>STRATEGIES AND ACTIONS</b>	<b>RESPONSIBILITY</b>

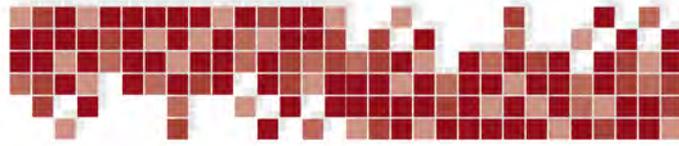


1. Establish a 'Special Control Area' within the Local Planning Scheme for 'Radio-astronomy Activities', comprising a 70 kilometre radius from the facilities.	Shire of Murchison / Local Planning Scheme
2. Build partnerships with key government agencies and the Office of Science/ CSIRO to ensure ongoing dialogue and an integrated approach to land use planning and development of radio-astronomy related projects.	Shire of Murchison / Office of Science /CSIRO/ Mid-West Development Commission
3. Establish a tourist/visitation strategy for the radio-astronomy related facilities, including not only the facilities themselves but also other opportunities in the Murchison settlement, with the Pia Wadjari community etc. The strategy should be developed in consultation with the Shire and the 'Murchison Executive Group'.	Mid-West Development Commission/ relevant radio-astronomy stakeholders

FIGURE 8 – ASKAP DISHES AT THE MURCHISON RADIO-ASTRONOMY OBSERVATORY

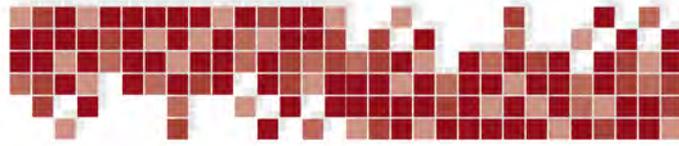


Source: CSIRO



4.7 MINING

MINING	
<b>OBJECTIVES</b>	<ol style="list-style-type: none"> <li>1. To recognise the presence of mineral resources within the Shire.</li> <li>2. To recognising the economic importance of the mining sector, at both a local and regional scale.</li> <li>3. To recognise the potential impacts of mining and associated activities on the local community.</li> </ol>
<b>MATTERS TO BE CONSIDERED</b>	<ul style="list-style-type: none"> <li>▪ Mining activities have and will likely continue to provide alternative employment opportunities within the Shire.</li> <li>▪ Mining activities may in some instances provide an alternative source of income for pastoral leaseholders, either directly (e.g. drilling programs) or indirectly (e.g. visitor accommodation)</li> <li>▪ There is an existing regulatory regime for mining related proposals, as established under the <i>WA Mining Act 1978</i>.</li> <li>▪ In accordance with Section 120 of the <i>Mining Act 1978</i>, development approval is not required under the provisions of a Local Planning Scheme, however proponents and the decision making authorities on mining proposals are required to have 'due regard' to the objectives and provisions contained within a local government Local Planning Scheme.</li> <li>▪ Mining activities have the potential to be in conflict with radio astronomy facilities, as a result of both machinery and site communications. There are opportunities to mitigate the potential impacts, however careful consideration is required.</li> <li>▪ Mining operations have the potential to significantly impact on the local and regional road network. There are a range of considerations including but not limited:               <ul style="list-style-type: none"> <li>- Potential need to upgrade the road network and on-going maintenance</li> <li>- Identifying preferred networks</li> <li>- Road safety</li> <li>- Health and amenity of the local community</li> <li>- Potential impacts on tourism related activities</li> </ul> </li> </ul>
STRATEGIES AND ACTIONS	RESPONSIBILITY
1. Establish a clear set of scheme objectives, which will need to be considered in the preparation and assessment of mining proposals under the <i>Mining Act 1978</i> .	Shire of Murchison / Local Planning Scheme
2. Give consideration to the establishment of a policy position that sets out the matters that the Shire expects to be addressed in the consideration of proposals, particularly transport linkages and the impact of activities on pastoral and science related activities.	Shire of Murchison
3. Facilitate enhanced Indigenous participation in the minerals industry and related economic activities through supported pathways from education and training to employment and enterprise development	Shire of Murchison / Pia Wadjari community / Mining operators

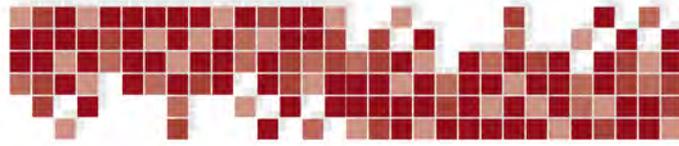


#### 4.8 PLANNING FOR HERITAGE (INDIGENOUS AND NON-INDIGENOUS)

HERITAGE	
<b>OBJECTIVES</b>	<ol style="list-style-type: none"> <li>1. To recognise, protect and celebrate the Shire's rich indigenous and non-indigenous heritage.</li> <li>2. To set up a practical decision making framework for the protection and celebration of places with heritage and cultural value.</li> </ol>
<b>MATTERS TO BE CONSIDERED</b>	<ul style="list-style-type: none"> <li>▪ There are a significant number of places identified in the state register of places maintained by the Department of Indigenous Affairs.</li> <li>▪ There is an existing statutory framework for the protection of indigenous registered sites, through the <i>Aboriginal Heritage Act 1972 (WA)</i>. Nothing with this Strategy and the Scheme alter the operation of the provisions of this Act.</li> <li>▪ There are 29 non-indigenous heritage sites listed on the Municipal Inventory and 1 site listed on the permanent entry of the State Register of Heritage Places.</li> <li>▪ There is the ability under the provisions of a Local Planning Scheme to prepare a 'heritage list' of places of significance. It is open to Council to include on the list all places that are currently listed on the Municipal Heritage Inventory.</li> <li>▪ The Shire will need to program a review of the Municipal Heritage Inventory over the next 5 years.</li> <li>▪ The identification of places of heritage significance, particularly on the State Register of Heritage Places, can have implications for development proponents with respect to formal approval requirements.</li> <li>▪ A number of local governments have supplemented the provisions of their Scheme with a local planning policy, to establish a practical planning framework that is relevant to their particular area/set of circumstances.</li> <li>▪ It is important that heritage values are protected and celebrated without adding unnecessary administrative burdens on the local community – there is already an expressed desired from community stakeholders to reduce, where possible, administrative 'red-tape'.</li> </ul>
STRATEGIES AND ACTIONS	RESPONSIBILITY
1. Establish in the Local Planning Scheme a list of heritage places of value, based on the current Municipal Heritage Inventory	Shire of Murchison / Local Planning Scheme No.1
2. Consider the incorporation of art and cultural elements as a means of activating places engendering a sense of ownership in areas	Shire of Murchison / local community
3. Program a formal review of the Shire's Municipal Heritage Inventory over the coming 5 years, including both indigenous and non-indigenous heritage values and update Local Planning Scheme accordingly.	Shire of Murchison
4. Prepare a Local Planning Policy that provides guidance on the application for development approval affecting heritage sites and key considerations in the assessment process	<ul style="list-style-type: none"> <li>▪ Shire of Murchison / Local Planning Policy</li> </ul>

#### 4.9 PLANNING FOR AN EFFECTIVE ROAD NETWORK

ROAD NETWORK	
<b>OBJECTIVES</b>	<ol style="list-style-type: none"> <li>1. To plan for the road network within the Shire in a strategic manner and effectively integrated with land use planning.</li> </ol>



	<ol style="list-style-type: none"> <li>2. To recognise the significant financial implications associated with the maintenance of the road network, including upgrades where required.</li> <li>3. To recognise that the road network and the manner in which it is used can present safety and amenity concerns for the local community, industry and visitors to the area.</li> </ol>
<p><b>MATTERS TO BE CONSIDERED</b></p>	<ul style="list-style-type: none"> <li>▪ There is an extensive road network within the Shire that is predominantly unsealed. The road network potentially provides for a range of demands including mobility for the local community, access to community services and amenities, movements associated with pastoral activities, tourist travels and emergency services.</li> <li>▪ The financial costs associated with the maintenance of the road network are a significant burden for the Shire/local community.</li> <li>▪ There are new demands on the road network associated with the radio-astronomy facilities that are being established.</li> <li>▪ There are new potential demands on the road network associated with mining activities in the area, particularly if the road network is to be used for haulage purposes.</li> <li>▪ The effectiveness of the road network can be readily compromised by adverse weather conditions and/or natural hazards such as fire/flooding. Such impacts on the road network may quickly isolate members of the local community.</li> <li>▪ Defining the road hierarchy is important in planning for variety of land uses and developing road maintenance agreements and access to funding to effectively manage costs associated with maintenance of sealed roads</li> <li>▪ The Carnarvon-Mullewa Road has been progressively upgraded in recent years, recognising its role as a primary connection for the local community to areas such as Mullewa and Geraldton. It is also an important north-south regional linkage. This, however, is a different route than incorporated into the 'Wool Wagon Pathway' and the route commonly used by those accessing the radio-astronomy facilities being established.</li> <li>▪ Signage is an important consideration for the road network, not only from a navigation perspective but also with respect to road safety, establishing a local identity and overall branding for visitors to the area.</li> <li>▪ The unsealed nature of many roads contribute to the "off the beaten track experience" for some visitors. It is not intended that the region become part of a 'main-stream tourist route'.</li> <li>▪ Main Roads WA is currently reviewing the Regional Road Development Strategy with Roads 2030 documents likely to be released in early 2014. The document lists the regional road categories for roads located within the Shire and becomes a key consideration in the granting of funding.</li> </ul>
<p><b>STRATEGIES AND ACTIONS</b></p>	<p><b>RESPONSIBILITY</b></p>
<ol style="list-style-type: none"> <li>1. Work with Office of Science and CSIRO to establish a clear set of common expectations for the consideration of transport related impacts potentially arising from science/radio-telescope related activities.</li> </ol>	<p>Shire of Murchison/Office of Science/CSIRO</p>
<ol style="list-style-type: none"> <li>2. Work with the Department of Mines and Petroleum to establish a clear set of common expectations for the consideration of the transport related impacts potentially arising from mining related proposals.</li> </ol>	<p>Shire of Murchison / Department of Mines and Petroleum.</p>
<ol style="list-style-type: none"> <li>3. Work with stakeholders such as the local community, Main Roads and the Mid-West Development Commission to reinforce the primacy of the Carnarvon-Mullewa Road as the north-south linkage through the area, including the potential for further upgrading.</li> </ol>	<p>Shire of Murchison/Mid-West Development Commission/Main Roads</p>

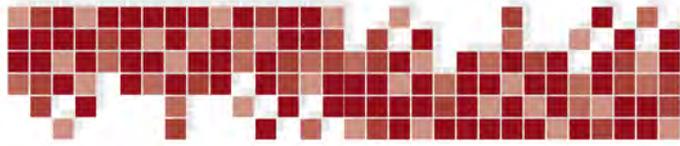
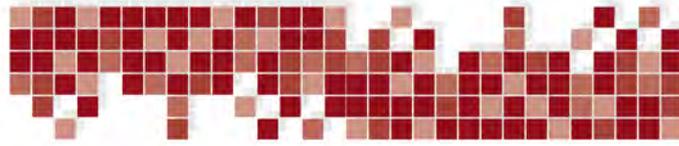


FIGURE 9 – SIGNAGE AT MURCHISON ROADHOUSE



FIGURE 10 – BALLINYOO BRIDGE





#### 4.10 ENVIRONMENTAL CONSIDERATIONS

ENVIRONMENT	
<b>OBJECTIVES</b>	<ol style="list-style-type: none"> <li>1. To recognise the environmental assets that are present in the area.</li> <li>2. To recognise the need to consider environmental impacts in land use decision-making processes.</li> <li>3. To ensure that areas of environmental significance are identified, protected and managed appropriately.</li> </ol>
<b>MATTERS TO BE CONSIDERED</b>	<ul style="list-style-type: none"> <li>▪ The area is considered to be generally arid in nature and with limited rainfall.</li> <li>▪ The area is traversed by the Murchison River and a series of other waterways.</li> <li>▪ Development within the Shire is currently limited, with significant areas remaining vegetated albeit in mixed condition.</li> <li>▪ Pastoral activities have historically had an impact on the condition and degradation of vegetation in the area.</li> <li>▪ There is the potential for climate change into the future, which may bring an increased risk of natural hazards and challenging climatic conditions.</li> <li>▪ At present there are 3 former pastoral stations in the area that are the responsibility of the state government, for the purposes of environmental management.</li> <li>▪ There is an existing framework for the consideration of environmental impact associated with development through the Environmental Protection Authority's <i>Guidance Statement 33 – Environmental Guidance for Planning and Development</i>.</li> <li>▪ There is an expectation that local governments, with the potential assistance of state government agencies, will progress a biodiversity strategy to guide future land use planning and the management of lands by stakeholders.</li> <li>▪ There are a number of biodiversity values identified in the report, <i>A Biodiversity Audit of Western Australian's 53 Biogeographic Subregions</i>.</li> <li>▪ There are a number of existing datasets that are for stakeholders to access, through the WA State Government's 'Shared Land Information Platform'</li> <li>▪ A botanical walk has been established near to the Murchison settlement to improve community and tourism awareness and appreciation of floristic values in the area</li> </ul>
STRATEGIES AND ACTIONS	RESPONSIBILITY
1. Assess the environmental impacts of development proposals, including where appropriate inviting comment from the Department of Environment Regulation and/or the Department of Water.	Shire of Murchison / Department of Environment Regulation / Department of Water
2. Continue to implement the "Botanical Walk" near to the Murchison settlement.	Shire of Murchison and local community groups
3. Continue to work with the Department of Fire and Emergency Services to gain a greater understanding of the potential risks associated with natural hazards.	Shire of Murchison / Department of Fire and Emergency Services.
4. Give consideration to the preparation of a practical local biodiversity strategy, as one possible way to facilitate the protection and restoration of vegetation within the Shire.	<ul style="list-style-type: none"> <li>▪ Shire of Murchison / Department of Planning</li> </ul>

## 5 Implementation, Monitoring & Review

### 5.1 IMPLEMENTATION

This Local Planning Strategy has established a land use framework for the next 10-15 years for the Shire of Murchison. The Strategy has been prepared through an analysis of known social, economic and environmental issues and considerations affecting the local community at this time and those likely to have an impact over the period of the next 10-15 years.

To a large extent the outcomes of the strategy will be implemented through the preparation of the Shire of Murchison Local Planning Scheme No.1. The preparation of the first Local Planning Scheme concurrent with this Local Planning Strategy will support the implementation of many of the proposed strategies and actions within a short timeframe.

There are however, strategies and actions recommended within this document whose implementation is in part, the responsibility of State agencies and other organisations, or the responsibility of the Shire of Murchison through separate planning frameworks such as Local Planning Policies.

The analysis of the key issues and considerations included in this Strategy raise awareness to key stakeholders of the possible scenarios facing the Shire into the future and the inclusion of the strategies and actions send a message about the priority attributed to particular projects by the Shire and the community more generally, and their importance to the Shire of Murchison.

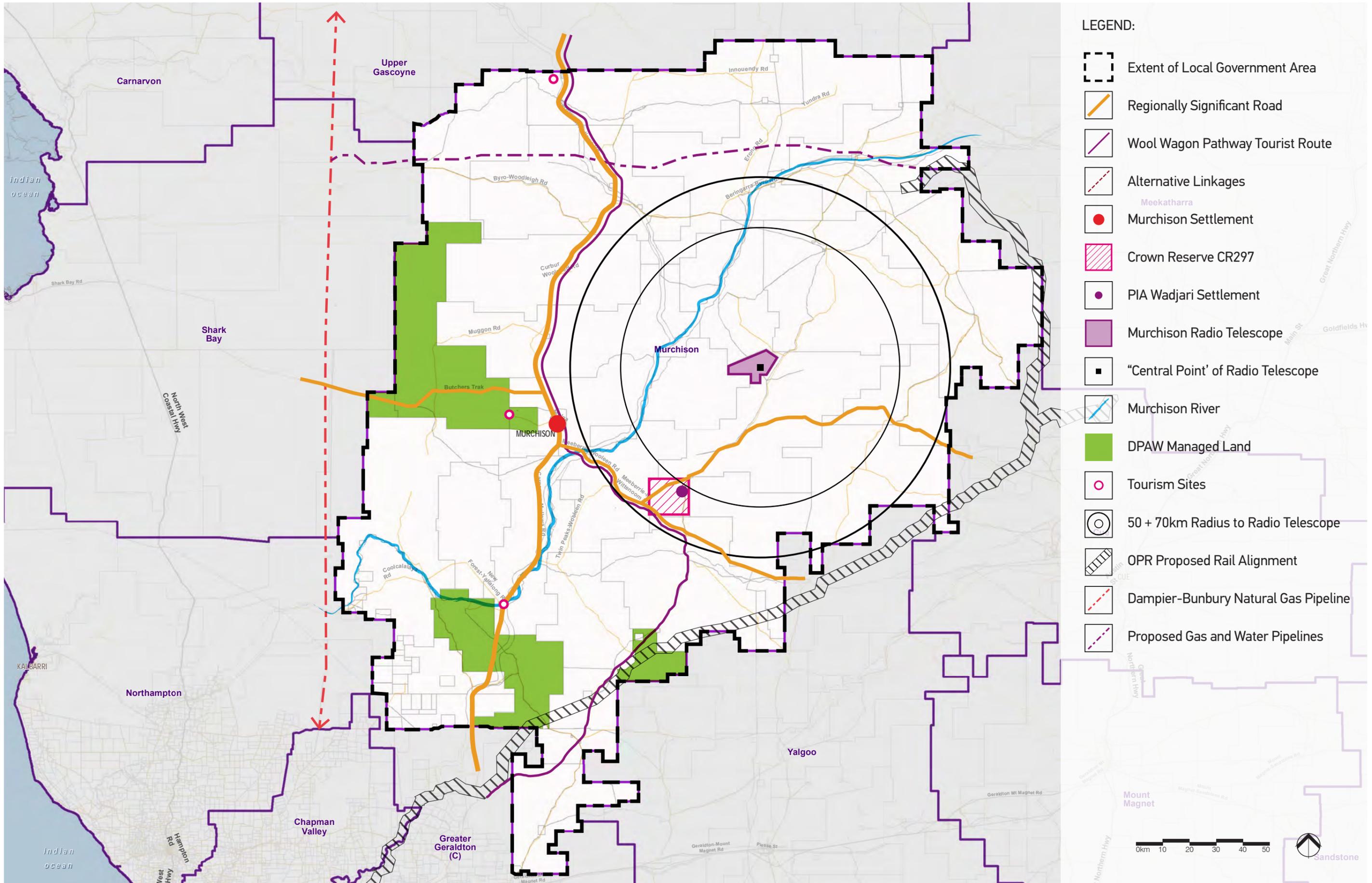
It will be important for all government agencies and key stakeholders to work collaboratively into the future to realise the key aspirations of the community as detailed in the Shire's Community Strategic Plan 2013 and further highlighted in this Strategy. The Shire should actively seek opportunities for these projects to be appropriately resourced by responsible organisations and through Commonwealth, State grant funding.

### 5.2 MONITORING AND REVIEW

Whilst the Murchison Local Planning Strategy is designed to provide a vision for the potential land use and development within the Shire over the next 10 to 15 years, it is inevitable that given this time-frame the land use issues and pressures affecting the Shire will evolve and change over time. To ensure that the Strategy can recognise and respond to these changing pressures, it is important that the vision outlined in the Strategy and the Shire's Community Strategic Plan 2013 is reviewed and identified strategies and actions monitored to plan for anticipated change. Accordingly, in addition to having an adopted Strategy that provides a level of certainty to both State and local authorities and the community, it is equally important to establish a time frame for the regular review of the Strategy.

It is recommended that a review of the Strategy be undertaken every five years, preferably in conjunction with any review of the Local Planning Scheme No.1, unless the Shire or the Western Australian Planning Commission considers an earlier review appropriate.

The review of the Murchison Local Planning Strategy should follow the formal procedure as outlined in the Town Planning Regulations.



# SHIRE WIDE CONTEXT PLAN

PA 0946 - MURCHISON LPS AND SCHEME

DATE 13.06.2014

DWG NO 001

REV B

SCALE NTS

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

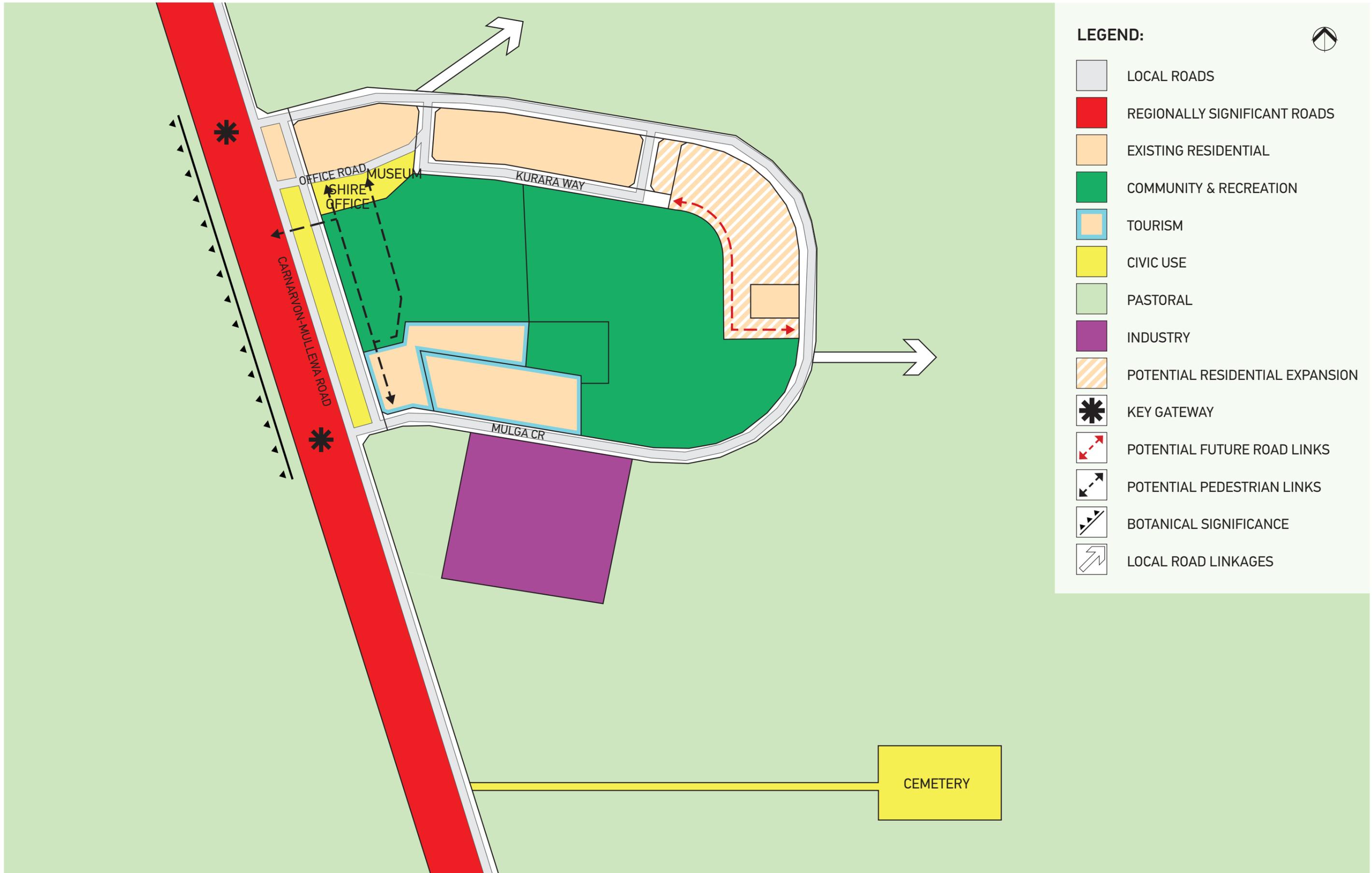
Tel +618 9346 0500  
Fax +618 9221 1779

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

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







# MURCHISON STRATEGIC LAND USE PLAN

PA 0946 - MURCHISON LPS AND SCHEME

DATE 22.11.2013

DWG NO 001

REV A

SCALE NTS

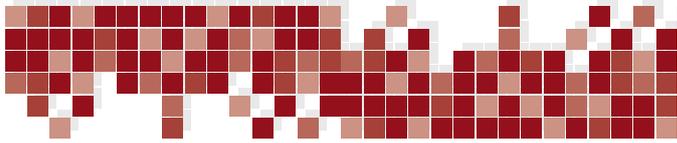
Level 1, 55 St Georges Tce,  
Perth, WA 6000 Australia

Tel +618 9346 0500  
Fax +618 9221 1779

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

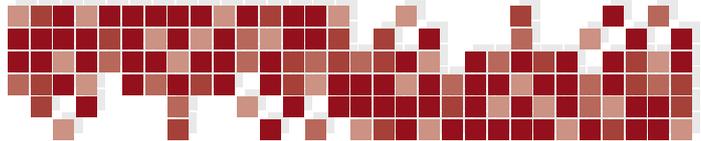
Urbis Pty Ltd ABN 50 105 256 288  
Australia . Asia . Middle East





Shire of Murchison Local Planning Strategy

**PART 2: BACKGROUND  
ANALYSIS & INFORMATION**





# 1 Strategy Area and Regional Setting

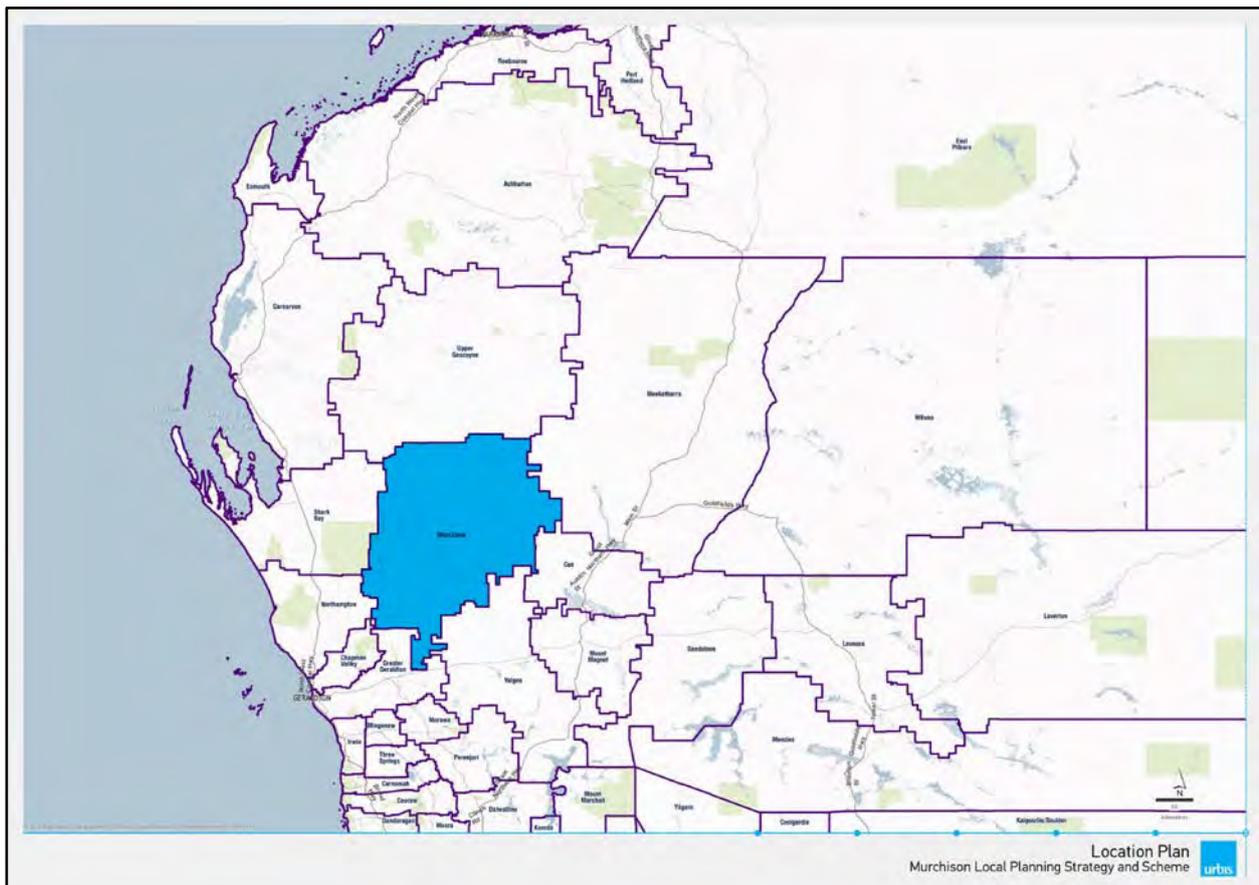
The Shire of Murchison spans an area of approximately 50,000 square kilometres with the Murchison settlement located within the Mid-West region approximately 200 kilometres north of the town of Mullewa. The closest regional centre is Geraldton located approximately 300 kilometres south-west from the Murchison settlement.

The Shire is comprised of approximately 26 pastoral stations with the majority of land within the Shire under crown and pastoral lease agreements. There are a number of pastoral stations within the Shire which although subject to pastoral lease agreements, also comprise an area of freehold land which historically includes the land surrounding homesteads.

The two main settlements within the Shire are the Pia Wadjari Aboriginal community and the Murchison settlement. The Shire is also known as the “Shire without a town” being that there is no gazetted townsite within the Shire, with the Murchison settlement being the major source of population and services to the local community.

The Shire is traversed by the Murchison River system including its two tributaries the Sanford and Roderick Rivers.

FIGURE 11 – LOCALITY PLAN



## 2 State & Regional Planning Context

It is important that the Local Planning Strategy incorporates a State and regional context. In this regard, it is intended to review each relevant State and regional planning strategy, policy and plan to identify and analyse the key issues and recommended actions that are likely to have an impact upon the Shire of Murchison.

Where a particular State and regional strategy, policy or plan does have implications upon the Shire's Local Planning Strategy, it is intended to incorporate a series of recommendations into the set of strategies and actions incorporated into the overall planning framework for the Shire of Murchison.

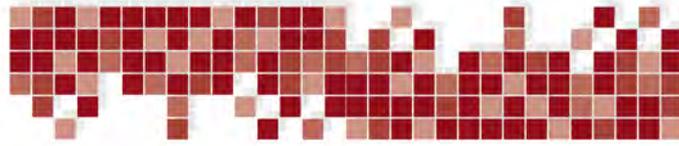
The key points of the review include:

- The State has acknowledged that attracting and retaining residents in isolated rural areas remains one of the key local challenges. The Shire will also need to carefully plan for an ageing population and provide opportunities for local residents to 'age in place'.
- Diversifying economic base is critical in retaining population and to maintain the livelihoods traditionally experienced by residents.
- It is unlikely that regional infrastructure priorities will involve the Shire unless it experiences a change in economic/population growth or if growth occurs in the Shire of Upper Gascoyne that triggers the need for particular infrastructure upgrades.
- The capability of the land to be used for pastoral activity is declining and will impact on the livelihood of pastoralists with potential impacts on leases and governments involvement in land care.
- It will be important to ensure a level of flexibility in land uses within pastoral/rural zoned land to encourage economic diversification.
- Shire needs to acknowledge that the population may continue to decrease due to the continued trend of migration to coastal hinterlands. This decrease in population will impact on community infrastructure needs and services in the future.
- Many minerals in the Shire remain underexplored resulting in the potential for resource projects to grow into the future potentially increasing population and employment opportunities.
- Murchison does not have a reticulated sewer system, and therefore minimum lot sizes would apply only if the settlement was to experience growth.
- Joint venture opportunities and government partnerships will be important in delivering key infrastructure.
- Tourism opportunities need to leverage off natural and existing unique assets and it will be important for the Shire to develop a Tourism Strategy and/or Local Planning Policy to identify key investment priorities and funding opportunities.
- Inclusion of the Pia Wadjarri 'Community Layout Plan' into the Local Planning Scheme will be important in maintaining consistency with State Government planning framework and policy.
- Careful consideration of the Shire's historical assets is required to appropriately protect the Shire's cultural values and build upon local identity and a Heritage List is to be prepared to establish the appropriate statutory framework



## 2.1 KEY REGIONAL & STATE DOCUMENTS

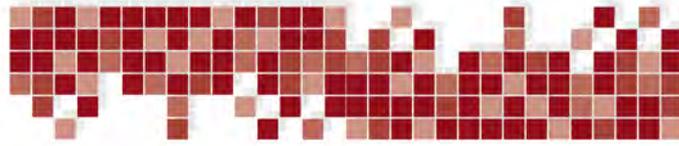
DOCUMENT AND PURPOSE	RELEVANT PROVISIONS	IMPLICATIONS
<b>Regional Planning Documents</b>		
<p><b>Draft Mid-West Regional Planning and Infrastructure Framework 2011 (Mid West Region Plan)</b></p> <p><i>Provides regional context for land use planning in Mid-West, outlines major issues, priority actions and infrastructure projects.</i></p>	<ul style="list-style-type: none"> <li>▪ Vision for region is to evolve into a major living, working and investment destination.</li> <li>▪ Shire of Murchison, along with Shire of Meekatharra, Wiluna, Sandstone, Cue, Mt Magnet and Yalgoo are located within the Murchison Sub-Region</li> <li>▪ The Murchison sub-region comprises only 6 per cent of the region's population</li> <li>▪ Murchison and Pia Wadjarli are identified as 'Local Centres'. These centres offer a level of service for the daily needs of the population and may consist of the seat of local government.</li> <li>▪ Nearby Yalgoo and Cue are also identified as Local Centres with Mt Magnet identified as a Sub-Regional Centre providing goods and services for their surrounding hinterland.</li> <li>▪ Various mineral sands including copper, lead, zinc, manganese ore and uranium are identified throughout the Shire.</li> <li>▪ The Murchison sub-region has the greatest number of existing and proposed resource projects out of any Mid-West sub-region.</li> <li>▪ Challenges in the Murchison sub-region are associated with its low and dispersed population over large distances. Isolation from larger regional centres and dependence on fly-in fly-out workforce approach is problematic in retaining and growing population.</li> <li>▪ Challenge in planning for a population that may decline due to costal migration or potential growth due to resource</li> </ul>	<ul style="list-style-type: none"> <li>▪ Shire needs to acknowledge that the population may continue to decrease due to the continued trend of migration to coastal hinterlands. This decrease in population will impact on community infrastructure needs and services in the future.</li> <li>▪ Conversely many minerals in the Shire remain underexplored resulting in the potential for resource projects to increase into the future potentially increasing population and employment opportunities.</li> <li>▪ Effort needs to be made to attract and retain residents.</li> <li>▪ Shire needs to consider implications of local government reform.</li> <li>▪ Shire needs to appropriately zone land and invest in infrastructure upgrades to maintain population.</li> <li>▪ Consideration of regional planning goals in Local Planning Strategy &amp; Scheme.</li> <li>▪ Diversifying economic base is crucial into the future.</li> </ul>



DOCUMENT AND PURPOSE	RELEVANT PROVISIONS	IMPLICATIONS
	<p>projects.</p> <ul style="list-style-type: none"> <li>▪ Regional planning goals should be incorporated into local planning strategy and local planning scheme.</li> <li>▪ Future local government reform (amalgamations) may occur in the future.</li> <li>▪ The delivery of regional energy and water resources are considered to be key infrastructure priorities.</li> <li>▪ Strategy is heavily focused on improving infrastructure and diversifying economic base of the region.</li> </ul>	
<p><b>Mid-West Infrastructure Analysis 2008</b></p> <p><i>Sets out regional infrastructure priorities</i></p>	<ul style="list-style-type: none"> <li>▪ Murchison is identified as an existing settlement that is not projected to experience growth pressure</li> <li>▪ The document does not provide infrastructure analysis of the Shire of Murchison as the Shire does not have a “town”.</li> </ul>	<ul style="list-style-type: none"> <li>▪ It is unlikely that regional infrastructure priorities will involve the Shire unless it experiences a change in economic/population growth or if growth occurs within the Shire of Upper Gascoyne that triggers the need for particular infrastructure upgrades.</li> </ul>
<p><b>Gascoyne-Murchison Strategy (2003)</b></p> <p><i>A strategy focussed on the pastoral sector and creating socially and economically viable communities based on the use of the rangelands in an environmentally sustainable manner.</i></p>	<ul style="list-style-type: none"> <li>▪ Regional initiative addressing critical economic development, structural adjustment and natural resource management needs of the pastoral industry</li> <li>▪ Advocating towards sustainable production through coordination of sustainability initiatives</li> <li>▪ Regional Based Alternatives measure supported a number of opportunities for pastoral businesses to become involved in alternative and innovative industries</li> <li>▪ Focus on enhanced productivity, profitability and sustainability of properties in the region</li> </ul>	<ul style="list-style-type: none"> <li>▪ Review of existing land uses given the challenging social, economic and environmental situation occurring.</li> <li>▪ Important to ensure flexibility in land uses within pastoral/rural zoned land to encourage economic diversification.</li> <li>▪ The capability of land to be used for pastoral activity is declining and will impact on the livelihood of pastoralists and potential impacts on leases and governments involvement in land care.</li> </ul>
<p><b>Draft Country Sewer Policy (Dept. of Health)</b></p> <p><i>Guides sewerage provision, restrictions on development for non-sewered areas.</i></p>	<ul style="list-style-type: none"> <li>▪ Generally requires all residential and non-residential development to be connected to reticulated sewerage systems – particularly if systems are available, the Scheme requires it,</li> </ul>	<ul style="list-style-type: none"> <li>▪ Murchison does not have a reticulated sewer system, and therefore minimum lot sizes would only apply if the settlement was to experience growth.</li> <li>▪ In the longer term, such a system</li> </ul>



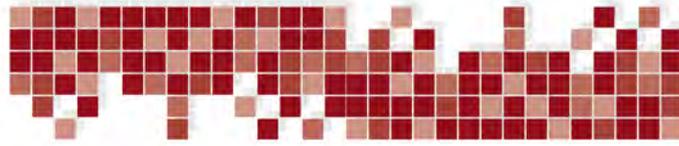
DOCUMENT AND PURPOSE	RELEVANT PROVISIONS	IMPLICATIONS
<p><i>Understood to be already being applied.</i></p>	<p>and/or where no connection would pose a risk to public health or the environment.</p> <ul style="list-style-type: none"> <li>▪ On-site disposal may be permitted, if lot sizes are a minimum of 1,000sq.m (2,000sq.m if clay), if it can demonstrated with appropriate documentations as being acceptable.</li> <li>▪ There is no limit on townsite expansion without sewer, in contrast to previous policy.</li> </ul>	<p>should be considered if demand can justify the expense.</p>
<p><b>Roads 2030 Regional Road Development Strategy – Mid-West (2013)</b></p> <p><i>First review of the Roads 2025 Regional Development Strategy.</i></p>	<ul style="list-style-type: none"> <li>▪ Strong growth in the mining sector is placing extra demands on the Region's road network, with most of the activity being located in the Murchison Goldfields.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Existing exploration being undertaken within the Shire, however no activity anticipated in the near future</li> <li>▪ Challenge will be to ensure the Shire appropriately prepares and invests in catering for future growth whilst acknowledging such growth may not occur</li> <li>▪ No regional roads within the Shire, however potential for investment in the long-term should mining activity occur between the Shire and the Shire of Upper Gascoyne.</li> <li>▪ Consideration of responsibilities for infrastructure upgrades and joint-venture opportunities.</li> <li>▪ Roads 2030 is currently being drafted and is expected to be released in 2014.</li> </ul>
<p><b>State Planning Documents</b></p>		
<p><b>Draft State Planning Strategy 2012</b></p> <p><i>Overall strategic plan for State – informs future frameworks, plans, strategies and policies.</i></p> <p><i>Guides States to 2050. Draft released for public comment in 2012.</i></p>	<ul style="list-style-type: none"> <li>▪ Raw materials to continue to drive State's economy and renewable energy to be major driver of industry.</li> <li>▪ WA's population will increase from 2.5 million people to over 4.3 million by 2050. The population is expected to age significantly and Perth will continue to attract 75% of residents.</li> <li>▪ Communities should be diverse,</li> </ul>	<ul style="list-style-type: none"> <li>▪ Land tenure reform will be required to incorporate the settlement and appropriately plan for the future.</li> <li>▪ Opportunities exist to develop remote road houses into comprehensive service hubs.</li> <li>▪ Appropriate measures will be required to be put in place to improve the current land utilisation.</li> </ul>



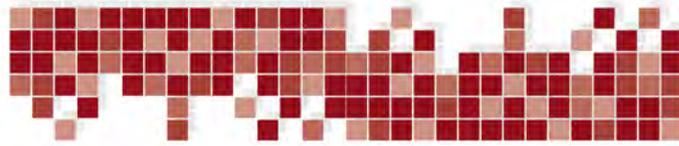
DOCUMENT AND PURPOSE	RELEVANT PROVISIONS	IMPLICATIONS
	<p>affordable, accessible and safe.</p> <ul style="list-style-type: none"> <li>▪ Economic development should be on facilitating trade, investment, employment and community betterment.</li> <li>▪ Landscapes and the natural environment should be protected.</li> <li>▪ Regional areas should capitalise on their unique characteristics, assets and resources.</li> <li>▪ Murchison is recognised as a 'Remote Road House' settlement with the closest Regional Centre being located at Geraldton</li> <li>▪ Murchison has developed in spite of lack of formal structures such as appropriate land tenure and regulation essential services.</li> <li>▪ The Shire of Murchison and the entire Mid-West, Gascoyne and Goldfields-Esperance regions are in the 'Central Sector' of the State. Mining will drive growth, along with existing agricultural, fishing and tourism industries.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Tourism opportunities need to leverage off natural and existing unique assets.</li> <li>▪ Moving ahead of known trends and strategically planning for the State's growth and productivity will be essential.</li> <li>▪ Adequate essential services such as drinking water source protection plans and adequate social services will be crucial.</li> <li>▪ Inclusion of remote settlements and aboriginal communities into planning schemes is required.</li> <li>▪ Planning for an ageing population and ability for people to age in place is necessary.</li> </ul>
<p><b>Western Australian State Sustainability Strategy (DPC 2003)</b></p> <p><i>Provides principles, approaches and actions to achieve environmental protection, social advancement and economic prosperity.</i></p>	<ul style="list-style-type: none"> <li>▪ Acquisition of pastoral leases under the Gascoyne-Murchison Strategy and process of renewal of pastoral leases in 2015 important in expanding conservation reserve system</li> <li>▪ Achieving sustainable resource management in the areas of agricultural and pastoral production and building markets based on clean and green accreditation.</li> <li>▪ Biodiversity is not well catered for in the rangelands and the review of the 1970's did not deal with those regions under pastoral management.</li> <li>▪ Ensure pastoral rangelands are managed suitably</li> <li>▪ Establish a framework for accreditation</li> </ul>	<ul style="list-style-type: none"> <li>▪ The Local Planning Strategy will need to respond to the objectives, proposed actions and targets demonstrated in the Strategy to ensure alignment with the State's overarching sustainability framework.</li> <li>▪ Sustainable land practice to be encouraged through Local Planning Policies.</li> </ul>



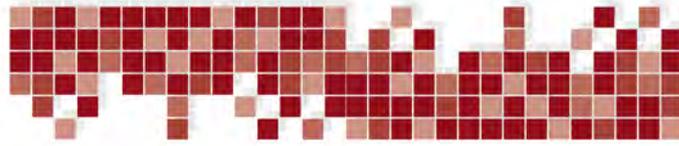
DOCUMENT AND PURPOSE	RELEVANT PROVISIONS	IMPLICATIONS
	<p>of sustainable pastoralism in the rangelands and consider the application of the accreditation process for the new pastoral lease arrangements after 2015</p>	
<p><b>Model Scheme Text</b> <i>Guide to achieve consistency in Schemes across WA. Appendix B to Town Planning Regulations 1967.</i></p>	<ul style="list-style-type: none"> <li>▪ Outlines the detail and format required for the proposed Local Planning Scheme.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Shire of Murchison Local Planning Scheme format, definitions and provisions will need to be in accordance with Model Scheme Text where appropriate.</li> </ul>
<p><b>SPP1.0 State Planning Framework Policy (Variation 2)</b></p>	<ul style="list-style-type: none"> <li>▪ SPP1.0 sets out the overarching framework for all policies, strategies and guidelines that relate to growth and development.</li> <li>▪ SPP1.0 is a high level document which emulates the high-level strategic planning principles of the State Planning Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The Shire of Murchison Local Planning Strategy and Local Planning Scheme is required to take into consideration the environmental, community, economic, infrastructure and regional development statements of the SPP1.0 in providing responsible decision-making in land use planning.</li> <li>▪ Consideration of all Statements of Planning Policy, Regional Strategies, Strategic Policies and Operational policies should be considered in the preparation of the Local Planning Strategy and Local Planning Scheme.</li> </ul>
<p><b>SPP2.0 Environment and Natural Resources</b> <i>Sets out broad and resource management policies for sustainable development, including measures for the protection and use of water resources.</i></p>	<ul style="list-style-type: none"> <li>▪ Environmental and natural resource management should be integrated with broader land use planning and decision making.</li> <li>▪ Natural environment should be protected, conserved and enhanced, including marine environments. One way of achieving this is appropriate coastal setbacks.</li> <li>▪ Natural resources should be sustainably used and managed, including water. Soil and land quality should also be maintained.</li> <li>▪ High value and scenic landscapes should be protected.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Shire's Scheme needs to focus on protecting areas of environmental and scenic value through appropriate zonings and provisions</li> <li>▪ Sustainable farming practices needs to be considered.</li> <li>▪ Reserving natural assets under the Local Planning Scheme.</li> </ul>
<p><b>SPP2.5 Land Use Planning in Rural Areas (November</b></p>	<ul style="list-style-type: none"> <li>▪ The key objectives of the policy are:               <ul style="list-style-type: none"> <li>- To protect rural land from</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Emerging or alternative land uses should be considered within the rural (pastoral) context and should not be</li> </ul>



DOCUMENT AND PURPOSE	RELEVANT PROVISIONS	IMPLICATIONS
<p><b>2013)</b> <i>Applies to any land zoned rural or agricultural purposes in a local or region planning scheme and land identified or proposed for rural living land uses.</i></p>	<p>incompatible uses</p> <ul style="list-style-type: none"> <li>- To promote regional development through provision of ongoing economic opportunities on rural land</li> <li>- To promote sustainable settlement in, and adjacent to, existing urban areas</li> <li>- To protect and improve environmental and landscape assets</li> <li>- To minimise land use conflict</li> </ul> <ul style="list-style-type: none"> <li>▪ Beyond its principle function for primary production, rural land is also required for public purposes, natural resource management, biodiversity, conservation and protection of landscapes and views.</li> <li>▪</li> </ul>	<p>unplanned or developed on an ad hoc basis.</p> <ul style="list-style-type: none"> <li>▪ Rural/Pastoral zone within the Murchison Local Planning Scheme should be flexible to cater for a wide range of land uses that can support the primary production, i.e. tourism, biodiversity conservation.</li> <li>▪ Consideration should be given to the protection and promotion of private conservation areas</li> <li>▪ Consideration of land use conflict between pastoral stations and the SKA project and mining activity.</li> <li>▪ Consideration of how to best manage pastoral stations and their impacts on natural resources.</li> </ul>
<p><b>SPP 2.9 Water Resources</b> <i>A second-tier policy providing additional guidance for the consideration of water resources in land use planning processes and directly relates to SPP 2.0</i></p>	<ul style="list-style-type: none"> <li>▪ Water resources in the area in question should be mapped identifying all significant resources in the area</li> <li>▪ Each water resource should be afforded a priority/hierarchy of significance to allow decision making to be accountable</li> <li>▪ Appropriate measures such as setbacks and buffer areas should be adopted to maximise protection from adjoining land use impacts.</li> <li>▪ Groundwater and surface water catchments should be identified</li> <li>▪ All floodplains and areas prone to surface flooding or groundwater inundation should be appropriately mapped and managed</li> <li>▪ Protection of remnant vegetation, natural drainage lines and environmental features</li> </ul>	<ul style="list-style-type: none"> <li>▪ Floodplain and flood fringe should be mapped in Local Planning Scheme and relevant provisions included in the scheme text or in the form of a local planning policy to control and manage impacts on the Murchison river</li> <li>▪ consideration for clearance of native vegetation in scheme provisions</li> <li>▪ Consideration of potentially inappropriate land use practices such as clearing, stocking, fertilisation and effluent disposal is required</li> </ul>
<p><b>SPP3 Urban Growth and Settlement</b> <i>Sets up a planning framework</i></p>	<ul style="list-style-type: none"> <li>▪ Housing should have good access to employment, commercial, recreation and other facilities.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Any future residential development should be located within the settlement and integrated with any</li> </ul>



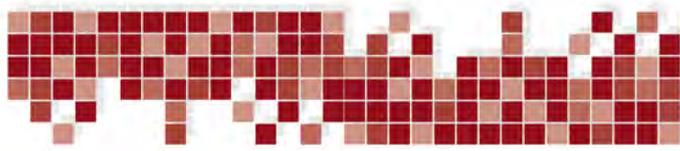
DOCUMENT AND PURPOSE	RELEVANT PROVISIONS	IMPLICATIONS
<p><i>for the guidance of urban development.</i></p>	<ul style="list-style-type: none"> <li>▪ Housing options should be diverse to suit various household sizes, ages and incomes.</li> <li>▪ Urban development should foster a sense of identity and community.</li> <li>▪ Building partnerships between State and local government, service providers, industry groups, developers, businesses and the community in the planning and design of rural settlements is an important focus</li> <li>▪ Consolidation and expansion of existing settlements to make regional communities sustainable in the long-term</li> <li>▪ Avoid ad-hoc and disbursed new settlements and the expansion of existing settlements which are remote from existing and planned services and will create competition with towns better placed to accommodate growth and expansion</li> </ul>	<p>community services and facilities</p> <ul style="list-style-type: none"> <li>▪ This policy has little impact on immediate future planning of the Shire given the expected population trends and the presence of pastoral stations</li> <li>▪ Important to recognise existing towns better placed to accommodate growth and expansion</li> </ul>
<p><b>SPP 3.2 Planning for Aboriginal Communities</b></p> <p><i>Provides planning framework for the preparation of community layout plans and their incorporation into Local Planning Schemes and Strategies</i></p>	<ul style="list-style-type: none"> <li>▪ In considering community living areas, proposal for new settlement will only be supported where the proposed settlement:               <ul style="list-style-type: none"> <li>- Has an identified and sustainable drinking water source</li> <li>- Is not subject to inundation from river or creek flooding</li> <li>- Has a reasonable level of access to essential services including transport, health and education</li> <li>- The landholding is of a sufficient size to accommodate a living area and all associated community infrastructure such as water bore, sewerage, ponds, rubbish tip and power supply.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Consideration of incorporating the Pia Wadjarra community layout plan into the Local Planning Scheme and ensure appropriate zonings</li> </ul>
<p><b>SPP3.5 Historic Heritage Conservation</b></p> <p>Sets out practices for the planning for, conservation and protection of heritage assets.</p>	<ul style="list-style-type: none"> <li>▪ Specific scheme provisions are required to protect heritage assets.</li> <li>▪ Limitations should be made on alterations to and demolition of heritage assets, and also development near heritage assets.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The Shire has a number of municipal listed heritage assets, as well as some that have been assessed by Heritage WA.</li> <li>▪ A description of the heritage assets and reference to the MI incorporated</li> </ul>



DOCUMENT AND PURPOSE	RELEVANT PROVISIONS	IMPLICATIONS
	<ul style="list-style-type: none"> <li>▪ Local planning policies should be considered in addition to Model Scheme Text provisions.</li> </ul>	<p>into Strategy</p> <ul style="list-style-type: none"> <li>▪ Define objectives for the future of heritage places in the area and strategies and actions to achieve those objectives in the Strategy</li> <li>▪ The Shire of Murchison Local Planning Scheme will need to include appropriate provisions based on the Model Scheme Text for the protection of heritage sites.</li> <li>▪ As the Shire is yet to establish a heritage list, it is recommended that the Scheme includes a clause which states that the Municipal Inventory is temporarily the Heritage List. This will provide these places with protection under the Scheme until the Shire compiles a Heritage List</li> <li>▪ The Shire should establish a Heritage List as soon as possible after the gazettal of the Scheme.</li> <li>▪ There are a number of opportunities to include development incentives into the LPS.</li> </ul>
<p><b>Development Control Policy</b> <b>3.4 Subdivision of Rural Land (March 2012)</b></p> <p><i>Sets out parameters for protection of rural land and facilitation of economic opportunities on rural land.</i></p>	<ul style="list-style-type: none"> <li>▪ Aims to support the range of land uses that can be contemplated on rural land, while limiting the loss of rural land to incompatible uses such as housing</li> <li>▪ Rural living requires reticulated electricity, sealed and drained roads, comprehensive drainage system, land stability and suitable on-site waste disposal</li> <li>▪ Ad-hoc subdivision of rural land is not supported</li> <li>▪ Subdivision may be supported to accommodate public utilities, protect heritage assets or realign lot boundaries.</li> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Any future subdivision of rural land needs to form part of a careful strategy or be undertaken due to exceptional circumstances.</li> <li>▪ Subdivision of land within Murchison is restricted due to land being controlled by crown and pastoral lease agreements.</li> <li>▪ Any future subdivision would be limited to the Murchison Settlement for the purposes of public utilities and the like.</li> </ul>
<p><b>Draft State Planning Policy</b></p>	<ul style="list-style-type: none"> <li>▪ SPP 3.7 should be given due regard in</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ensuring local planning instruments,</li> </ul>



DOCUMENT AND PURPOSE	RELEVANT PROVISIONS	IMPLICATIONS
<p><b>3.7: Planning for Bushfire Risk Management; and Planning for Bush Fire Protection Guidelines (WAPC 2010)</b></p> <p><i>SPP 3.7 assists in reducing the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other planning decisions proposed in bushfire-prone areas.</i></p>	<p>local planning scheme amendments,, local planning strategies, subdivisions, local government plans and development applications.</p> <ul style="list-style-type: none"> <li>▪ The Office of Bushfire Risk Management (OBRM) is responsible and preparing and administering the Bushfire-Prone Area Mapping.</li> <li>▪ The Guidelines supplement the objectives and policy measures of SSP 3.7 to assist with interpretation and advice on addressing bushfire risk.</li> </ul>	<p>including strategies, schemes and scheme amendments incorporate the State bushfire-prone area maps and establish requirements that address bushfire risk.</p> <ul style="list-style-type: none"> <li>▪ The Shire will be responsible for administering development controls in accordance with the local planning scheme, with due regard to SPP 3.7.</li> <li>▪ If required, the Shire will need to review bushfire management plans submitted to support planning proposals.</li> <li>▪ Subdivision and development proposal to demonstrate compliance with policy measure.</li> <li>▪ The Shire will need to refer applications to DFES when proposals don't comply with the acceptable solutions.</li> </ul>



## 3 Local Planning Context

### 3.1 STRATEGIC COMMUNITY PLAN 2012/13 – 2022/23

As part of the Integrated Planning Framework, the Shire recently prepared the Strategic Community Plan which sets out the community's long term vision, values, aspirations and priorities.

The purpose of the plan is to integrate asset, service and financial plans ensuring that the resource capabilities of the Shire are matched with the needs of the community. This document provides the Shire with a collective means of influencing and undertaking decisions within the local community.

The Shire's Strategic Community Plan 2012/13 – 2022/23 is the Shire's first integrated plan. The community engagement undertaken for this plan enabled the local community to share their visions and aspirations for the future.

The key community priorities arising from this engagement include the following:

- Establishing an interpretive centre for the past, present and future;
- Resources to support projects;
- Establishment of a community resource centre;
- Tourist accommodation facilities;
- Recreation facilities, including lawn bowls; and
- Important services such as health services and childcare, playground, maternal and infant services were flagged by the local community as being unsatisfactory.

Based on the feedback from the community engagement process the Shire established a set vision for the future which captured these key aspirations and values.

*“Working together to preserve the unique character of the Shire, supporting diverse and sustainable lifestyle and economic opportunities.”*

This vision provides the foundation for the Local Planning Strategy, whereby strategies and actions have been prepared to help achieve this shared vision.



### 3.2 PIA WADJARRI COMMUNITY LAYOUT PLAN

The preparation of the Shire's first Local Planning Scheme triggers the need for the recognition and inclusion of appropriate provisions relating to the Pia Wadjarrri settlement and associated Community Layout Plan (CLP) within the Scheme.

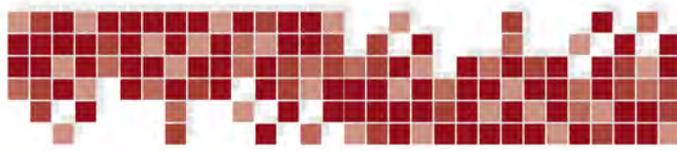
The purpose of a CLP is to provide an integrated approach to planning for Aboriginal communities that reflects the needs and aspirations of the community and guide future land use and development decisions to assist in the coordinated provision of essential infrastructure and services by government agencies. The plan consists of technical background to the development of the CLP, the proposed plan of the physical layout of the community and supporting land use and development provisions.

The provisions act similarly to a Local Planning Scheme but have a greater cultural and localised focus on the establishment of land use objectives and guidelines, development guidelines and procedures for approval of development.

The Local Planning Scheme will identify the Pia Wadjarrri settlement as a "Settlement" zone, consistent with the Model Scheme Text, with the objective of the zone to identify existing and proposed Aboriginal settlements and to plan for the orderly and proper development of those places by:

- Requiring the preparation and endorsement of a Layout Plan;
- Ensuring that development accords with a Layout Plan;
- Providing for a mix of land uses typically found on Aboriginal settlements, including residential, commercial, community, recreation and public utility;
- Protecting sensitive areas, such as 'no go' areas and drinking water source protection areas, from inappropriate development; and
- Providing for traditional law and culture.

The establishment of the above provisions within the Scheme will ensure the appropriate zonings and objectives for the Pia Wadjarrri community are attained in alignment with SPP 3.2 – Aboriginal Settlements.



## 4 Local Profile and Considerations

### 4.1 LOCATION AND CONTEXT

The Shire of Murchison is located within the Midwest region of Western Australia. The Murchison Shire is known as ‘the Shire with no town’ which comprises a small settlement servicing the area. The settlement comprises the Shire Office, Museum, Murchison Sports Club, Oasis Roadhouse, Caravan Park and motel units, works depot, power and water supplies and a small pocket of residential development for the purposes of housing Shire staff.

The Shire is approximately 700kilometres north of Perth which is predominately accessed via the Carnarvon-Mullewa Road. The Shire is situated east of the Shire of Shark Bay, south of the Upper Gascoyne and west of Meekatharra. The town of Mullewa is the closest surrounding town to the Shire of Murchison, which is approximately 200 kilometres south of the Shire. The Shire is approximately 50,000sqm in area and consists of 26 pastoral stations.

#### PLANNING CONSIDERATIONS – LOCATION AND CONTEXT

- *The Shire is isolated from major centres within the Mid-West Region*
- *The Shire is the only Shire in Western Australia that does not have a town presenting both opportunities and constraints to the future development of the Shire and more specifically the Murchison settlement.*

### 4.2 PEOPLE

The Shire of Murchison has a population of 114 people according to the Australian Bureau of Statistics (ABS) 2011 Census. There are 3 identifiable groups within this population, which include:

- Pastoralists, with the majority of the people living within the Shire of Murchison living and working on a pastoral station;
- People who are of indigenous descent, largely reside within the Pia Wadjari community, located approximately 350 kilometres north-east of Geraldton; and
- Government or service sector employees who reside in the settlement.

These 3 distinct groups of people contribute to uniquely shaping the character of the Shire of Murchison.

#### 4.2.1 OVERALL DEMOGRAPHICS

A review of the demographics of the Shire of Murchison highlights some important trends which will shape the demand for services, amenities and infrastructure into the future. According to the latest 2011 Census, there were a total of 114 people residing within the Shire of Murchison.

Australian Bureau of Statistics (ABS) indicates that the population in the Shire of Murchison declined between 2001 and 2006 from 156 persons to 110. There has been no significant population change or decline since 2006 with the population remaining fairly steady. It will be important that strategies and actions target the retention of the local population. The ability to retain and attract population growth is a common factor for the provision of state and federal provided services and access to grant funding opportunities.

The percentage of Aboriginal and Torres Strait Islander people within the Shire is significantly higher than the State average, with 31.6 per cent residing within the Pia Wadjari community.

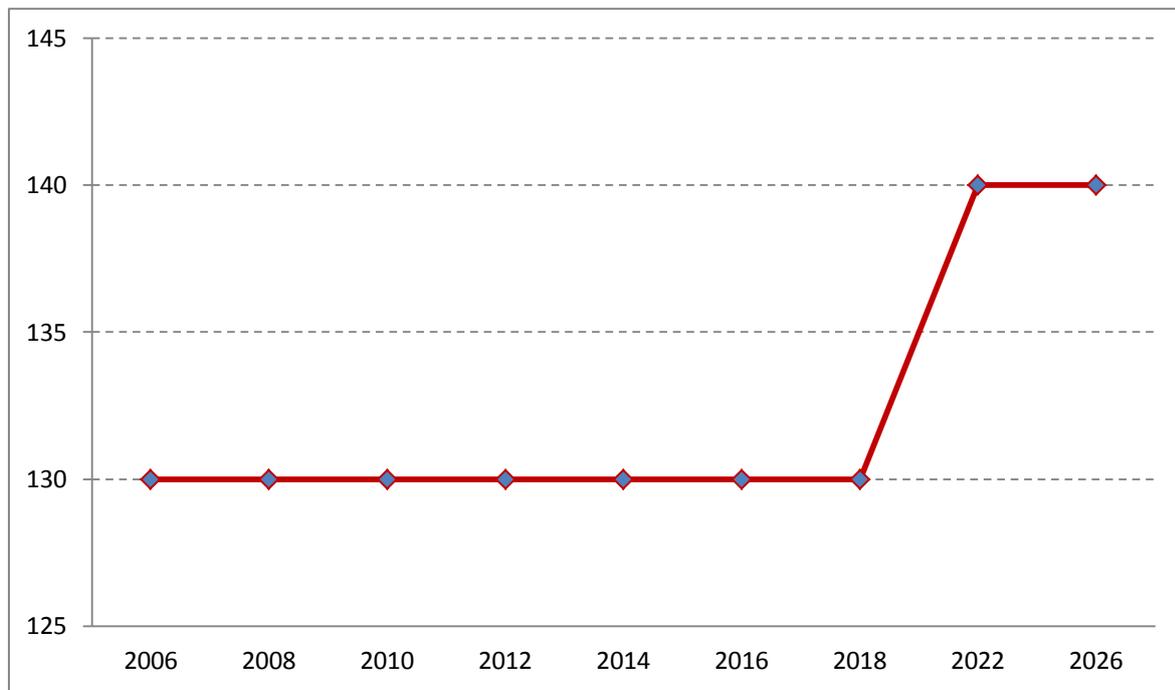
The average age of residents within the Shire of Murchison is 41 years, which is higher than the state average of 36 years. This represents a possible trend in the aging population within the Shire of Murchison. Given the lack of higher order services and amenities within the Murchison Settlement, it is likely that the older population are likely to move to larger urban centres to access medical and health services unless improvements are made to the accessibility of essential services.



#### 4.2.2 POPULATION FORECAST

The Western Australian Planning Commission (WAPC) population forecast in Western Australia Tomorrow supports the population of the Shire of Murchison to generally have a steady population with a minor incline between the years of 2020 - 2026. The three scenarios (lowest forecast simulations, median forecast simulation and highest simulations) the WAPC use to project population forecasts all support a small, but steady growth over the next 13 years.

FIGURE 12 – CURRENT POPULATION FORECAST FOR THE SHIRE OF MURCHISON (STATUS QUO)



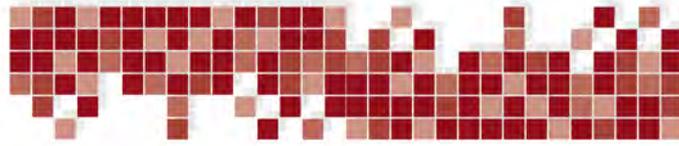
SOURCE: WAPC

It is important to note that statistics are variable to a number of different external factors that do not reflect previous trends. This can include mining growth within the Shire and initiatives such as the radio-astronomy programs. These external factors must be taken into account when considering the above data.

The WAPC's projections (released February 2012) are based on previous trends that have occurred since the 1980's and aim to provide the most accurate population projection, although the projections have recently been demonstrated to be overly conservative in forecasting population for the overall Mid-West region. It should also be noted that the projections between the years 2006-2011 are higher than that recorded by the Census undertaking during these years.

#### PLANNING CONSIDERATIONS – PEOPLE

- *A minor population incline is forecast for the Shire of Murchison over the next 15 years.*
- *Retaining and attracting population growth are key drivers for receiving State funding for infrastructure and services.*
- *There is the potential for there to be increase in the number of FIFO mining workers in the future should mining activity be established*



### 4.3 ECONOMY & EMPLOYMENT

The Shire’s economic base remains firmly centred around the pastoral industry, with 43% of the population being employed in the sheep, beef cattle and grain farming industry. Beyond this industry, employment is concentrated around local government administration with 25% of the local population being employed in this sector.

There are currently 50 people who reported being in the labour force in the most recent census. Of these people, 62.0% were employed full time, 16.0% were employed part-time and 6.0% were unemployed.

Historically the largest economic driver of the Shire has been the pastoral industry and this is not expected to shift in the future. There are 26 pastoral stations within the Shire, affecting much of the land within Murchison. However, due to emerging challenges associated with the pastoral industry in regards to vermin control, land capability, livestock trade and complex governance, it is likely that the key labour force will experience some change as pastoralists explore alternative industries and sources of income. In contrast however, due to the predominance of pastoralism and conditions of lease agreements it is unlikely that there will be any major shift to pastoralism being the key economic driver. Increasing and diversifying local employment opportunities will be important in supplementing pastoral activity and to maintain quality of life to the local community.

<p><b>PLANNING CONSIDERATIONS – ECONOMY &amp; EMPLOYMENT</b></p> <ul style="list-style-type: none"> <li>▪ <i>There is a small range of local industries, generally including pastoralism, tourism, government and mining exploration.</i></li> <li>▪ <i>Increasing local employment opportunities is important to maintain economic stability</i></li> <li>▪ <i>It is likely that the range and variety of economic sectors will diversify into the future due to difficulties associated with the pastoral sector.</i></li> </ul>
--

### 4.4 LAND DEVELOPMENT

#### 4.4.1 LAND TENURE

The large majority of Murchison is categorised under pastoral leases which can have significant influence to the future development of the Shire. Pastoral leases are titles issued to use Crown Land for limited purpose grazing. All current pastoral leases within Western Australia automatically expire in June 2015, when they are subject to renewal by the Minister for Lands. A review of the lease agreements was undertaken in 2005 which identified that only 1 lease would not be renewed within the Shire. The impact pastoral leases has on the Shire is discussed further in part 5 of this report.

#### 4.4.2 NATIVE TITLE

Native Title is the recognition by Australian law that some Indigenous people have rights and interest to their land that comes from their traditional laws and customs. Native Titles are governed by the *Native Title Act 1993*.

The Shire of Murchison is affected by the Wajarri Yamatji Native Title Claim Area (WAD6033/98), which affects the local government areas of the City of Greater Geraldton and the Shire’s of Chapman Valley, Cue, Meekatharra, Mount Magnet, Murchison, Northampton, Upper Gascoyne and Yalgoo. The Pia Wajarri community within the Shire falls within this Native Title claim area. The Indigenous Corporation representing this Native Title claim area is the Yamatji Marlpa Aboriginal Corporation.

As the use of land diversifies issues relating to Native Title are often triggered. The consideration for Native Title is an important consideration in exploring alternative income sources/activities of land that has historically been used for pastoralism.

#### 4.4.3 INDIGENOUS LAND USE AGREEMENT

There is an Indigenous Land Use Agreement (ILUA) associated with the Murchison Radio-Astronomy Observatory. The Murchison Radio-Astronomy Observatory Indigenous Land Use Agreement (MRO



ILUA) was agreed upon between the State Government, Commonwealth Scientific and Industrial Research Organisation (CSIRO), Yamatji Marlpa Aboriginal Corporation and the Wajarri Yamatji people and registered on 13 November 2009. The ILUA allows for the construction of the observatory and related projects on the former Boolardy Station. The ILUA covers land comprised within Lot 502 (DP 55945). The following map outlines the Wajarri Yamatji Native Title Claim Area, the Boolardy Station and the area affected by the ILUA:

It is likely that any future growth of radio-astronomy activities within the Shire as well as mining activity may trigger the need for additional ILUA's.





#### 4.4.4 SETTLEMENT

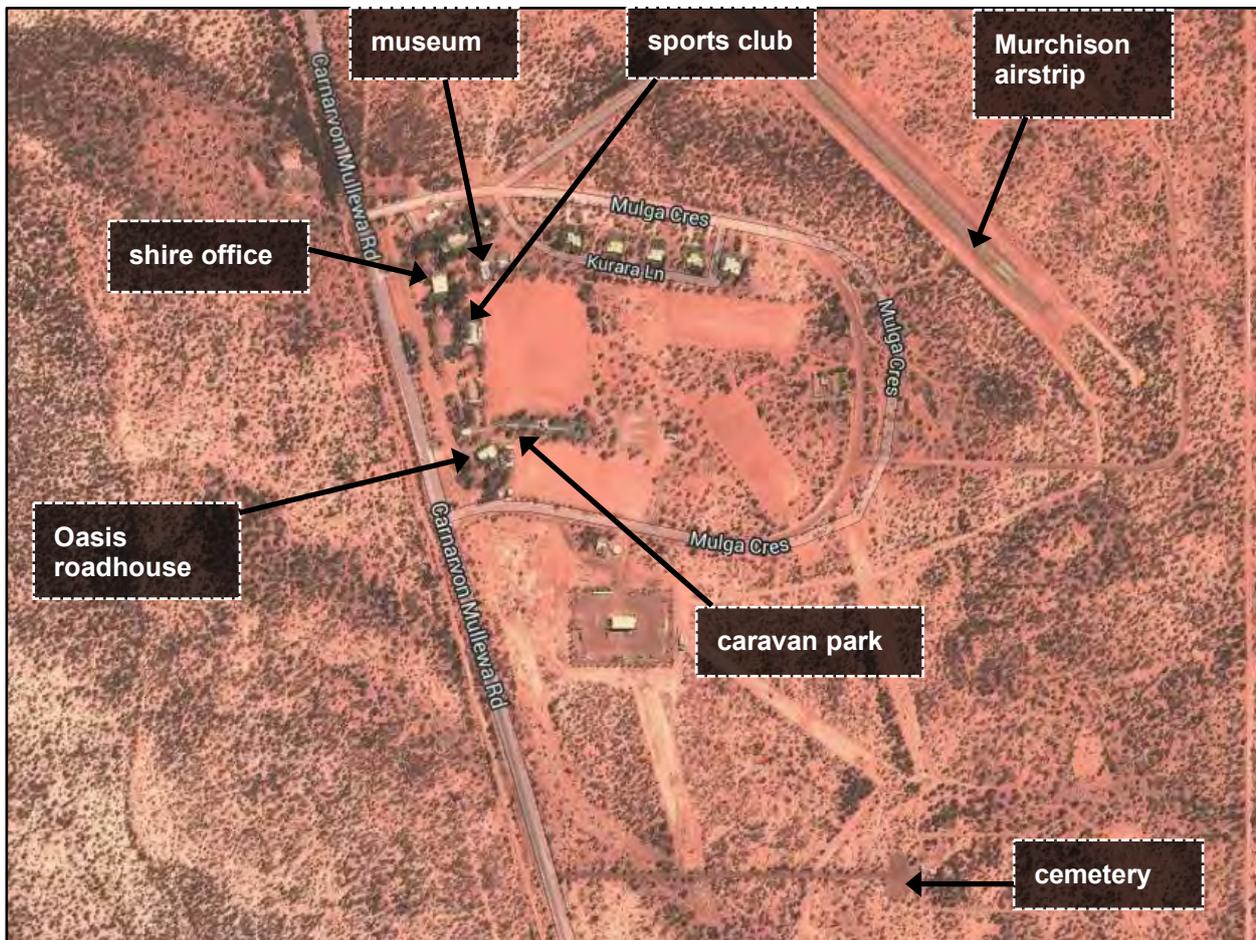
There is no gazetted town in the Shire of Murchison, however a settlement was declared at the site of the Shire office in 1988 and the Murchison settlement has remained a hub for the local community. As mentioned, the Shire also comprises the Pia Wadjari Aboriginal Community. The Shire does not currently provide services to the community, however a Community Layout Plan (CLP) has been adopted under State Planning Policy which aims to better plan for housing, services and the social and cultural needs of the community.

##### MURCHISON SETTLEMENT

The Murchison settlement consists of the Shire Office, Museum, the Murchison Sports Club, the Oasis Roadhouse and Caravan Park, a the small development of dwellings that generally service Shire employees, to the north of the site as can be seen in the figure below.

Careful consideration needs to be given to appropriately establishing a planning framework for the Murchison settlement in the Local Planning Scheme in such a way that both provides clear direction and yet flexibility into the future. The role of the Murchison settlement as the local community hub will continue to play an important role in defining Murchison’s regional position.

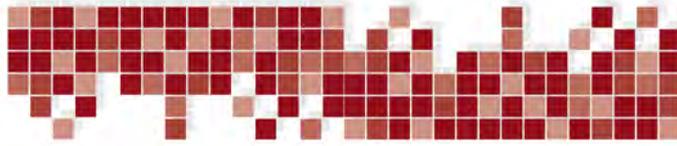
FIGURE 14 – MURCHISON SETTLEMENT AERIAL PHOTOGRAPH



SOURCE: GOOGLE 2013

##### PIA WADJARRI SETTLEMENT

Approximately 60 people reside at the Pia Wadjari Aboriginal Community, located approximately 350 kilometres north-east of Geraldton, and 76 kilometres south-east from the Murchison settlement. The settlement covers Reserve 297, which is the oldest Aboriginal Reserve in Western Australia. The Reserve is under control of the Aboriginal Lands Trust and is leased to the Pia Wadjari Community until the year



2086. As mentioned in the previous section, a Native Title claim exists over an extensive area, including the Pia Wadjarri's lease area.

The planning of the Pia Wadjarri's community is managed under the Planning for Aboriginal Communities Program. The Department of Planning manages the Planning for Aboriginal Communities Program on behalf of the WAPC, and in partnership with the Department of Housing. The Pia Wadjarri local centre currently is subject to a community layout plan. The planning framework of community layout plans is discussed in State Planning Policy 3.2 - Aboriginal Settlements which outlines the need to incorporate the community layout plans within local planning schemes to ensure their delivery and consistency.

The purpose of the community layout plan is to appropriately locate and supply housing, services and facilities that meet cultural and social needs of the indigenous community. The Pia Wadjarri community is the location of the Pia Wadjarri Remote Community School which enrolls local students from Kindergarten to-Year 12.

#### 4.4.5 HOUSING

The Shire of Murchison is dominated by pastoral stations. Housing stock is indicative of a rural remote and Indigenous community, providing predominately rural homesteads. The Shire has a total of 67 dwellings with 35 of these dwellings being privately occupied. The only typical single dwelling residences are located within the Murchison settlement where Shire employees are housed, with the remaining housing being in the form of pastoral homesteads and housing within the Pia Wadjarri community.

Household structures and tenures in the area are also indicative of a rural remote area township and Indigenous community. Separate houses dominate within the Shire, comprising 91.4% of the total housing stock. Only 15% of dwellings in Murchison are fully owned; 73% are rented, which is significantly higher than the WA average of 29%, which may account for lower population densities and potential larger family structures living within the one dwelling. The housing type and arrangements are also largely reflective of the land structure remaining within leasehold arrangements. It will be important that the Shire appropriately plans for an ageing population and investigates opportunities to release residential land within the Murchison settlement to allow for people to 'age in place'.

The average household size in the Shire is 2.6 which is comparable to the State average. It is noted however the average number of bedrooms per dwelling is higher than the State average, accounting for its regional remote location.

#### PLANNING CONSIDERATIONS – LAND DEVELOPMENT

- *Consideration for the appropriate designation and zoning of the settlement on the Scheme maps*
- *Providing flexibility for a range of land uses into the future and defining the role of Murchison settlement as a community hub*
- *Planning appropriately for land that is largely leasehold*
- *Planning for an ageing population and providing the opportunity for local residents to 'age in place'*
- *The Pia Wadjarri community layout plan is required to be incorporated into the Local Planning Scheme.*
- *The Shire is continuing to undertake improvement works to ensure the settlement is the vibrant centre. Pursuit of further streetscape improvements is likely to impact positively on local businesses and local economy.*

## 4.5 TOURISM

Murchison also offers a Roadhouse (the New Murchison Oasis Roadhouse), which opened in July 2010 and immediately abuts Carnarvon-Mullewa Road. The Roadhouse provides short stay accommodation (3 units) and fuel facilities to visiting and passing tourists, as well as groceries and food supplies. Adjoining the Roadhouse is a Caravan Park which overlooks the Murchison Polocrosse ground, with associated BBQ and ablution facilities. The Oasis Roadhouse and caravan park is largely dependent on the 'movement economy' associated with the Carnarvon-Mullewa Road.

The Murchison settlement also comprises a museum, which is located to the north-east of the settlement, situated behind the Shire Offices. The Museum was built in 1985 in the style of an early station homestead, comprising a collection of pastoral artefacts. Defining the role of the museum will be important in building upon local tourism opportunities and investment in locally established initiatives such as the 'botanical walk' should continue.

The sporting grounds located internally within the settlement provides the venue for an annual Murchison Polocrosse Meet, attracting players from Perth and other regional towns to participate in a tournament run over several days. The Murchison Astrofest is another event held in the Shire, which is a biennial star gazing event attracting approximately 300 people over the course of a few days. Generally tourism and community event opportunities are seasonal due to the extreme temperatures experienced during the summer months.

Tourist accommodation outside the main settlement is provided at Wooleen Pastoral Station, which is a working sheep station, providing a variety of chalets, homesteads and caravan sites. Wooleen Station is located approximately 35 kilometres south-east of the Murchison settlement.

More broadly, the Gascoyne Murchison region is characterised by abundant wildlife and wildflowers, and also includes the following places of interest:

- Errabiddy Bluff – located approximately 15 kilometres north of the Murchison settlement which comprises significant wildlife.
- Bilung Pool and Wooramel River Gorges – located approximately 187 kilometres north of the Murchison settlement on Carnarvon Mullewa Road, comprising a natural water feature with year round water, and picnic facilities. 5 kilometres south of the Bilung Pool is the Wooramel River Gorges.
- Ballinyoo Bridge – located approximately 80 kilometres south of the Murchison settlement on Carnarvon Mullewa Road is a bridge built in the 1930's, and was the second concrete bridge constructed in WA. Permanent pools are situated at the crossing of the Murchison River.
- Old Stock Wells – two stock wells are accessible to the public travelling on Carnarvon Mullewa Road, approximately 55 kilometres south of the Murchison settlement. The wells were used to sustain stock and travellers during early times.

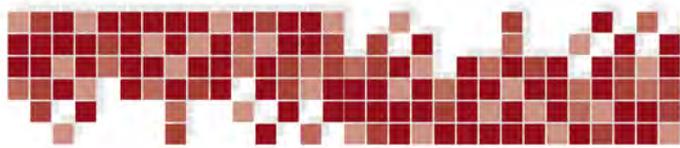


FIGURE 15 – BILUNG POOL



The Gascoyne Murchison Outback Pathways also formalises several self-drive trails which traverse the Shire of Murchison, complemented by a series of roadside and interpretive signage. It is important that the Shire determine their position on the role the Outback Pathways will play in the promotion of tourism within the Shire and establish this framework through a tourism strategy in conjunction with a road hierarchy plan.

At a micro-level, it is evident throughout the Shire and within the Murchison Settlement itself that there is a lack of signage informing travellers of their whereabouts and approaching attractions.

Tourism related activities have the potential to assist in diversifying the local economic base for the area and providing an alternative income stream to pastoral activities. In the short-term it is important that the Shire establishes a clear 'position' on tourism activities through the development of a tourism strategy in the form of a local planning policy.

#### PLANNING CONSIDERATIONS – TOURISM

- *There are improved facilities for tourists through the undertaking of the Oasis Roadhouse.*
- *Investment into local projects such as the 'botanical walk' should continue.*
- *Some local businesses depend on the 'movement economy' e.g. road houses.*
- *Potential for improving awareness of indigenous cultural values.*
- *Signage is an important consideration – including road signs, attractions etc.*
- *Tourism is generally not considered suitable year-round, due to extreme conditions during the summer months.*

## 4.6 COMMUNITY FACILITIES

The Murchison settlement provides a small range of services and facilities, including:

- The Shire offices



- Staff housing
- Roadhouse (with fuel sales)
- Caravan park and motel unit
- Museum
- Polocrosse fields
- Cricket pitch
- Floodlit tennis courts
- Children's Playground
- Sports club
- Stabling for horses
- Water and power supply
- Works depot

The following sections provide a brief description of the community facilities available within the Shire.

#### 4.6.1 EDUCATION AND TRAINING

A school facility is located at the Pia Wadjarri Remote Community School, which is a public school catering for pre-primary students through to Year 12. The school comprises of 2 classrooms; Kindergarten to Year 6 and Years 7 to 12, as well as a multipurpose Library/Home Economics building. The school also has an undercover playground and grassed area, as well as a community oval. Approximately 25 students are enrolled in the school in 2012.

The Pia Wadjarri Remote Community School is the only educational establishment within the Shire, with the closest district high school located at Mullewa. Due to the Shire's regional isolation, education to the local community is generally provided through Schools of Isolated and Distance Education WA and School of the Air providing remote learning opportunities to children.

#### 4.6.2 HEALTH AND COMMUNITY SERVICES

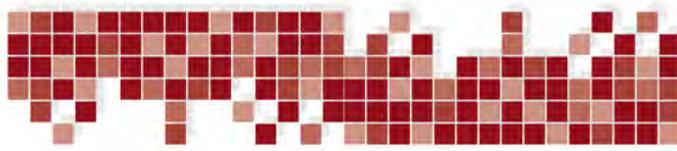
There are currently no health facilities located within the Murchison settlement. Murchison is serviced via a multi-purpose service which has allowed for a flexible approach to health services across the Mid-West region. Hospital services are based in Meekatharra, which also serves as the regional base for the Royal Flying Doctor Service. The closest medical service is provided at Mullewa with nursing posts also located at Mount Magnet, Cue and Sandstone.

Within the Shire there is also a patient transfer vehicle which is a local emergency service provided by the Shire. This vehicle is used to assist in emergencies by providing interim health assistance to those in need until such time as professional medical attention can be received. This service plays an important role in responding to emergencies within an isolated area.

In respect to community services, the Shire of Murchison provides a library service which is based at the Shire Offices with public internet access being available during office hours. Internet access is also available at the Oasis Roadhouse. A cemetery is also located to the south of the settlement, which opened in 2008.

Within the Pia Wadjarri community, health services are provided to the community via the Aboriginal Medical Service (AMS), which has staff based in Geraldton and Mount Magnet to service the Murchison community. A small health clinic within the community provides facilities for general consultations and minor medical procedures.

District level medical facilities are available at Mullewa District Hospital, which is located approximately 200 kilometres by road. The Royal Flying Doctor Service has access to the community via an airstrip which is located to the north of the Murchison settlement.



Other community facilities and services provided in the Pia Wadjarri community include a community office, school, women’s centre and community hall.

The provision and access to health and community services will become increasingly important as the population continues to age. The continuation of upgrades and improvements to key road networks will offer significant benefits to the local community.

#### 4.6.3 SPORTING AND RECREATIONAL FACILITIES

A variety of sporting facilities are provided in Murchison, including tennis courts, a club room facility, as well as Polocrosse facilities. The Polocrosse fields are located centrally within the settlement, attracting hundreds of visitors annually to participate in a Polocrosse tournament.

The settlement is well serviced with areas for sporting and recreation, and accordingly, it is considered that there is no immediate need to increase public open space in the area. Continued local improvements to the facilities will assist in meeting the needs and expectations of the community into the future. It has been identified by the local community that the establishment of a bowling green will further contribute to the variety of recreation facilities available to the local community and further enhance the Murchison settlements role as a community hub.

#### 4.6.4 JUSTICE, SAFETY AND SECURITY

The Shire of Murchison is controlled through the WA Police with 3 separate stations having control of police services and law enforcement within the Shire, based on Mullewa, Yalgoo and Meekatharra. At present, there is no evidence that there is any significant existing or emerging matters of particular concern with respect to justice, safety and security.

#### 4.6.5 COORDINATION OF SERVICE DELIVERY

One of the key challenges for the Shire of Murchison is associated with its low and dispersed population over large distances. Servicing the Shire and settlements from major centres such as Geraldton, is problematic due to the significant distances involved. The issues relating to servicing the Shire are discussed further in Part 5.

PLANNING CONSIDERATIONS – COMMUNITY FACILITIES
<ul style="list-style-type: none"> <li>▪ <i>The local community has identified a desire for improved and increased recreational facilities including a bowling green.</i></li> <li>▪ <i>There is a lack of health services within the Shire due to the size of the population. This will become a critical issue into the future with the ageing population.</i></li> <li>▪ <i>Access to community services and facilities is a key consideration given the isolation of the Settlement</i></li> </ul>

### 4.7 TRANSPORT

#### 4.7.1 CARNARVON MULLEWA ROAD

The Carnarvon-Mullewa Road provides access between Mullewa, the Murchison settlement and Gascoyne Junction. The road carries heavy traffic from Talling Peak to Mullewa, associated with the local mining industry, and provides access to areas of pastoral activity as well as tourists. Carnarvon-Mullewa Road is classified as a Regional Distributor Road under the Main Roads WA Regional Functional Road Hierarchy and has a RAV Network 9 permit between the Shire of Murchison boundary and Wooramel Crossing.

The *Main Roads WA 2030 Road Development Strategy (2013)* highlights that, with the future needs that are likely to result from the construction and operation of the radio astronomy activities, major improvement works will be required between the Murchison Settlement and Talling Peak. A large portion of the current road surface can create a dust visibility hazard.



The Strategy recommends the road should be sealed to a uniform Type 4 standard between the Murchison settlement and Talling Peak. The Strategy also recommends consideration be given to a bridge replacement. This is reflected in the Shire's Strategic Community Plan 2012/13 – 2022/23, which identifies the replacement of the bridge as being a critical action for the future. The process for approval to upgrade the bridge is currently being undertaken with construction likely to be complete at the end of 2014.

The road network is sealed from 10kilometres South of Upper Gascoyne through to Carnarvon. South of Upper Gascoyne to the Murchison settlement there is approximately 300kms of gravel road. South of the Murchison settlement there is 75kilometres of seal towards Mullewa.

It is important that the Shire define the role of various road networks in the context of industry, tourism and access to services and amenities.

#### 4.7.2 OTHER LINKAGES

The Butchers Track runs east-west connecting pastoral stations of the Shire of Murchison to the coastal region of Shark Bay, which is identified as a regionally significant road in the *Main Roads WA 2030 Road Development Strategy*. The road was upgraded in the early 2000's to provide access from North West Coastal Highway for the construction of the Dampier to Perth natural gas pipeline project. The road is unsealed and considered a "Local Distributor" providing an alternative route between the Shire and the coastal region.

The Beringarra Pindar Road has been identified as part of the 'Wool Wagon Pathway' as a potential tourist route. In addition, this road is commonly used by people accessing the radio-astronomy facilities. The future function of this road needs to be carefully considered and a clear path forward determined, particularly with respect to its role relative to the Carnarvon-Mullewa Road.

#### 4.7.3 MURCHISON AIRSTRIPS

The Shire of Murchison has various airstrips including the Barloweerie Aerodrome located on the Boolardy Wooleen Road within the Pia Aboriginal Reserve, the sealed Royal Flying Doctor Service emergency airstrip on Carnarvon-Mullewa Road and the Murchison settlement airstrip located to the north of the settlement.

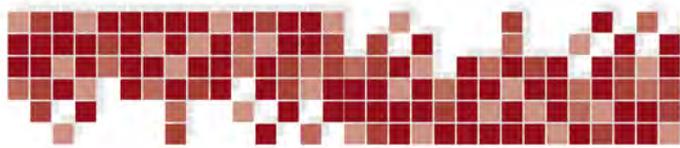


FIGURE 16 – CARNARVON-MULLEWA ROAD EMERGENCY AIRSTRIP



#### 4.7.4 REGIONAL TRANSPORT MOVEMENT

The Shire of Murchison has approximately 164 kilometres of sealed road and 1,798 kilometres of unsealed roads within the Shire. All of these roads are the responsibility of the Shire of Murchison as local roads. There are no regional roads located within the Shire. The most significant road within the Shire is Carnarvon – Mullewa Road which is classed as a secondary road that links the Shire to Carnarvon.

Within the *Roads 2030 Regional Road Development Strategy*, currently being prepared by the Main Roads WA, the roads within the Shire have the following category listings:

ROAD NAME	MRWA REGIONAL CATEGORY
Boolardy – Kalli Road	– 1
Butchers Track	– 1
Byro-Woodleigh Road	– 2
Carnarvon – Mullewa Road	– 1
Cue – Murchison Road (Kalli)	– 1
Meeberrie – Mt Witte Road	– 1
Meeberrie – Woolen Road	– 1
Mt Wittenoorn Road	– 1

Unsealed roads have been identified as contributing to the “off the beaten track” and remote travel experience that many tourists seek within the Murchison area, consideration for the impacts, both positive and negative sealing the roads has on the economy is important.

As identified in the *Mid-West Region Planning and Infrastructure Framework (WAPC)*, the introduction of a potential infrastructure corridor is planned to link Murchison with surrounding regions and settlements



such as Meekatharra. Such considerations and funding will be important in establishing the Shire’s future position in a regional context.

**PLANNING CONSIDERATIONS – TRANSPORT**

- *Road network is essential for provision of community services and amenities, pastoral activities, tourists, and emergency services*
- *Signage, i.e. identification of road names and Shire branding is important*
- *Unsealed roads contribute to the “off the beaten track” and remote area travel experience – careful consideration required as to how road upgrades impact on current attraction for tourists*
- *Road safety is a key issue*
- *Linkages to other tourist attractions and regional townsites i.e. Cue, Gascoyne Junction, Shark Bay etc.*

## 4.8 HISTORY & HERITAGE

### 4.8.1 EUROPEAN HERITAGE

First settlement in the Murchison area was in 1860 for pastoral use with production of wool being the major industry.

On the 31st August 1875 the Murchison District Roads Board was gazetted. It was one of the first local government areas and covered a massive tract of land. The western boundary was similar to today but it reached south as far as Tardun and north almost as far as Meekatharra and east across to the S.A. Border and included the areas that would become Mullewa, Mt Magnet and Cue. In 1893 the area was reduced back from the S.A. border to closer to the eastern border of today’s shire. In 1907 the Upper Murchison Roads Board was formed to cover an area north of the Murchison District Roads Board, this area had previously been the southern portion of the Upper Gascoyne Roads Board which in 1887 went north to the tropic of Capricorn and west to the S.A. border.

In August 1911 Mullewa and other areas were separated and the Upper Murchison and Murchison District Road Boards were amalgamated to form the Murchison Roads Board.

The Murchison Roads Board operated until 1961 when it became the Murchison Shire Council. During all this time there were no real headquarters and the Board operated out of various station homesteads dependent upon whom the chairman and secretary were.

In 1965 the shire office and shire clerk’s residence was built at what is now Murchison settlement. This comprised of a three bedroom residence with an office for meetings and administration attached. There was even an outside shower so that Councillors could come in and get cleaned up before the meetings. This house is still used as the CEO’s house. The current shire office was built in 1986 and the area including the office and roadhouse were declared and gazetted as the Murchison Settlement on the 15th July 1988.

Within the Shire, there are 29 heritage sites listed under the Municipal Inventory with a number of other sites recognised under separate listings (i.e. National Trust). The majority of the sites are located to the south of the region and consist of predominantly pastoral homesteads, stations and mine sites, which are a reflection of the historical settlement of the area. There is only one site within the Shire that is a permanent entry on the State Register of Heritage Places, being the Boolardy Homestead. The following table indicates the currently listed sites, the sites heritage status and current recorded condition.

TABLE 1 – HERITAGE LIST

PROPERTY	MURCHISON MUNICIPAL INVENTORY	OTHER LISTINGS	CURRENT CONDITION
Boolarly Homestead Group	Y	<ul style="list-style-type: none"> <li>– State Register (Permanent)</li> <li>– Register of the National Estate</li> <li>– Classified by the National Trust</li> </ul>	High/Excellent
Sporting Clubhouse	Y	N	High/Excellent
Memorial Citrus Grove	N	State-wide War Memorial Survey	Unknown
Stock Route Well No. 19	Y	N	Good/Excellent
Stock Route Well No. 9 (Wongoolia Well)	Y	N	Good
Murchison Museum	Y	N	Excellent
Ngatta Pool Buildings, Boolardy Station	Y	<ul style="list-style-type: none"> <li>– Register of the National Estate</li> <li>– Classified by the National Trust</li> </ul>	<ul style="list-style-type: none"> <li>– Shearing Shed-Poor</li> <li>– Other- Fair</li> </ul>
Meeberrie Station Homestead	Y	<ul style="list-style-type: none"> <li>– Register of the National Estate</li> <li>– Classified by the National Trust</li> <li>– RHP – to be assessed</li> </ul>	Good
Roderick Shearing Shed Group, on Meka Station	Y	N	Good
Milly Milly Station	Y	N	Good
Beringarra Station	Y	RHP – to be assessed	Good
Billabalong Station	Y	N	Good
Byro Station	Y	N	Good
Tallering Station	Y	N	Fair
Cockney Bill's Corner	Y	N	Poor
Road Gate	Y	N	Good
Callytharra Spring	N	<ul style="list-style-type: none"> <li>– Classified by the National Trust</li> <li>– Register of the National Estate</li> </ul>	Unknown
Ballinyoo Bridge (Ballinyoo Bridge, Ballinyu Bridge, Murchison River Road Bridge)	Y	RHP – Assessed – Below Threshold	Poor (to be replaced)

PROPERTY	MURCHISON MUNICIPAL INVENTORY	OTHER LISTINGS	CURRENT CONDITION
Wooleen Station Homestead	Y	<ul style="list-style-type: none"> <li>– Register of the National Estate</li> <li>– Classified by the National Trust</li> </ul>	Good
New Forest Station (New Forest Homestead)	Y	<ul style="list-style-type: none"> <li>– Classified by the National Trust</li> <li>– Register of the National Estate</li> </ul>	Fair/Good
Forrest Plaque	Y	N	Fair
Hooley Plaque	Y	N	Poor/Fair
Stock Yards (Historic Stock Yards, Moolarrie Stock Yards)	Y	N	Fair
Barloweerie Aerodrome	Y	N	Poor
Twin Peaks Station Homestead	Y	<ul style="list-style-type: none"> <li>– Classified by the National Trust</li> <li>– Register of the National Estate</li> </ul>	Good
Yuin Station	Y	Register of the National Estate	High/Excellent
Yuin Station Homestead	Y	Register of the National Estate	Good
Murgoo Station Homestead	Y	<ul style="list-style-type: none"> <li>– Classified by the National Trust</li> <li>– RHP – to be assessed</li> <li>– Register of the National Estate</li> </ul>	Good
Murchison Shire Office	Y	– N	Excellent
Mt Narryer	N	<ul style="list-style-type: none"> <li>– Register of the National Estate</li> <li>– RHP – to be assessed</li> <li>– Classified by the National Trust</li> </ul>	Unknown
Mt Narryer Station Homestead Group	Y	<ul style="list-style-type: none"> <li>– Register of the National Estate</li> <li>– RHP – to be assessed</li> <li>– Classified by the National Trust</li> </ul>	Good
Shire House	Y	– N	Good

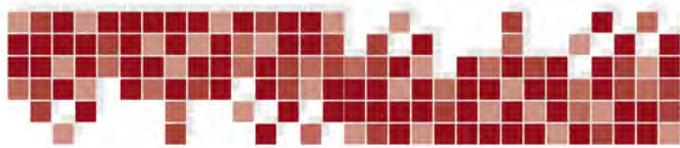


FIGURE 17 – STOCKWELL NO.9



#### 4.8.2 INDIGENOUS HERITAGE

The region has a rich Indigenous history with the first European contact in approximately the 1860's, when pastoralists first settled in the Murchison Shire, with the production of wool being the major industry. Local Indigenous people were employed by settlers as shepherds. The Wajarri Yamatji peoples are predominant amongst the resident Indigenous population, which predominantly reside with the Pia Wajarri community.

There are 131 Aboriginal heritage sites located within the Shire, with 75 considered to be registered sites. Figure 5 illustrates the sites registered on the Department of Indigenous Affairs database.

It is important to note that the Local Planning Scheme and Local Planning Strategy do not alter the manner in which *Aboriginal Heritage Act 1972* and the *Native Title Act 1993* continue to operate.

#### PLANNING CONSIDERATIONS – HERITAGE

- *Sites of European and Aboriginal significance need to be appropriately recognised within the Local Planning Scheme.*
- *A number of existing homesteads have been identified which has the potential to impact on future development of these sites*
- *Heritage and the celebration of historical features can play a key role in attracting tourists to the Shire and creating a local identity.*

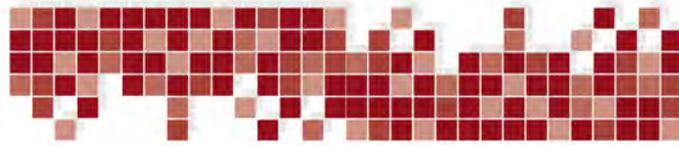
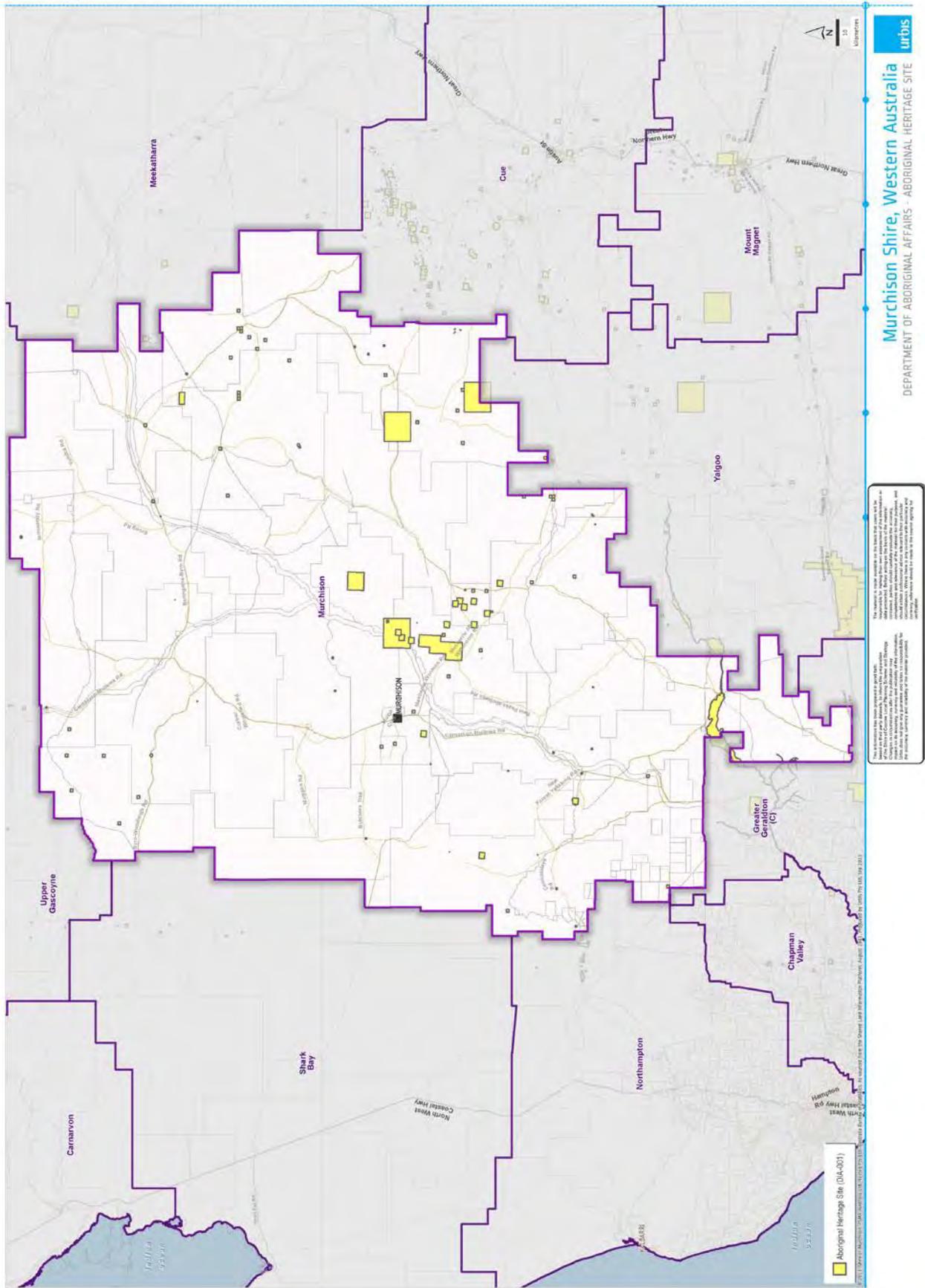
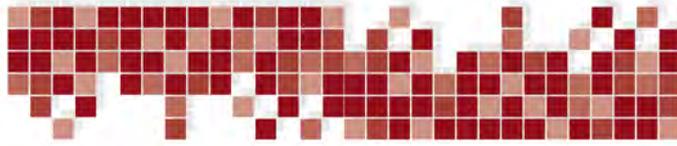


FIGURE 18 – ABORIGINAL SIGNIFICANT SITES





## 4.9 CLIMATE

The Shire of Murchison experiences an arid climate of dry hot summers and cool winters. The summer maximum temperatures average around 38 degrees with minimums of 21 degrees. The winter maximum temperatures average around 21 degrees with minimums of 6 degrees. It is not unusual for summer temperatures to reach over 40 degrees and winter nights to be frosty. The highest recorded temperature from 1989 -2013 is 47.6 degrees and the lowest -6.5 degrees. The area experiences an average yearly rainfall of 240mm with the majority of rainfall occurring in winter months, although in years where cyclones or severe weather events occur, as was the case in 2006 and 2010-2011, the summer rains can see deluges of 200- 300 mm increasing annual rainfall to over 400mm.

Climate change is a challenge that is currently facing Australia. The mid-west is exposed to a range of impacts that may affect the region, including the Murchison area such as:

- Changing wind and rainfall patterns
- Increase in temperature by 1 degree
- Increase in evaporation and evapotranspiration
- Increase in intensity of storm events
- Possible frost increases with increases to humidity
- Increases to droughts due to decreases in rainfall and increases in evaporation

These impacts are likely to have significant effects on the pastoral industry which dominates the Murchison area. The capability of the land within the context of the changing climate will need to be a key consideration in the planning framework for the Shire.

As the Murchison settlement continues to operate as a community hub consideration should be made to the improvement to pedestrian shelter from the weather within the settlement and at key tourist attractions.

### PLANNING CONSIDERATIONS – CLIMATE

- *Pedestrian shelter from the weather within the Murchison Settlement is a key consideration.*
- *Due to limited rainfall, the provision and sustainable use of water is a key issue into the future.*
- *Consideration of climate change and the impact on the viability of pastoral activities into the future*





## 4.10 LANDFORM

The landscape of the Shire of Murchison comprises of low hills and alluvial plains. The area is made up of a series of saline, red sand and calcareous soils which influence the natural bushland within the area.

The major soil type in the Murchison Region is shallow earthy loam overlying red-brown hardpan. The Mid-West Regional Planning and Infrastructure Framework identified the Banded Iron Formations as being of high biodiversity significance as well as being significant for minerals such as iron ore. The influence of the minerals within the Shire is of significance to the economy and historically influence the landscape.

### 4.10.1 NATURAL ASSETS

The Shire of Murchison contains a number of important environmental features, including the following:

- Murchison River, which includes 2 tributaries; the Sanford River and Roderick River.
- Wooramel River crosses the Carnarvon Mullewa Road 10 kilometres before the border with Upper Gascoyne
- Lake Wooleen and Lake Tilly

The Murchison, Sanford and Roderick rivers only flow following significant rainfall events, however there are various permanent pools within the river system.

A series of wetlands are also located within the Shire of Murchison, which are of State significance and are classified under the *Directory of Important Wetlands in Australia*. This includes Lake Wooleen which is situated on the Wooleen pastoral lease, approximately 30 kilometres south-east of the Murchison settlement. The lake covers an area of approximately 5,500ha on the floodplain of the Roderick River. The surrounding land is predominantly used for grazing cattle and sheep.

Lake Wooleen is designated as a wetland of national importance under Criteria 1 and 3 of the Directory of Important Wetlands in Australia. The key contributing factors for this designation it due to its being one of few major floodplain lakes in Western Australia and further, it is a major breeding area for Gull-billed Terns. Lake Wooleen is listed as a registered place of Aboriginal significance, and has been recognised as a mythological place and hunting ground for local Indigenous people (Department of Environment and Conservation 2008).

FIGURE 20 – WOOLEEN LAKE





#### 4.10.2 GROUNDWATER

Groundwater is used within the Shire for the provision of water to not only the settlement but also to all other areas within the Shire. Groundwater is provided to the Shire from the East Murchison Groundwater area and the Exmouth Groundwater area.

#### 4.10.3 FLORA & FAUNA

The land within the Shire of Murchison is largely uncleared; however the land has been exposed to continual pastoral grazing which has resulted in degradation of the land. The region is dominated by low lying mulga woodlands and species such as saltbush shrub lands and hummock grasslands are present in the region.

The Murchison locality was identified in the Mid-West Regional Planning and Infrastructure Framework as having high priority in the protection of ecosystems as it is currently underrepresented in the National Reserve System.

Due to the dominance of pastoral activity across the Shire it has resulted in significant effects on the natural bushland and the condition of vegetation. Further, the introduction of goats and sheep has had significant effects on the native flora and threatened environmentally sensitive sites and fencing is identified as a serious issue with management of livestock.

Three mammal species, three bird species and one reptile species are currently listed as vulnerable within the Shire of Murchison. One reptile species is also listed as endangered. Of the flora within the region there are three species of plants which have been declared rare.

There is a general expectation that local governments, with the potential assistance of state government agencies, will progress a biodiversity strategy to guide future land use planning and management of lands by stakeholders. The Shire should give consideration to the preparation of local biodiversity strategy that is relevant and practical in local context.

In this regard, this strategy has been prepared with consideration to the region’s biodiversity values and environmental considerations. These values have been identified in the report, *A Biodiversity Audit of Western Australian’s 53 Biogeographic Subregions* by the Department of Parks and Wildlife.

#### PLANNING CONSIDERATIONS – LANDFORM

- *Need to protect native bushland and promote the regeneration of the natural environment and pastoral stations*
- *Need to identify what natural assets are important to the Shire*
- *Give consideration to the preparation of a local biodiversity strategy that is relevant and practical in local context.*

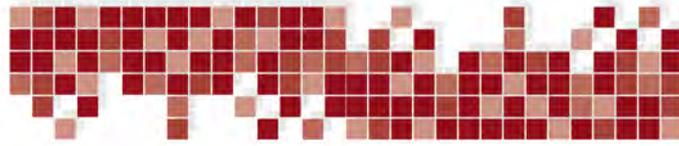
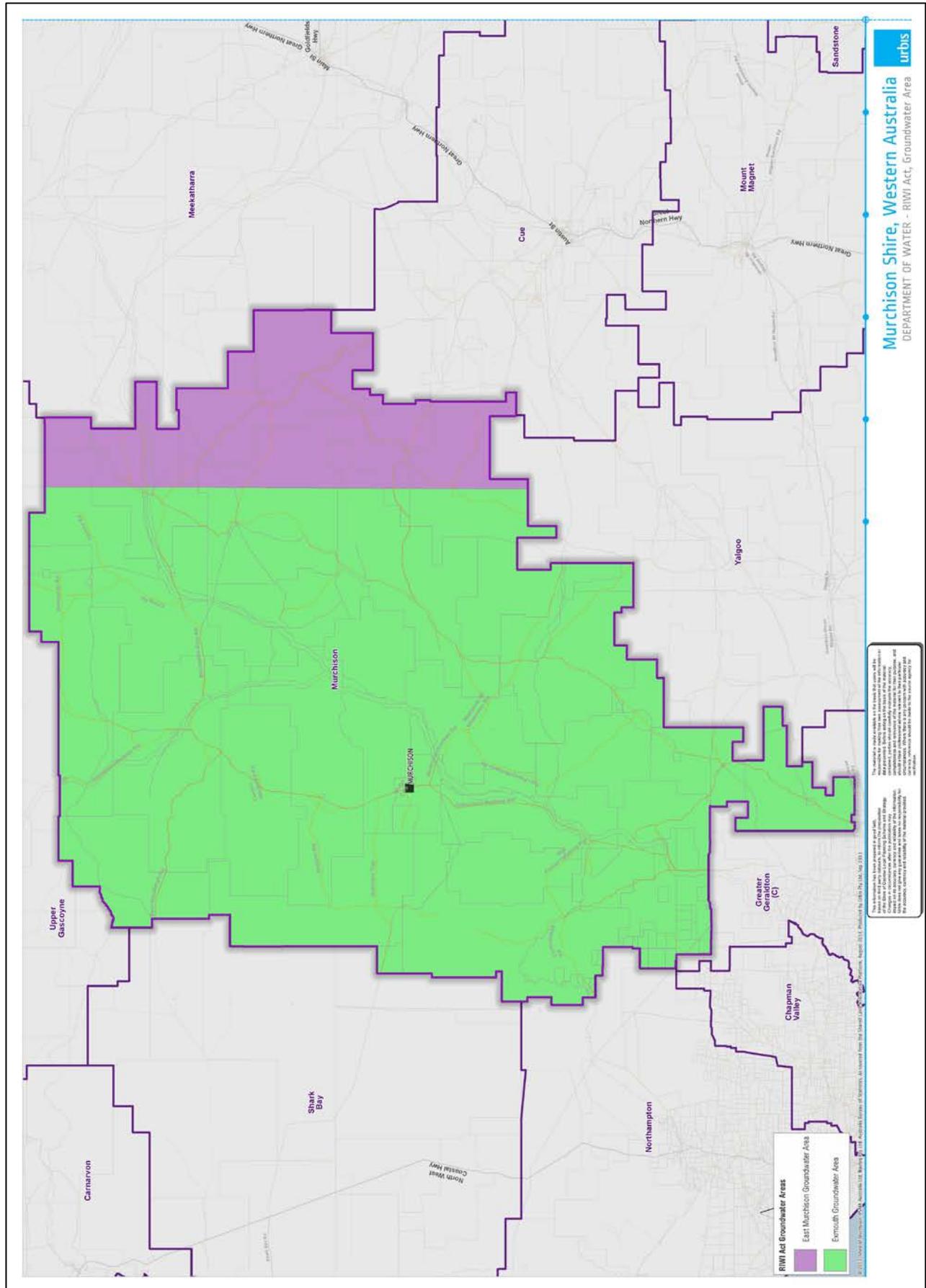


FIGURE 21 – GROUNDWATER SOURCES





#### 4.11 MINERALS & MINING

With iron ore mining activities occurring within the Mid-West there is the potential for increased extraction to occur in the future. Figure 21 illustrates the mine sites and infrastructure located in the Shire. Figure 21 also shows mining deposits within the Shire, including a diverse range of minerals such as copper-lead-zinc, iron ore, nickel, uranium, chromite-platinoids, manganese ore and gold. The deposits are generally concentrated within the northern and southern locations of the Shire.

The Jack Hill Iron Ore mine is operated by Crosslands Resources Limited and located to the north east of the Shire, on the border of the Shire of Meekatharra. The Jack Hills mine produced more than 7.4 million tonnes of premium grade iron ore during its 5 year life however is now under a care and maintenance program as the Jack Hill Expansion Project is developed.

Crosslands Resources Limited is currently undergoing feasibility studies in relation to the Jack Hill Expansion Project, with the aim of producing more than 20 million tonnes of iron ore concentrate per annum, with an expected mine life of 29 years. It is unknown as to what portion of the proposed expansion project will fall within the Shire of Murchison (Crosslands Resources Limited 2013).

To accommodate this proposed expansion and other mines in the region, approximately 500 kilometres of new rail line will be required, which will connect the Mid-West to a new deep-water port planned for Oakajee. The Oakajee Port and Rail project has however been suspended at this time.

Mining activities are ordinarily exempt from the requirement to obtain local government development approval. Section 120 of the *Mining Act 1978* read as follows:

***“120. Planning schemes to be considered but not to derogate from this Act***

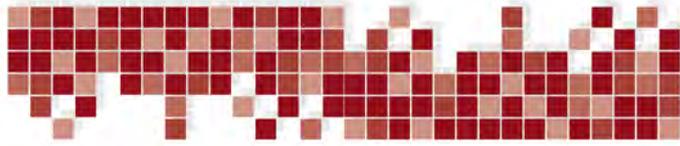
*(1) In considering any application for the grant of a mining tenement the Minister, warden or mining registrar, as the case requires, shall take into account the provisions of any planning scheme in force under the Planning and Development Act 2005 affecting the use of the land concerned, but the provisions of any such scheme shall not operate to prohibit or affect the granting of a mining tenement or the carrying out of any mining operations authorised by this Act.”*

In this context, it remains important that careful consideration is given to the drafting of the Scheme aim, objectives and zones. It is also recommended that a standard notation be established in Part 8 of the Scheme text, outlining the relationship between the two separate processes.

The primary potential concern associated with mining activities is the impact on the road network and associated public safety/amenity. It is considered that as part of any early investigation and deliberation on mining activities should be done in the context of a transport impact assessment prepared the proponent, having regard to matters including but not limited:

- The operational requirements for transporting raw materials.
- The capacity of the existing road network.
- The capacity of any planned rail network.
- The social impacts for the local community associated with the transport related activities.
- The impacts on other economic activities, including tourism within the area.
- On-going maintenance actions and responsibilities.

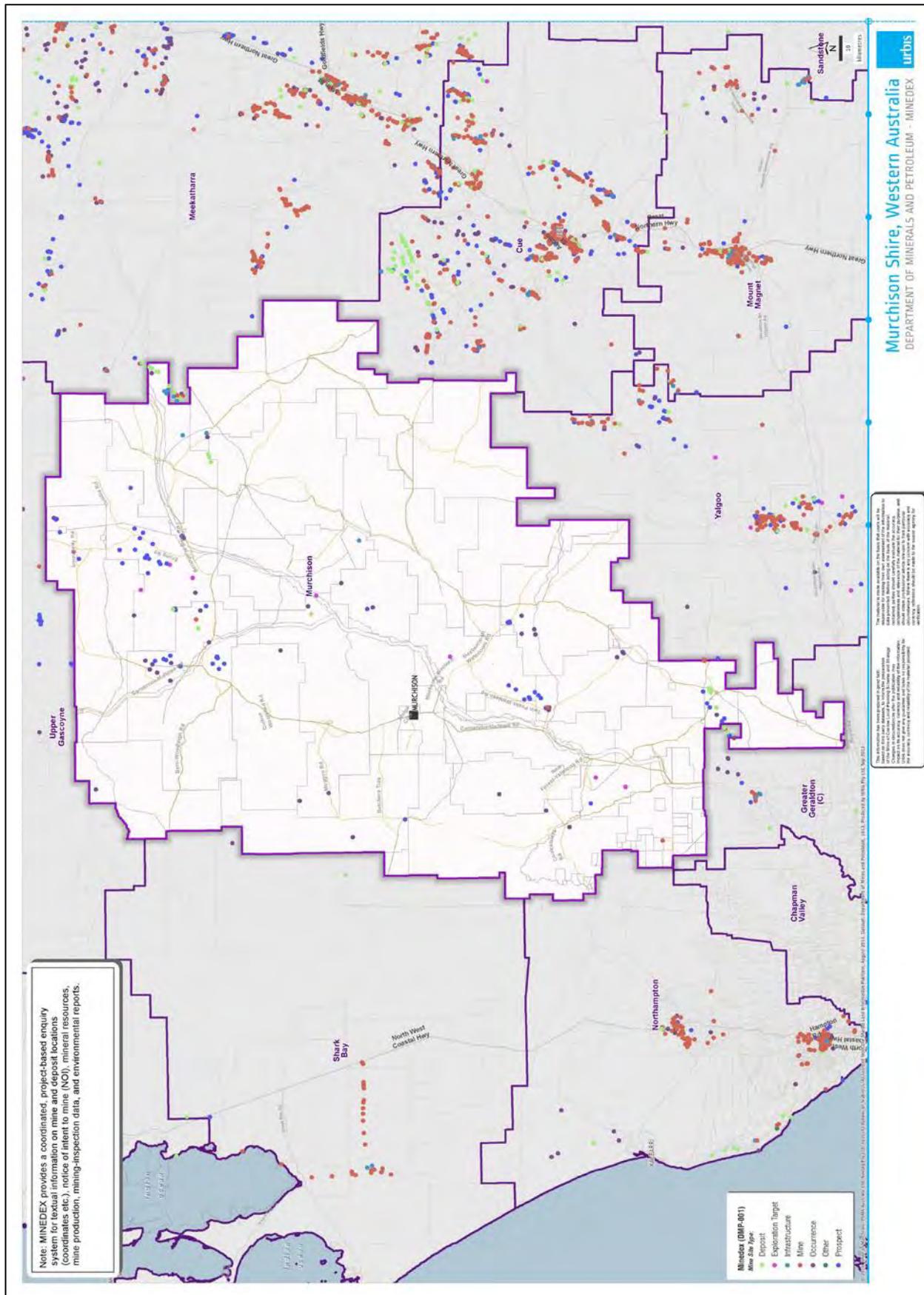
**PLANNING CONSIDERATIONS – MINERALS AND MINING**

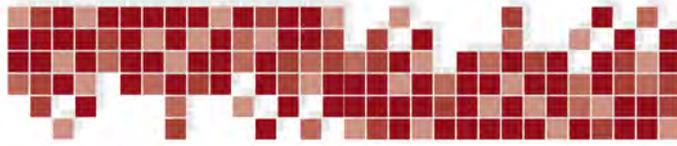


- *Impacts of future mining operations on local and regional road network requires careful consideration and the impact of any future infrastructure requirements such as rail, roads in the context of the existing CSIRO activities occurring.*



FIGURE 22 – MINING ACTIVITY WITHIN THE SHIRE





## 4.12 INFRASTRUCTURE AND SERVICES

### 4.12.1 ELECTRICITY

Electricity is supplied to the settlement by a power generation plant which services buildings located within the Settlement. The settlement has two generators, with one being used as the primary source of power for the Settlement's domestic use. This provides power for security lighting, the roadhouse, motel and Caravan Park, the administration building and workshop, the settlement's water supply, sewerage services and the freezer and cool room facilities.

All other properties within the Shire are self-serviced with on-site wind, solar and fuel generators.

### 4.12.2 WATER

Drinking water is provided to the Murchison settlement from groundwater bores located within close proximity. There are no designated public drinking water sources areas or protection plans available for the Shire.

### 4.12.3 TELECOMMUNICATIONS

Telecommunications facilities are generally available in parts of the Shire and it is understood that services can be provided to users in line with current Telecom Policy.

### 4.12.4 WASTE WATER DISPOSAL

There is no reticulated sewer system in Murchison; all buildings within the Shire operate on septic tank systems and leach drains for effluent disposal.

### 4.12.5 MURCHISON RADIO-ASTRONOMY PROJECTS

The Square Kilometre Array (SKA) is a global next-generation radio telescope project being host by Australia and the southern Africa.

The Murchison's Radio-astronomy Observatory (MRO) is Australia's site for the SKA project, chosen largely due to its remote location. The site already hosts precursor telescopes including the Australian SKA Pathfinder (ASKAP) and the Murchison Widefield Array (MWA).

The MRO is protected for radio-astronomy activity under both Commonwealth and State legislation. Section 19 exemptions under the *WA Mining Act 1978* apply to a portion of land surrounding the site where grant of mineral titles is not permitted. Under the Commonwealth *Radiocommunications Act 1992* a 70 kilometre radio-quiet zone has been established consistent with the Frequency Band Plan where radio astronomy has primacy over all other land uses and activities. Between the 70 kilometre and 150 kilometres radius coordination with the MRO Entity is required under the legislation. Further to these restrictions, the Australian Communications Media Authority (ACMA) also has several conditions on class licences (i.e. CB radios) and spectrum licenses (e.g. mobile phone networks) in the radio quiet zone.

The MRO is wholly situated on the 346,000 hectare Boolardy pastoral station, approximately 315 kilometres north-east of Gerladton. The area has been selected for its excellent sky coverage, superb radio quietness, ionosphere stability and benign tropospheric conditions which allows highly sensitive telescopes such as ASKAP, MWA and SKA to conduct astronomy research.

SKA preconstruction will be running between 2013 until 2017. The project will then be carried out in two phases with an operating lifespan of 50 years. Consideration should be given to the impacts the future expansion of the SKA activities will have on existing activities due to any expansion of the radio-quiet zone.



**PLANNING CONSIDERATIONS – INFRASTRUCTURE AND SERVICES**

- *Access to water into the future is a key issue*
- *Potential issues with access to services and infrastructure during natural disasters*
- *Access to telecommunications for locals and visitors given the presence of the radio-astronomy projects*
- *Impacts the radio-astronomy projects may potentially have when activities are expanded beyond their current leased area*

FIGURE 23 – MURCHISON POWER SUPPLY



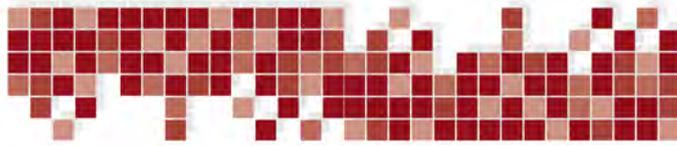
## 5 Key Issues

The Shire of Murchison is a unique local government area, containing no townsite but having two major areas of settlement being the Murchison Settlement and the Pia Wadjari Community. The Shire's isolation has been the main factor leading it to be chosen as the location for Australia's participation in the international Square Kilometre Array (SKA) project. These unique characteristics result in the Shire facing issues that substantially differ to those being faced by other local governments within regional Western Australia.

This section represents some of the key issues facing the Shire. These issues have been compiled through the following:

- Experience, feedback and insights gathered through consultation with key government agencies, stakeholders and community members during the initial phases of the strategy preparation process;
- Discussions with Council officers during the strategy preparation process; and
- A review of relevant Shire, State and regional planning documents.





## 5.1 STATIC AND AGEING POPULATION

The Shire’s low and dispersed population over a large distance and its isolation from larger regional centres for services and amenities result in the population of the Shire remaining static and does not provide opportunity for existing residents to ‘age in place’.

Retaining and attracting population growth to the Shire will require maintaining elements of the existing Murchison settlement character, improving services and infrastructure and potentially increasing the availability of housing into the future within the Murchison settlement for residential purposes.

Discussion has been had amongst the local community as to whether land within the Murchison settlement area should be released as freehold land to provide the opportunity for local residents to purchase land and comfortably ‘age in place’. It is noted however that any rapid increase in population within the Murchison settlement would require upgrades to essential infrastructure to cater for the increased demand, including electricity, water and sewerage. This is a matter that would need to be explored further with the Department of Lands into the potential pros and cons of a change in land ownership status.

### KEY PLANNING CONSIDERATIONS – STATIC AND AGEING POPULATION

- *The Shire of Murchison has a low, dispersed population over a large distance.*
- *The Murchison population is ageing with not enough support services being provided to allow people to ‘age in place’.*
- *Diversifying living options within the Murchison Settlement to allow for the existing residents to be able to “age in place”.*
- *Advocate for and protect existing service provisions and linkages to surrounding centres to ensure there is an adequate level of services and amenities available to employees and residents.*

## 5.2 ECONOMIC DIVERSIFICATION

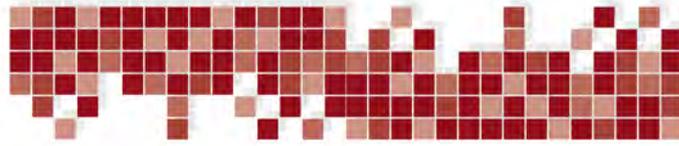
The Shire of Murchison is occupied by 26 pastoral stations with employment within the Shire being dominated by pastoral activities, including cattle, sheep and goats.

As previously mentioned, pastoral leases are due to expire in 2015, however a review has been completed in 2005 and identified only 1 lease within the Shire that may potentially not be renewed. There is therefore a level of certainty amongst the local community that leases and activities will continue. Although leases are likely to be renewed for the majority of the pastoral stations within the Shire, the economic prosperity of pastoral activity and the capability of the land to support such activities into the future is a key concern amongst the local community and stakeholders.

Many of the key challenges for pastoralism in Murchison are economic and resource-based, with the current economic conditions and decline in pastoral productivity making the economic viability of pastoralism challenging. Further to these issues are the following challenges:

- Vermin control, including dogs and dingoes;
- Climatic conditions unable to sustain breeding programs;
- Complex government management systems;
- Lack of funding and opportunities for grants; and
- Ongoing capability of the degraded landscape to support pastoral activities.

Further challenges and complications associated with pastoral operators diversifying relate to the restrictive conditions of lease agreements. Non-pastoral land use can contribute to broadening the Murchison economic environment and also improve the land capability in the long term. However, currently, the lease arrangements are contributing to the inability for regional communities to achieve the



degree of diversification that is required to maintain the quality of life they have known. Lease conditions restricting use of land and procurement of income from other sectors, the inflexibility in boundary realignment and the trigger for Native Title measures are some of the key issues pastoralists face with leases today. Pastoral leasing arrangements typically inhibit competition between pastoral and non-pastoral land uses and are generally designed to support and facilitate pastoralism and thereby constrain other land uses and impose barriers to diversify a local economy.

On the other hand however, while less restrictive pastoral lease arrangements could facilitate non-pastoral land uses, they will be affected by other factors such as access to finance, infrastructure, services and facilities. The continual protection of agricultural land to ensure the long-term sustainability of agricultural land use is important for the economic and employment base for the Shire in a regional context. It is important that the pastoral economy remains responsive and versatile and those alternative forms of economic diversification do not jeopardise the future intent of rural land for agricultural purposes.

The availability of employment has and will continue to become a key issue in Murchison and the Shire's ability to attract and retain people. Increased and diverse employment opportunities will help grow the population, but more importantly will improve the quality of life of the existing community. There are some key immediate opportunities for the Shire in diversifying its economy:

- Increase local resident employment opportunities and promote increased and diversified labour opportunities within the Shire.
- Develop tourism opportunities within the Murchison Settlement & pastoral stations.
- Seek grants and funding for tourism related ventures and infrastructure upgrades that will support pastoral activity and alternative sources of economic and employment growth.

**KEY PLANNING CONSIDERATIONS – ECONOMIC DIVERSIFICATION**

- *There is a level of uncertainty within the local community and key stakeholders regarding the capability of the land to be used for pastoral activity into the future.*
- *Nearly all pastoral stations in the Shire have sought to secure an alternative income stream to supplement pastoral activities, with activities including but limited to employment with the Shire, tourism, mining exploration and transport/deliveries.*
- *Restrictions on pastoral lease under the Land Administration Act 1996 and associated conditions, i.e. predominant activity on land must remain as pastoral.*
- *Approval of the pastoral lands board is required for both the sale and changes to stocking levels, having implications on the ability to rehabilitate land.*
- *While these alternative income sources do not directly impact on pastoral activities, through land use conflict, indirectly, there is an impact on the ability of pastoral lease holders to effectively manage their land/pastoral activities due to the loss of available labour.*
- *Pastoral lease agreements generally stipulate that the predominant activity on lands must remain pastoral. Changes to lease type (from pastoral to tourism for example) potentially give rise to native title issues.*



### 5.3 CLIMATE CHANGE & ENVIRONMENT

A changing climate presents a number of constraints and threats to the future livelihood of those residing within the Shire of Murchison, effecting human health, water, energy, transportation, agriculture, ecosystems and biodiversity as well as impacting on the economic opulence of the Shire.

The ability for the Shire to adapt and maladapted, the impact climate will have on the local and wider ecosystems, the conceptualisation of vulnerability and the working of the land are all key considerations in the future of Murchison.

It has been identified that better systems should be in place for the response to natural disasters including the availability to essential services and infrastructure, particularly in times of flooding.

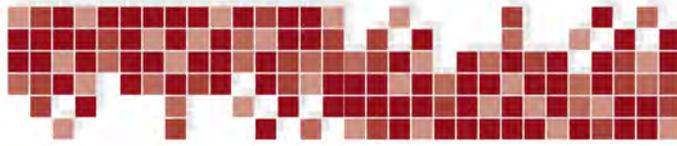
Through the development assessment process, the Shire should be encouraging the appropriate use of land and land management which is environmentally and ecologically sustainable. It will be important that the permissibility of uses within pastoral lands are carefully considered and appropriate conditions be applied (in terms of the protection of natural resources, soil; waterways and flora and fauna) to any planning approvals that encourage the regeneration of land to assist in the protection of pastoral activity into the future.

#### KEY PLANNING CONSIDERATIONS – ENVIRONMENT

- *Low population and large distances.*
- *Potential for changing climate.*
- *Access to goods and services impacted upon during natural hazard events, particularly in regards to flooding.*
- *Concerns about heavy rainfalls during winter months potentially creating significant fuel load and flooding*
- *Bushfires are a consideration however not considered to be a big issue given the nature of the landscape and size of and distance between pastoral stations*
- *Need to protect native bushland and promote the regeneration of the natural environment and pastoral stations*
- *Need to recognise the importance of volunteerism and telecommunications during natural disasters*

FIGURE 24 – WILDFLOWER SEASON





## 5.4 LAND USES

Historically the Shire has not had any form of control over land use development as there has been no adopted Local Planning Scheme for the area. The preparation of the first Local Planning Scheme for the Shire presents the opportunity to create 'Special Control Area's (SCA) for the purposes of setting out particular provisions for lands that require special consideration.

### 5.4.1 MINING

Mining activities have and will likely to continue to provide alternative employment opportunities within the Shire. As mining activity is not occurring to a large extent there are limited benefits in identify 'Special Control Areas' (SCA), for the purposes of 'Mineral Prospectively' within the Local Planning Scheme.

Mining is viewed as having a positive influence on the livelihood of residents and future of the Shire of Murchison with mining activity being seen as an alternative source of employment to pastoral activities ultimately providing direct and indirect economic benefits including the use of local accommodation and tourist facilities.

It will however be important to ensure through the designation of zones and permissibility of uses within the Local Planning Scheme that any future mining activity does not conflict with existing land uses, particular within the context of existing pastoral activity and the implications of mining activity on the existing radio-astronomy activity and the protection against radio frequency interference.

Under the *WA Mining Act 1978* mining activity is exempt from the requirement of planning approval and is determined in accordance with the provisions of the *Act*. Section 120(2) (b) of the *WA Mining Act 1978* does however require any activity to have due regard to the provisions of any relevant Local Planning Scheme. In considering the future implications of any mining activity within the Shire, it is important to include a clause within the Scheme that ensures that any proposals to commercially extract minerals are not contrary with any provisions of the Scheme or Local Planning Strategy.

#### KEY PLANNING CONSIDERATIONS – MINING

- *Mining activities are seen as an alternative source of employment to pastoral activities providing direct and indirect benefits, e.g. use of local accommodation and tourist facilities*
- *Existing regulatory regime under the WA Mining Act 1978*
- *Mining activities to have due regard to provisions of any Local Planning Scheme however no requirement for formal development approval*
- *Potential land use conflict between mining operations and exploration activities and radio quiet zone of CSIRO activities*
- *Mining operations have the potential to significantly impact on the local and regional road network.*

### 5.4.2 SCIENCE

The Murchison Radio-astronomy Observatory (MRO) is the cornerstone of Australia's radio astronomy research infrastructure. The location of the MRO within the Shire of Murchison and the sparsely populated surrounding region has led to the site on Boolardy station becoming the world's premier site for radio astronomy research. The protected radio-quiet of the MRO has resulted in Australian Government investment in significant projects including the SKA precursor telescopes, Australian SKA Pathfinder (ASKAP) and the Murchison Widefield Array (MWA).

The radio-astronomy projects have the potential to create economic and social benefits to the Shire through economic diversification and employment opportunities to the local community and Pia Wadjari community. There are also unique opportunities for the Shire to develop its tourism industry, being the only local government to have such distinctive science related activities occurring within their boundaries. It is noted that public access to the facilities is intended to be limited due to ongoing construction and



radio-quiet requirements; however opportunities for joint ventures/partnerships between the Shire and radio-astronomy entities have the potential to tap into a unique tourism industry.

The Shire currently holds a biennial ‘Astrofest’ which celebrates science and the activities occurring within the Shire. Through increased dialogue and partnerships between radio-astronomy entities and the Shire of Murchison, there is potential to develop this sector of the tourism industry further through increased events directly relating to, but not located at the MRO site and opportunities to establish an interpretive centre within the Murchison Settlement acting as a drawcard for tourists to the settlement more generally.

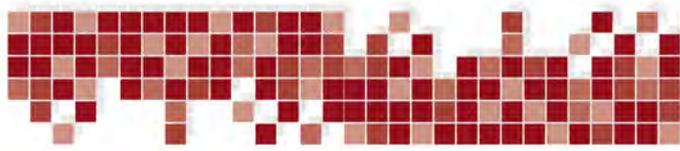
The Mid West Radio Quiet Zone has been created to limit radio frequency emissions that may interfere with the telescopes operation, including from mining and exploration activities within the vicinity of the Murchison Radio-astronomy Observatory. Generally, standards for interference levels have been established at the Commonwealth level under the *Radiocommunications Act 1992* and at a State level, under the *Mining WA Act 1978* two Section 19’s have been established where grant of mineral titles is not permitted.

Due to the unique characteristics of these activities and the importance of upholding a radio-quiet environment within the identified frequency zones, there is the potential for existing pastoral activities and future mining operations to have conflicting implications on the successful operation of the radio-astronomy activities. These projects operate under separate legislation with complicated governance structures surrounding the projects. Activity relating to these operations is considered as “public works” under the *Planning and Development Act 2005* and therefore exempt from requiring development approval. It is therefore important to establish a Special Control Area (SCA) within the Local Planning Scheme to ensure the protection of radio-astronomy activities against radio frequency interference caused by radio transmissions and electrical interference of surrounding land use activity.

Another important aspect of the radio-astronomy activities developing within the Shire are their impacts on the local road networks. It is important that through strategies and local planning policies the road hierarchy is defined in planning for the radio-astronomy activities and other land uses. Such strategies and policies will assist in developing road maintenance agreements and access to funding to effectively manage costs associated with maintenance.

There has been direct engagement with the Pia Wadjari community in respect of the facilities. On-going engagement will be critical to minimise the potential impacts and to maximise potential opportunities, at both a local and regional level. There are also considered to be certain ‘synergies’ and branding opportunities associated with astronomy and indigenous heritage.

- KEY PLANNING CONSIDERATIONS – SCIENCE**
- *Public access to the facilities is intended to be limited however opportunities for joint ventures/partnerships with radio-astronomy entities*
  - *Radio-astronomy projects operate under separate legislation and are considered “public works” and therefore exempt from requiring development approval.*
  - *Potential establishment of interpretative centre in the Murchison settlement relating to science projects within the locality and potential tourist drawcard to the region*
  - *Potential for conflicting land uses within surrounding pastoral areas and future mining sites*
  - *There is still a level of uncertainty around the funding for the SKA project which is to be internationally funded, with commitment by all members of the SKA Organisation yet to be secured*
  - *Radio quiet zone affecting a large proportion of the Shire – potential for Special Control Areas to be incorporated into the Local Planning Scheme and consideration for triggers of planning applications required to control land use, manage conflict, referral requirements and management plans*
  - *Increased engagement with Shire, local community and Pia Wadjari community required.*
  - *Opportunities for economic diversification and employment opportunities to local community*
  - *There are a number of practical considerations for facilities, including potential impeded road access during fire and flood. The funding associated with facilities and services including road upgrades is also a key consideration*
  - *Potential to secure grant funding (e.g. royalties for region) stemming from multiple demands (science,*



*local community, tourism)*

- *Tourism related events associated with the science projects*

FIGURE 25 – MURCHISON RADIO-ASTRONOMY OBSERVATORY



SOURCE: CSIRO



## 5.5 DEVELOPING THE TOURISM INDUSTRY

The potential for tourism development is wide across the region, with the opening up of the inland areas through the Gascoyne Murchison Outback Pathways and the growing opportunities for 'station stays'. There is also a growing eco-tourism industry with the Kennedy Ranges 163 kilometres east of Carnarvon, and Mount Augustus, 450 kilometres east of Carnarvon, which is twice the size of Ayres Rock.

Tourism activity has the capacity to help to stimulate improved business and industry growth, provides alternative forms of income streams to local residents and the Shire via council assets (recreational parks, camping grounds etc.). In return, local economic stimulus via tourism development and increased visitor demand can also stimulate investment into infrastructure upgrading from a State level.

The Shire of Murchison and the settlement itself is currently not identified on a number of main tourist routes or maps within the Mid-West Region. Due to the Shire's geographical extremities and isolation, the locality generally appeals to tourists travelling "off the beaten track" exploring the natural landscape, wildflowers and outback.

The Shire's road conditions along key tourism routes present both opportunities and challenges. The area has the potential to be daunting to travellers due to the road conditions, lack of telecommunications, distances between services and facilities and the isolation. On the other hand this is a key draw card for tourists who are seeking adventures down the roads less travelled.

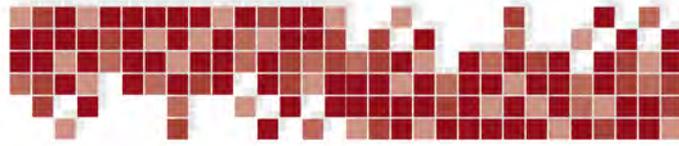
The Shire's existing tourist attractions generally consist of landmarks and historic pastoral sites, including Errabiddy Bluff, Bilung Pool and Wooramel River Gorges, Ballinyoo Bridge and Old Stock Wells. In the past, the Gascoyne Murchison Outback Pathways has formalised self-drive trails which traverse the Shire, however, as the locality surrounding Murchison develops and changes and as particular roads are upgraded or altered, these identified tourist pathways will be challenged. The Shire, along with other Local Governments within the Mid-West region are progressing discussions relating to regional tourism, however it will be important that into the future the Shire identifies its own tourism priorities and sectors for investment in a holistic manner that cultivates the Shires tourism industry. In the short-term it is important that the Shire establishes a clear position on tourism activities through the development of a Tourism Strategy adopted in the form of a local planning policy.

There is a global trend towards investment in interpretation of natural and cultural resources. Attraction to natural and heritage icons can help fund conservation efforts and provides opportunities for effective management of sensitive and significant areas. Given the Shire's abundance of natural and cultural heritage sites, there is the opportunity to expand. Similarly there are significant opportunities both now and into the future, associated with the radio-astronomy projects. There has been discussion to date about the opportunities, however no clear framework has been established nor any firm plans. Although a potential significant visitor attraction, visitors to the sites themselves are actively discouraged.

The grey nomad revolution has gathered momentum, with approximately a 20 per cent increase in the number of campervans registered in Australia between 2008 and 2013 (ABS). This trend has the potential to naturally increase travellers to the Murchison area. The Murchison Settlement has a Roadhouse which provides short stay accommodation and a caravan park with associated BBQ and ablution facilities. The Wooleen Station also provides a variety of chalets, homesteads and caravan and camping sites. There is the opportunity for the Shire to develop additional camping grounds and nature or eco-type grounds, to cater for the potential increase in Grey Nomads travelling through the area.

Increasing the profile of the Shire as a tourist destination will require the improvement of goods, services, leisure facilities and potentially accommodation. In the past there has been significant contribution to the basic tourism offer in the region, funded partly by 'Royalties for Regions'. It is important that external funding opportunities remain available and the Shire actively seek funding grants.

The preparation of the Mid West Development Commission's Tourism Development Strategy is a significant step towards an integrated approach to the planning for tourism at a regional level. The Strategy will also provide the opportunity for local priorities and opportunities to be identified through any 'local action plan' providing a clear framework for which the Shire can appropriately plan for event, nature, Aboriginal and science based tourist activity.



**KEY PLANNING CONSIDERATIONS – DEVELOPING THE TOURISM INDUSTRY**

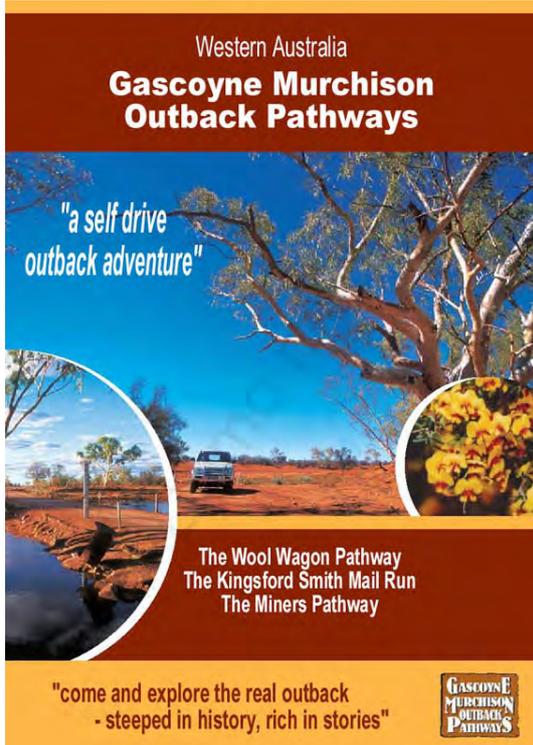
- *The Shire and settlement is off the ‘main tourist route’ – need for the Shire to “put itself on the map*
- *Tourists typically attracted to the area are seeking experiences “off the beaten track” with a large proportion of tourists through the area are “adventurous grey nomads”*
- *Improvement to pedestrian and cycle links between the Oasis Roadhouse & Caravan Park and the Museum with signed walking routes throughout the settlement would encourage tourists to get out of vehicles and walk through the settlement and visit various tourist attractions.*
- *There may be the need for an increase in number and variety of tourist accommodation to cater for annual and CSIRO related events and increase in “Grey Nomads” visiting the area.*
- *The Shire’s Strategic Community Plan 2012/13 – 2022/23 identifies that the development of a Regional Tourism Strategy in conjunction with neighbouring Shire’s as a key actions for the future.*
- *Potential linkages to surrounding tourist attractions and opportunity to build upon existing natural assets and ASKAP, SKA and MRO developments*
- *It is important that the Shire works collaboratively with the Mid West Development Commission in identifying key actions and priorities relating to event, nature, Aboriginal and science based tourism through the development of the Mid West Tourism Development Strategy.*
- *Investment in tourism activities and access to external funding (i.e. Royalty for Regions), both public and private sector, requires a level of certainty about the future planning horizon.*
- *Conditions of the road network within the Shire and surrounds has a significant impact on the visitor experience. Some visitors are attracted to the area by the unsealed roads offering a ‘remote area travel experience’.*
- *Significant vehicle movements associated with mining activities have the potential to impact on the attractiveness of an area from a tourism perspective and tourism pathways*

FIGURE 26 – OASIS ROADHOUSE MOTEL

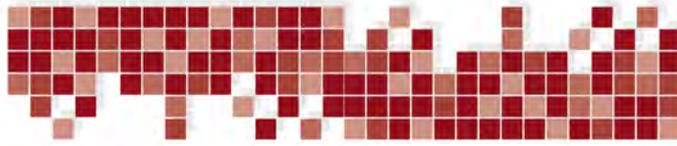




FIGURE 27 – OUTBACK PATHWAYS TOURIST ROUTE



SOURCE: MID-WEST DEVELOPMENT COMMISSION



## 5.6 MURCHISON SETTLEMENT PLANNING

The Shire is made up of 26 pastoral leases, which farm sheep, cattle and goats. The Shire of Murchison currently has no designated town site, however the settlement was declared in 1988. These days the Murchison settlement acts as the hub and meeting place for the local community. Located on Carnarvon-Mullewa Road and consists of the following:

- The Shire's Offices
- Roadhouse (with 24 hour fuel sales)
- Caravan Park and Motel units
- Museum
- Staff housing
- Various recreational facilities including polocrosse field, oval with cricket pitch, floodlit tennis courts, children's playground, sports club
- Stabling for horses

The lack of any designated town within the Shire is generally not a concern of the local community and has historically been the bedrock for the Shire's identity and in many cases is considered to be the draw card for many tourists to the area. There are not considered to be any major positive effects on the local community should the Shire designate a town. The settlement and its existing assets, has the potential to attract, engage and retain people through careful and strategic planning.

The key issues in planning for the settlement into the future will be ensuring that the land is appropriately designated and zoned in the Local Planning Scheme to ensure flexibility into the future in terms of the types of uses that can be established and building upon the role of the settlement as the community hub for the Shire's residents. It will be important that the planning for the Murchison settlement provides land under an appropriate zone to allow the settlement to grow into the future, to provide adequate services and facilities and local employment opportunities to the local community, should it be required.

Given the above average number of local residents who are in the older age bracket there is also the need to ensure that there are opportunities for people to 'age in place'. This is currently difficult given that there is no opportunity for freehold land purchases within the settlement area.

With the Murchison Settlement being positioned on the Carnarvon-Mullewa Road, it will be important to ensure that any future mining or industrial development which may substantially increase the number of vehicles and in particular truck movements is carefully planned for and considered.

### KEY PLANNING CONSIDERATIONS – MURCHISON SETTLEMENT PLANNING

- *The settlement was formally established in 1998, however is not a town. Recent community engagement has indicated the lack of a strong desire for the settlement to become a formal gazetted town.*
- *Consideration for the appropriate designation and zoning of the settlement on the Scheme maps*
- *Defining the role of the Murchison settlement as a community hub*
- *On-going local employment opportunities within the Murchison settlement will continue to be important for the local community.*



FIGURE 28 – MURCHISON SHIRE OFFICES



## 5.7 HERITAGE PLANNING

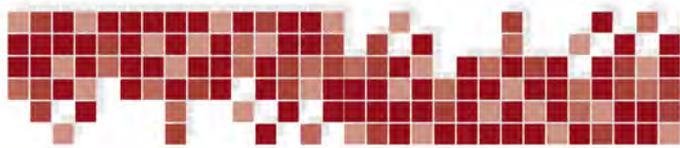
The Shire's historical heritage exhibits aesthetic, historic, cultural and social value and provides the locality with a sense of identity and place. There are a total of 29 sites listed on the Shire's local Municipal Heritage Inventory (MHI). There is only one (1) site registered on the State Register of Heritage Places, being the Boolardy Homestead. Due to the absence of any statutory planning framework, there has been no mechanism to enforce the protection and conservation of recognised heritage places under the provisions of the *Heritage of Western Australia Act 1990* or Local Planning Scheme.

Given this lack of heritage planning and conservation throughout decision making and the community approach in the past, the implementation of the Local Planning Strategy and Local Planning Scheme will be the first time that heritage has been controlled at a local planning level within the Shire.

As per State Planning Policy 3.5 new local planning schemes should conform to the model scheme text and provide a solid framework for heritage management. As the Shire is yet to establish a heritage list, it is recommended that upon the gazettal of the Local Planning Scheme a review of the MHI be undertaken and a heritage list should be prepared. As all of the heritage listed places on the Shire's MHI are registered on the State Heritage List, it is likely that a large proportion of these sites will need to be identified on any new heritage list. In accordance with the Model Scheme Text, any buildings/places that are registered on the State Heritage Register or the Shire's Heritage List would require planning approval.

There is a large quantity of buildings on the current MHI that are existing homesteads. The introduction of heritage protection measures under the new Local Planning Scheme is likely to have a large impact on the current practices of the owners of these properties due to the potential trigger for applications for development approval, potential referrals to the Heritage Council and additional information requirements, e.g. heritage impact statements.

It is important that the Local Planning Scheme carefully considers the type of development that may be exempt from requiring planning approval and the dealings of those that do to ensure that those historical and cultural places important to the Shire are protected whilst minimising the undue impacts this may have on current practices of local residents.



The preparation of a local planning policy to establish the practical framework for the assessment and consideration of development affecting heritage listed places would be imperative upon the gazettal of the Scheme.

#### KEY PLANNING CONSIDERATIONS – HERITAGE PLANNING

- *Historically there has been no protection at a statutory level of sites of heritage significance, resulting in major changes to the planning assessment process of these sites and additional costs, application information, referrals etc.*
- *The Shire will need to review the Municipal Heritage Inventory and prepare a Heritage Register in conjunction with the Heritage Council WA and the Department of Indigenous Affairs.*
- *Consideration will need to be made to development that is exempt from requiring approval in the context of those sites which are considered to have heritage value.*
- *Whether a local planning policy is required, to establish a practical framework.*
- *Potential trigger for applications for development approval and referrals to the heritage council*
- *Concerns from stakeholders about bureaucracy – another level of control, paperwork etc.*



## 5.8 ROADS AND INFRASTRUCTURE

The Carnarvon-Mullewa Road provides an important north-south link between the Shire and the Gascoyne and Wheatbelt region. A section of this road forms part of a broader inter-regional and interstate route from the Gascoyne Region through the Mid-West and Goldfields-Esperance Regions via Glenburg, Landor and Mt Gould to Meekathara. Access to Mt Augustus, a significant tourist destination is also via this road.

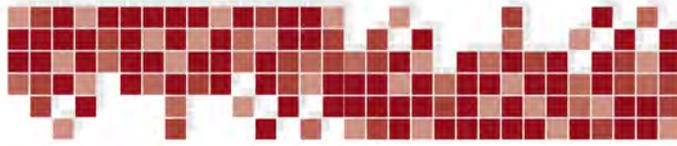
The portion of the Carnarvon-Mullewa Road within the Shire of Murchison is listed as a Class 1 regional road under Main Road’s Draft Roads 2030 Regional Road Development Strategy for the Mid-West. It is the most appropriate service link for the Murchison Settlement and surrounding pastoral stations. As identified in the Shire’s Strategic Community Plan 2012/13 – 2022/23, it is important that the Shire develops, maintains and improves an efficient road system to support the transport requirements associated with the pastoral, mining and tourism industries. It is also important to ensure that a robust road network is in place to ensure access to essential services during natural disasters.

Carnarvon-Mullewa Road is classified as a Regional Distributor Road under the Main Roads WA Regional Functional Road Hierarchy and has a RAV Network 9 permit between Mullewa and the Wooramel River. A question has been raised as to the implications the sealing of the Carnarvon-Mullewa Road will have on the quantity and type of tourists travelling through Murchison, if any at all. Many of the tourists travelling through the Shire have travelled down Carnarvon-Mullewa Road as an alternative to the North West Coastal Highway being that it is considered to be more “off the beaten track” and within the wildflower region. Although the sealing of the Carnarvon-Mullewa Road is likely to impact on the experience of a niche market of tourists travelling this route, these impacts are considered to be minor compared to the benefits the sealing of the road will have in terms of the delivery of services, amenities and access to facilities in nearby towns and regional centres. Under the Shire’s Strategic Community Plan 2012/13 – 2022/23 the staged sealing of the Carnarvon-Mullewa Road has commenced and it will be vital that this continues into the future.

Defining the linkages to the Shire of Murchison, its tourist sites and the Murchison Settlement is important in building the local tourism industry. It is recommended that the Shire work with the Mid-West Development Commission in determining road infrastructure priorities and reaffirming road hierarchies through the future Mid-West Tourism Development Strategy and the role these tourist links play in the overall road network and the attraction of tourism to the Shire. The consideration of roads within the context of planning for future tourism activities relating to events, nature, Aboriginal and science/radio-telescope based tourism is important in developing road maintenance agreements and access to funding to effectively manage costs associated with the maintenance of sealed roads.

### KEY PLANNING CONSIDERATIONS – ROADS AND INFRASTRUCTURE

- *Significant road costs associated with maintenance and upgrading of road network*
- *Potential conflict between tourism and mining movements and those associated with the radio-astronomy activities*
- *Mining has the potential to have significant impact on the road network – suggested that a mining operation may deliver a heavy vehicle movement every 10 minutes*
- *Natural hazards have the potential to impact on road networks and isolate the local community from necessary goods and services*
- *Opportunity to further consider road hierarchies and infrastructure priorities in developing local tourism industry through the development of the Mid West Tourism Development Strategy.*
- *Infrastructure corridors are a limited demand at this time*
- *Road conditions have an impact, both positive and negative. Road upgrades have been progressively occurring – particularly on the Carnarvon Mullewa Road*



## 5.9 HEALTH AND BUILDING STANDARDS

Health and buildings standards for local resident populations are generally implemented through the Building Code of Australia and the Health Act 1911. Requirements are commonly established at the time of building permit application and enforced accordingly, as required.

A number of remote area local governments have exemptions for buildings outside of the settlement. The Shire of Murchison has, however, an exemption established under Schedule 4 of the Building Regulations 2012, with an extract provided below:

TABLE 2 – SCHEDULE 4, BUILDING REGULATIONS 2012

Column 1 Local Government District	Column 2 Area where building Permit not required for Building work for Class 10 building or Incidental structure	Column 3 Area where building Permit not required for Building work for building Other than class 10 Building or incidental Structure
Murchison	– Whole district	– Whole district

In the context of the above, consideration needs to be given to the requirements associated with development approval being applied for/obtained, prior to the commencement of works. In order to retain flexibility and minimise administrative burdens, it is recommended this be best approached through a local planning policy or similar.

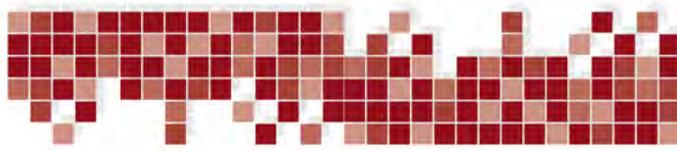
### KEY PLANNING CONSIDERATIONS – HEALTH AND BUILDING STANDARDS

- *There is currently no requirement for a building permit to be obtained anywhere with the Shire*
- *To ensure an appropriate level of safety and amenity for the local community, it may be necessary to establish a requirement for development approval to be obtained – demonstrating compliance with the Building Code of Australia.*



## Appendix A

## Stakeholder Engagement



## Appendix A - Stakeholder Engagement

### OBJECTIVES OF CONSULTATION

The consultation objectives for the preparation of the Local Planning Strategy & Local Planning Scheme are:

- Promote and build awareness of the intent and process involved in the preparation of the Local Planning Strategy and Local Planning Scheme;
- Identify community values, aspirations for future development and attitudes to key planning issues;
- Identify key constraints and opportunities afforded to the Shire; and
- Provide opportunities for stakeholders and the broader community to participate and the preparation of the Local Planning Strategy & Local Planning Scheme.

The following broad principles have and will continue to underpin the community engagement process for the Shire of Murchison Local Planning Strategy and Scheme:

1. Develop a place based engagement process that responds to and is tailored to the local community context of Murchison.
2. Utilise a development approach to community engagement and build capacity along the way.
3. Elicit stakeholder and community views, input and comment on revitalisation, streetscape and beautification ideas for the settlement, in particular to identify sense of place, heritage and cultural values.
4. Manage expectations and be clear about what the level of influence each stakeholder has on the study.
5. Educate residents on the process of project development.
6. Encourage active and inclusive community and stakeholder participation in theming and values for the local planning strategy, and the identification and testing of ideas.
7. Identify and enhance the participation of key supporters and partners (e.g. mining companies), in particular the identification of win-win opportunities.
8. Consult with the people that know their community needs – residents, local community organisations, local governments and state-funded services.
9. Identify opportunities for partnerships – including shared use of facilities, co-location and strategic funding partnerships between business, government and non-government organisations.
10. Undertake preliminary reality checks to ensure that the implementation plans are achievable – weighing up “wish lists” against available resources and capabilities.
11. Develop plans that involve the community, make community improvements and respect the community’s culture.
12. Contribute to a sustainable end product.

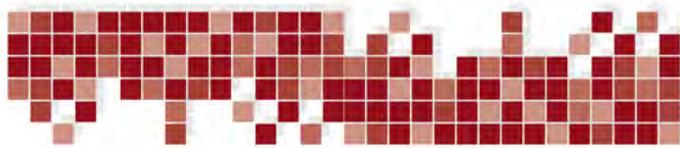


## IDENTIFIED STAKEHOLDERS

Stakeholder engagement during the preparation and progression of a Local Planning Scheme and Strategy is critical. The following is a list of the identified stakeholders for this project that have and will continue to be engaged through the progression of the Local Planning Scheme and Strategy

- Shire of Murchison staff
- Shire of Murchison elected members
- Local community members (including 26 pastoral stations and the Pia Wadjarri community)
- Local community groups (Polocrosse, Arts Council, Museum)
- Department of Planning
- Catholic Education Office
- CSIRO
- Department of Agriculture and Food
- Department of Commerce
- Department of Communities
- Department of Corrective Services
- Department of Culture and the Arts
- Department of Education
- Department of Environment and Conservation
- Department of Fire and Emergency Services
- Department of Health
- Department of Housing
- Department of Indigenous Affairs
- Department of Lands
- Department of Local Government
- Department of Mines and Petroleum
- Department of Regional Development
- Department of Sport and Recreation
- Department of State Development
- Department of Transport
- Federal Science Agencies.
- LandCorp
- Main Roads WA
- Mid-West Development Commission
- Oakajee Port and Rail
- Office of Science
- Public Transport Authority
- Shire of Cue
- City of Greater Geraldton
- Shire of Meekatharra
- Shire of Shark Bay
- Shire of Upper Gascoyne
- Shire of Yalgoo
- State Heritage Office
- Tourism WA
- Various mining companies
- Verve
- WA Police Services
- WA Police Services
- Water Corporation
- Western Power
- Horizon Power

This list is intended to be comprehensive but not necessarily exhaustive. In addition, not all stakeholders will have a significant active role at present in the planning for the Shire of Murchison. It is, however important that stakeholders are kept informed and provided with at least the opportunity to provide input, if required.



## INITIAL CONSULTATION OUTCOMES

The Shire's Strategic Community Plan 2012/13 – 2022/23 highlighted the community's shared importance on openness, transparency and enhanced consultation and public participation in the governance of the Murchison Shire.

A key aspect of the development of the Local Planning Strategy is to ensure that the ideas, aspirations and input from the local community is captured, prior to and during the preparation of the Local Planning Strategy to ensure the outcomes are locally relative and working towards a shared vision.

Various engagement exercises were undertaken in September with the Shire of Murchison elected members and the local community to identify key issues facing the Shire and how these can be appropriately dealt with through the implementation of the Local Planning Strategy and Local Planning Scheme into the future. Such consultation undertaken to date includes a survey being provided to all local residents and one-on-one meetings with government and community groups. Further consultation will be undertaken in accordance with the *Town Planning Regulation 1967* once the draft Local Planning Strategy has been adopted for the purposes of advertising. Consultation with the local community and the Shire's elected members has been undertaken with the ideas and outcomes forming the platform for further consultation and engagement. The outcomes of these consultation exercises are discussed in the following sections.

## COMMUNITY SURVEY RESPONSES

A community survey was issued to local residents via email in September 2013. The key outcomes of the responses received are summarised below:

1. Pastoral stations are being used for various uses including, cattle/sheep/goats, tourism and station stay accommodation, conservation, radio-astronomy activities and contracting (i.e. roads, concreting, drilling etc.).
2. There are a number of factors, including climate, funding, market, wild dogs and "red tape" which are affecting people's satisfaction with land use activity.
3. Overall sentiment that into the future the viability of pastoralism will decline.
4. Potential land use activity considered into the future includes tourism, diversified livestock, agriculture, horticulture, research and radio-astronomy activities.
5. Native Title, government regulation, Land Administration Act, lack of government funding & assistance are considered to be the key barriers in preventing pastoralists from diversifying.
6. Pastoralism, mining and working for the Shire are considered to be the most important industries for job growth into the future.
7. Improvements to roads, tourism infrastructure including campsites & accommodation, increased services & amenities within the Murchison Settlement, including a CSIRO interpretive centre and the release of land for development and small business growth are considered to be the key infrastructure requirements to support local job and business growth into the future
8. The following facilities and services were raised as requiring greater accessibility and considered to be most important in creating a more attractive and vibrant local community:
  - Mechanical
  - Medical
  - Recreation
  - Education
  - Internet
  - Housing for the ageing



- Cultural

9. Key environmental issues include pollution, degradation of land and lack of vermin control with the return of pastoral land into government care, eco-sensitive development, control over stormwater and waste management and planting of native vegetation considered to be important in future planning.
10. Community spirit, laidback and peaceful culture, new infrastructure (including the bridge, upgraded vehicle grids etc.) and being a small rural settlement are considered to be the most likable features of the Shire
11. Long term visions for the Shire are varied and are represented in the below image.

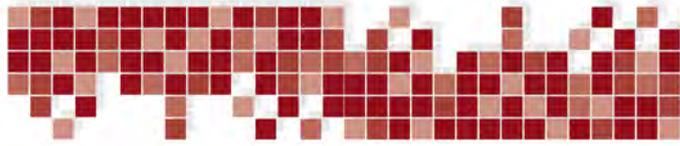


It is important to note that the above survey outcomes are preliminary and given the relatively small number of respondents cannot be said to be conclusive. These responses however did provide insight into some of the key issues facing the local residents and it will be important that the local community continue to express their ideas along the course of the Local Planning Strategy and Local Planning Scheme process.

#### ELECTED MEMBER WORKSHOPS

In late September 2013 a workshop session was organised with the Shire’s elected members. The following draft objectives were discussed as a potential basis for progressing forward.

1. To support the continuation of existing pastoral activities in a manner that is viable, sustainable and consistent with the land capability.
2. To recognise that the diversification of land uses, compatible with pastoral activities, are important for the local economy and the quality of life for community members.
3. Promoting and facilitating tourism potential associated with outback, remote area, rocks, wildflowers – potential routes to Shark Bay, Mt Augustus, scientific research.
4. To recognise the potential for extractive industries to provide local employment opportunities and economic growth on a local and regional scale.
5. To plan for an effective road/movement network that is ‘fit for purpose’.
6. To plan for potential natural hazards.
7. To recognise and promote the indigenous and non-indigenous heritage values of the area



8. To protect the landscape values and character of the area.
9. To protect the health and amenity of residents.
10. To minimise land use conflict.
11. To support stable population.
12. Strong sense of community.
13. To put the Shire on the map – raising awareness of the Shire in the broader state and national community.

These draft objectives have been further refined and incorporated into the draft local planning scheme and local planning strategy ahead of advertising for public comment.

#### Sydney

Level 23/201, Sussex St  
Sydney, NSW 2000  
Tel: +61 2 8233 9900  
Fax: +61 2 8233 9966

#### Brisbane

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

#### Melbourne

Level 12, 120 Collins Street  
Melbourne, VIC 3000  
Tel: +61 3 8663 4888  
Fax: +61 3 8663 4999

#### Perth

Level 1, 55 St Georges Terrace  
Perth, WA 6000  
Tel: +61 8 9346 0500  
Fax: +61 8 9221 1779

Australia · Asia · Middle East  
[www.urbis.com.au](http://www.urbis.com.au)  
[info@urbis.com.au](mailto:info@urbis.com.au)