



Department of
Planning

Central Regions Land Capacity Analysis

Shire of Ngaanyatjarraku

February 2016

Central Regions Land Capacity Analysis

Shire of Ngaanyatjaraku

Disclaimer

This document has been published by the Department of Planning. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Department of Planning
Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Published February 2016
website: www.planning.wa.gov.au
email: corporate@planning.wa.gov.au

tel: 08 6551 9000
fax: 08 6551 9001
National Relay Service: 13 36 77
infoline: 1800 626 477

The Department of Planning owns all photography in this document unless otherwise stated.

This document is available in alternative formats on application to Communication Services.

Central Regions Land Capacity Analysis

Shire of Ngaanyatjarraku

1. Introduction

The Central Regions Land Capacity Analysis provides a broad overview of the existing and future land capacity of settlements in the Mid West, Gascoyne and Goldfields-Esperance regions with respect to forecast population growth. In particular, it examines land identified for residential, commercial and industrial development.

The purpose of this document is to present the land-use mapping as it relates to the applicable settlements in the Shire of Ngaanyatjarraku local government area.

Please note that the development status assessment and the capacity analysis components of the Central Regions Land Capacity Analysis are not applicable for any of the settlements in the Shire of Ngaanyatjarraku due to the particular methodology used.

The information presented in this document may provide a basis for a range of regional and local strategic planning including:

- to assist regional planning and provide direction for strategic infrastructure coordination;
- to inform the preparation and/or review of local planning strategies, schemes and structure plans; and
- for more detailed land supply analysis, including further investigation into the infrastructure requirements to service potential development of the future land supply.

Given the dynamic nature of planning and development, it is intended that this paper will be amended periodically to reflect future updates to local planning instruments as relevant.

Notwithstanding this, the information contained in this document has been prepared for guidance purposes only.

2. Settlement land-use mapping

The Department of Planning (DoP) has prepared mapping that captures the spatial extents of current and future land use in applicable settlements. Within the Shire of Ngaanyatjarraku, this includes:

- Mantamaru (**Map 1**);
- Papulankutja (**Map 2**)
- Patjarr (**Map 3**);
- Tjirrkarli (**Map 4**);
- Tjukurla (**Map 5**);
- Wanarn (**Map 6**);
- Warakurna (**Map 7**);
- Warburton (**Map 8**); and
- Wingellina (**Map 9**).

Further context on how this mapping has been developed is provided below.

Central Regions Land Capacity Analysis

Shire of Ngaanyatjarraku

2.1 Current and future land use

For the purpose of this study, the mapping categorises current and future land uses into broad land-use types. It effectively rationalises and consolidates existing zones and reserves in local planning schemes with intended future land uses identified in a number of strategic documents, including local planning strategies and structure plans.

The areas identified on the maps are based on the general consideration of:

- current zonings and reservations within applicable local planning schemes; and
- other strategic planning documents including local planning strategies, structure plans, layout plans and/or growth plans where relevant.

With respect to this, the extent of current land uses generally reflect that of applicable existing zones and reserves in current local planning schemes; and future land uses generally reflect where land has been identified in other documents for a different (typically more intensive) land use than that identified in the current scheme.

Planning instruments that have informed the preparation of the settlement land-use mapping within the Shire of Ngaanyatjarraku include the:

- Mantamaru Layout Plan 2;
- Papulankutja Layout Plan 2;
- Patjarr Layout Plan 2;
- Tjirrkarli Layout Plan 1;
- Tjukurla Layout Plan 2;
- Warnan Layout Plan 1;
- Warakurna Layout Plan 1;
- Warburton Layout Plan 1; and
- Wingellina Layout Plan 1 (draft).

As a general guide, a broad description of what each land-use category considers is provided below:

Central Regions Land Capacity Analysis

Shire of Ngaanyatjaraku

	Residential	Areas that are predominantly currently zoned in relevant local planning schemes for residential land uses
	Future residential	Areas that have been identified predominantly for future residential land uses through relevant strategic planning processes
	Rural residential	Areas that are predominantly currently zoned in relevant local planning schemes for rural residential land uses
	Future rural residential	Areas that have been identified predominantly for future rural residential land uses through relevant strategic planning processes
	Rural smallholdings	Areas that are predominantly currently zoned in relevant local planning schemes for rural smallholdings land uses
	Future rural smallholdings	Areas that have been identified predominantly for future rural smallholdings land uses through relevant strategic planning processes
	Commercial	Areas that are predominantly currently zoned in relevant local planning schemes for commercial land uses
	Future commercial	Areas that have been identified predominantly for future commercial land uses through relevant strategic planning processes
	Industrial	Areas that are predominantly currently zoned in relevant local planning schemes for industrial land uses
	Future industrial	Areas that have been identified predominantly for future industrial land uses through relevant strategic planning processes
	Rural	Areas that are predominantly currently zoned in relevant local planning schemes for rural land uses
	Future rural	Areas that have been identified predominantly for future rural land uses through relevant strategic planning processes
	Infrastructure and public purposes	Areas that are predominantly currently reserved in relevant local planning schemes for infrastructure and/or public purposes
	Future infrastructure and public purposes	Areas that have been identified predominantly for future infrastructure and/or public purposes through relevant strategic planning processes

Central Regions Land Capacity Analysis

Shire of Ngaanyatjarraku

	Recreation	Areas that are predominantly currently reserved in relevant local planning schemes for recreation purposes
	Future recreation	Areas that have been identified predominantly for future recreation purposes through relevant strategic planning processes
	Conservation	Areas that are predominantly currently reserved in relevant local planning schemes for conservation purposes
	Future conservation	Areas that have been identified predominantly for future conservation purposes through relevant strategic planning processes
	Aboriginal community	Areas that are predominantly currently identified as a recommended settlement zone in relevant layout plans, and/or are zoned in relevant local planning schemes for the purposes of Aboriginal settlement
	Investigation area	Areas that have been identified through relevant strategic planning processes where alternative future land uses may be considered subject to further investigation. This may include areas from plans in preparation or in draft form

2.2 Development status assessment and capacity analysis

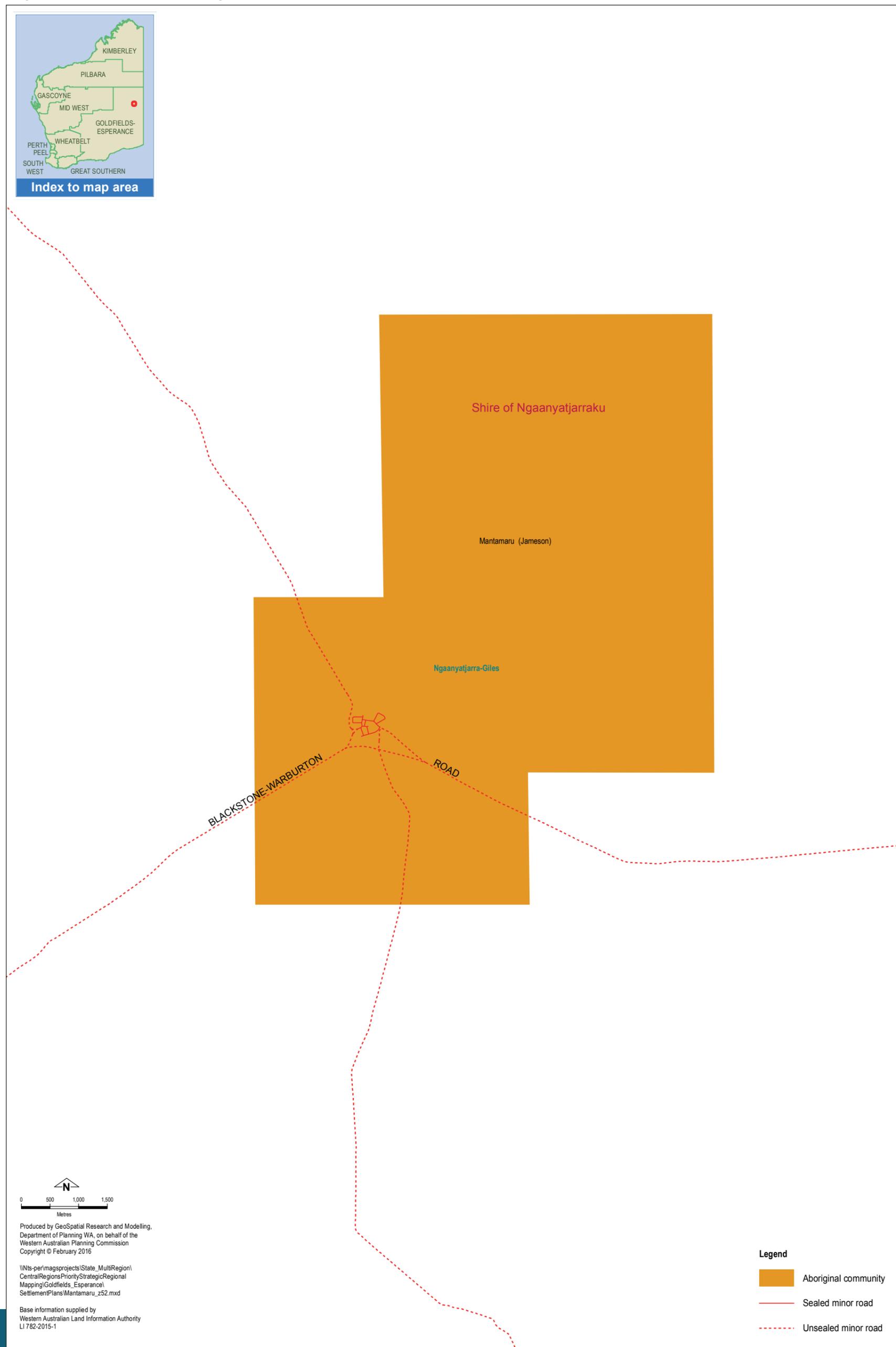
To gain a general understanding of the potential capacity of currently zoned and potential future-zoned land within each settlement and to inform a capacity analysis, a broad assessment has been undertaken of the development status of applicable land identified for **residential, commercial, industrial, rural residential and rural smallholdings** purposes. Generally, the assessment involved a visual interpretation of aerial photography and cadastral information.

This assessment has been undertaken for those settlements where the applicable land uses occur within the map extents. As there are no such settlements within the Shire of Ngaanyatjarraku, neither the development status assessment nor the capacity analysis are applicable to this local government area.

Central Regions Land Capacity Analysis

Shire of Ngaanyatjarraku

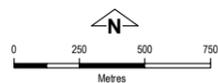
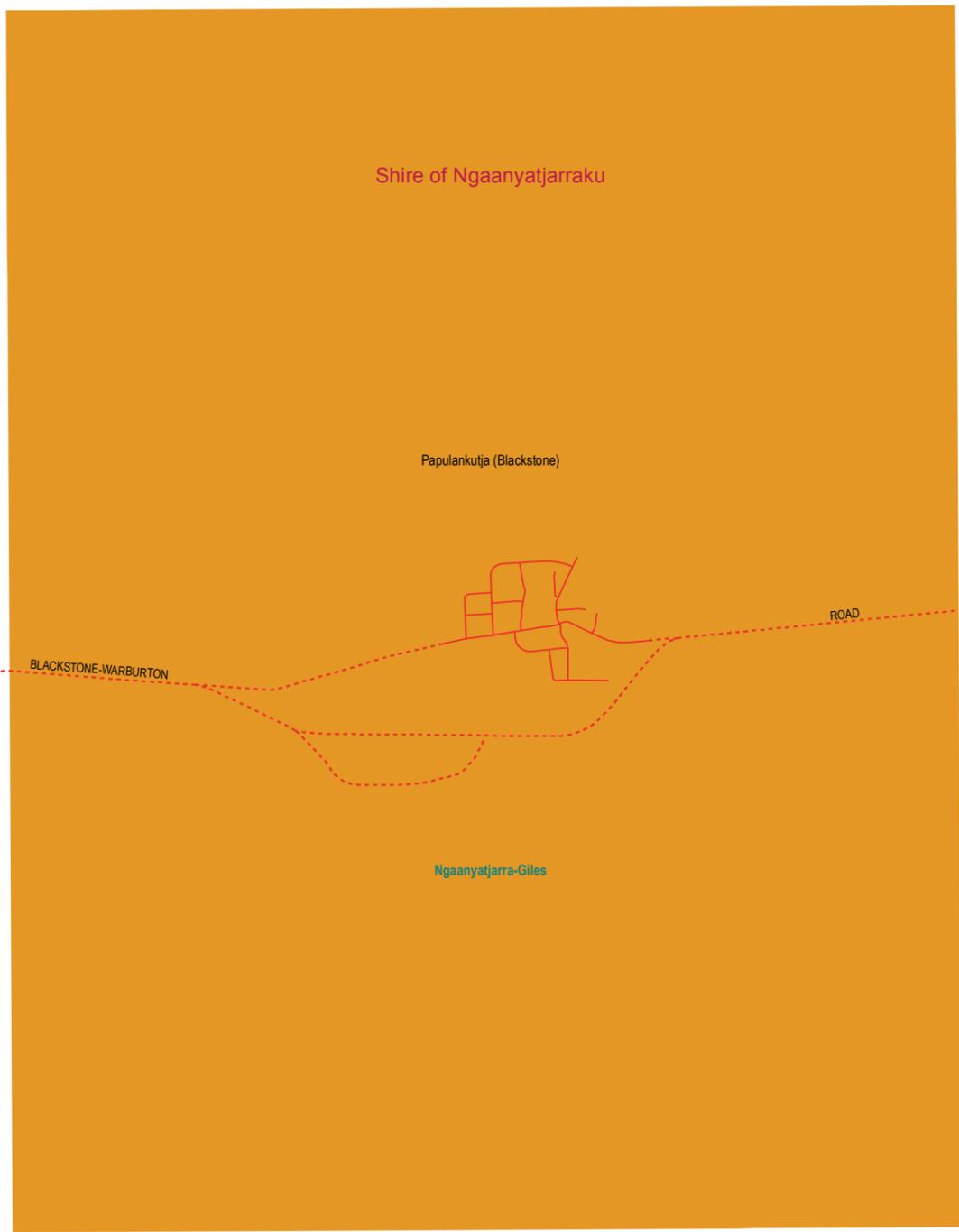
Map 1: Mantamaru land use map



Central Regions Land Capacity Analysis

Shire of Ngaanyatjarraku

Map 2: Papulankutja land use map



Produced by GeoSpatial Research and Modelling,
 Department of Planning WA, on behalf of the
 Western Australian Planning Commission
 Copyright © February 2016

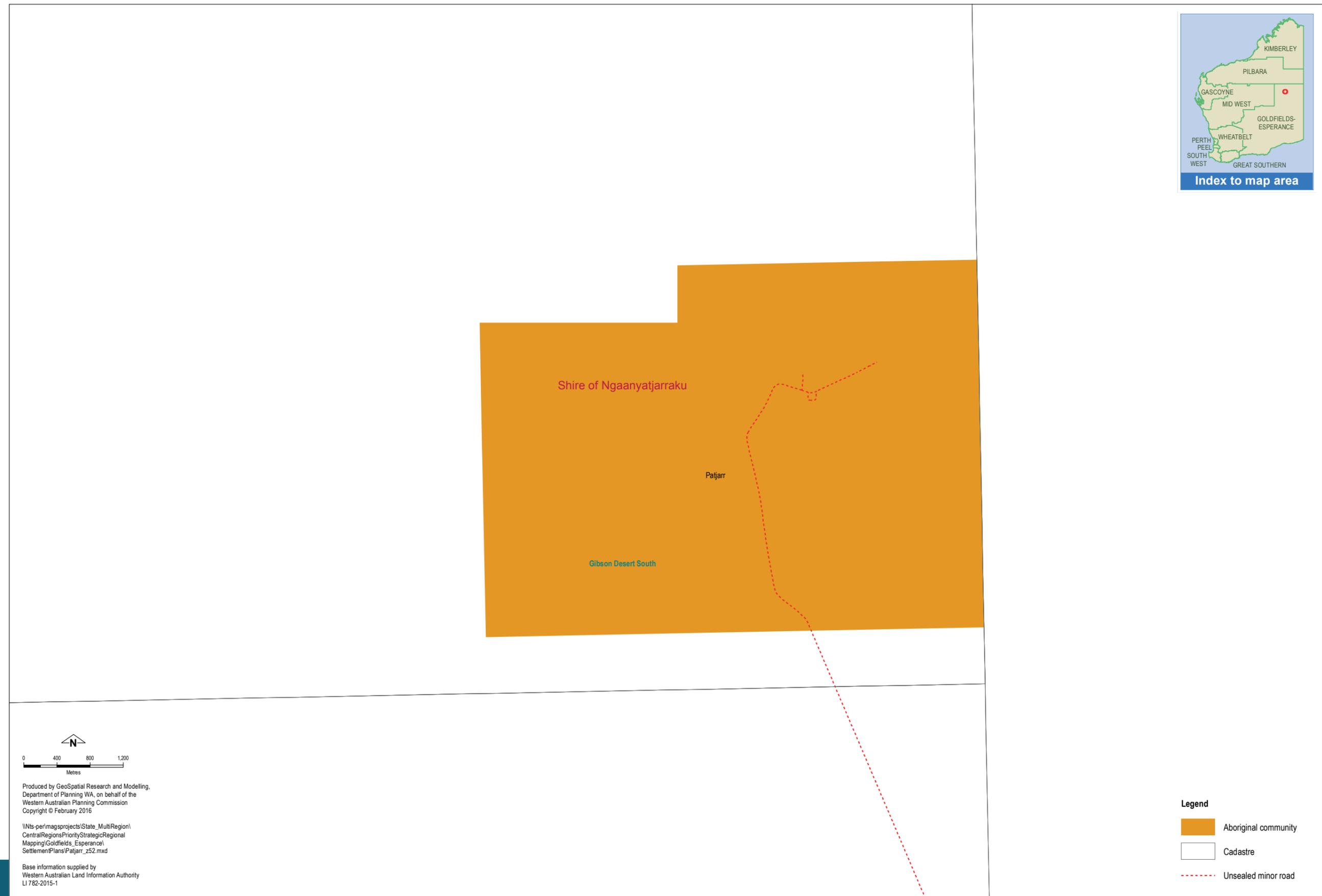
\\Nts-per\magsprojects\State_MultiRegion\
 CentralRegionsPriorityStrategicRegional
 Mapping\Goldfields_Esperance\
 SettlementPlans\Papulankutja_z52.mxd

Base information supplied by
 Western Australian Land Information Authority
 LI 782-2015-1

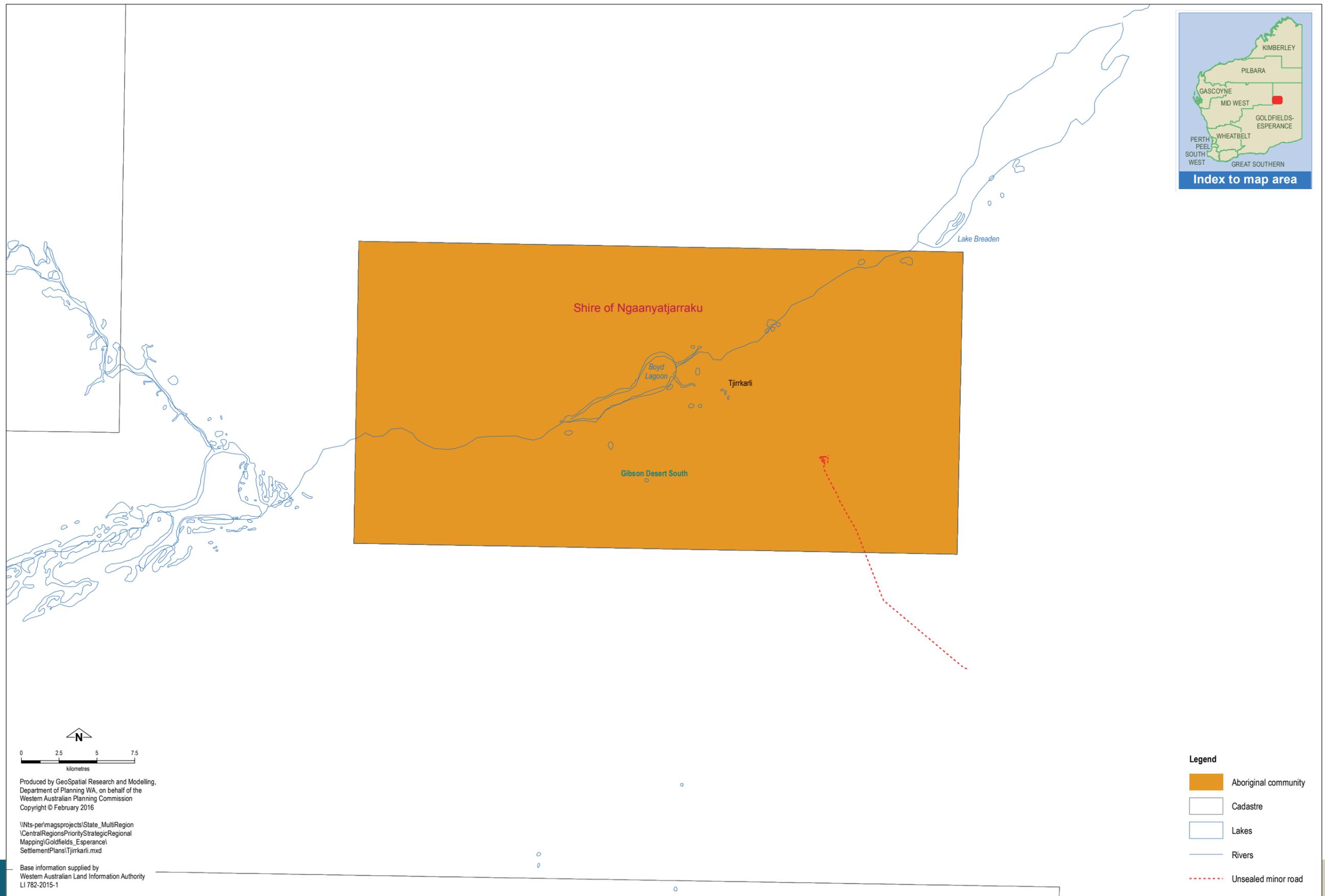
Legend

- Aboriginal community
- Sealed minor road
- Unsealed minor road

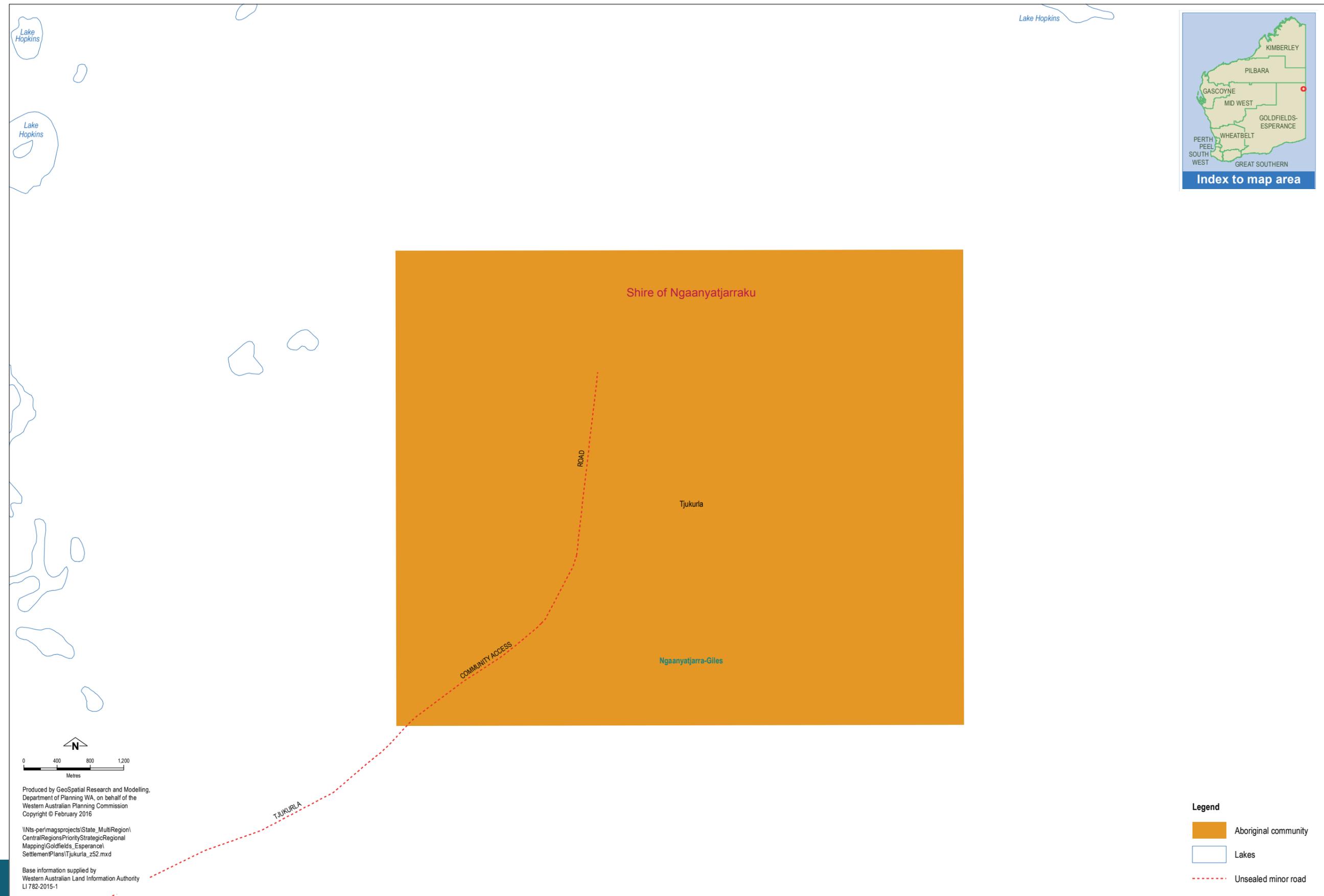
Map 3: Patjarr land use map



Map 4: Tjirrkarli land use map



Map 5: Tjukurla land use map



Produced by GeoSpatial Research and Modelling,
 Department of Planning WA, on behalf of the
 Western Australian Planning Commission
 Copyright © February 2016

\\Nts-per\magsprojects\State_MultiRegion\
 CentralRegionsPriorityStrategicRegional
 Mapping\Goldfields_Esperance\
 SettlementPlans\Tjukurla_z52.mxd

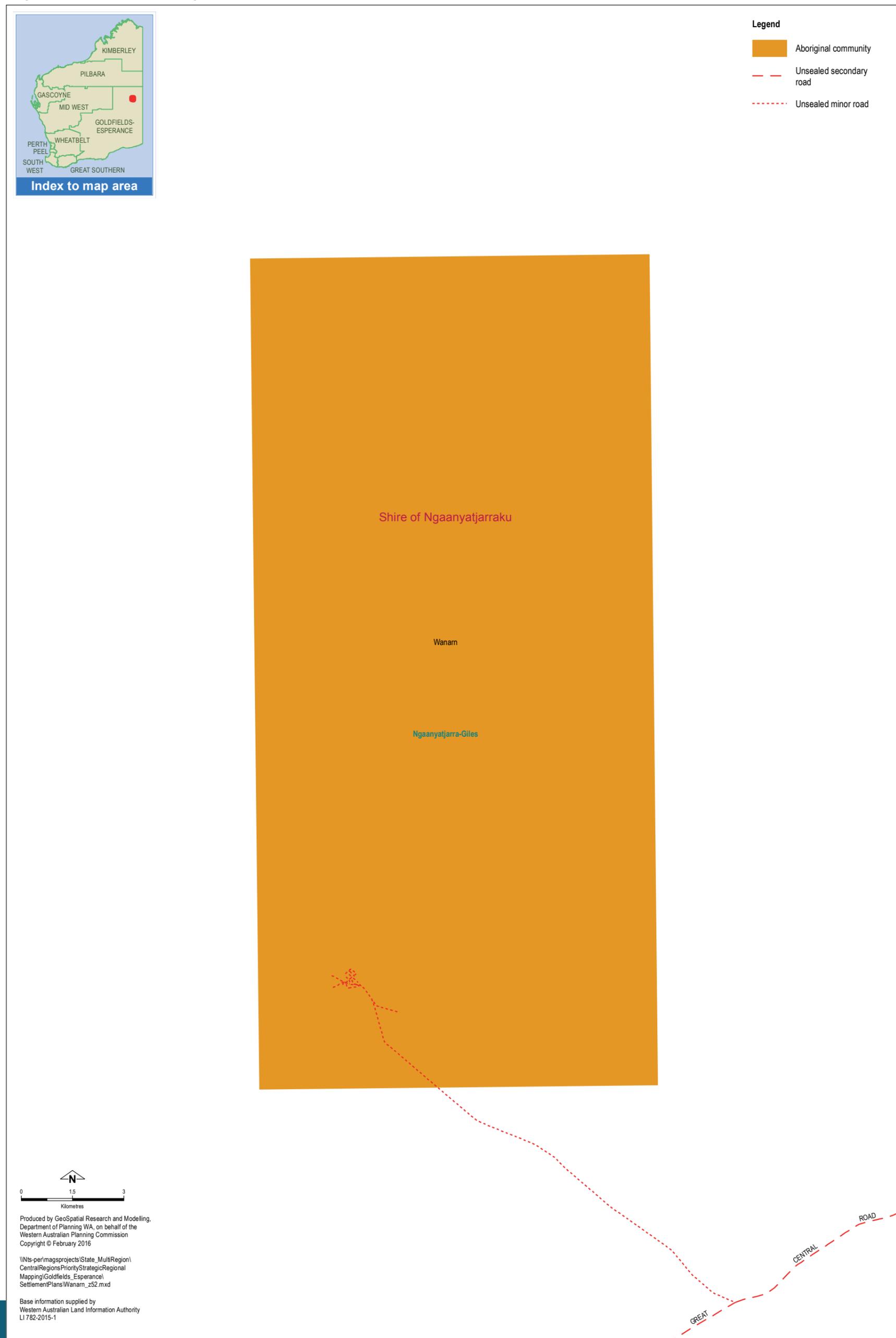
Base information supplied by
 Western Australian Land Information Authority
 LI 782-2015-1

- Legend**
- Aboriginal community
 - Lakes
 - Unsealed minor road

Central Regions Land Capacity Analysis

Shire of Ngaanyatjarraku

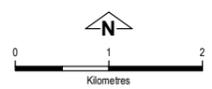
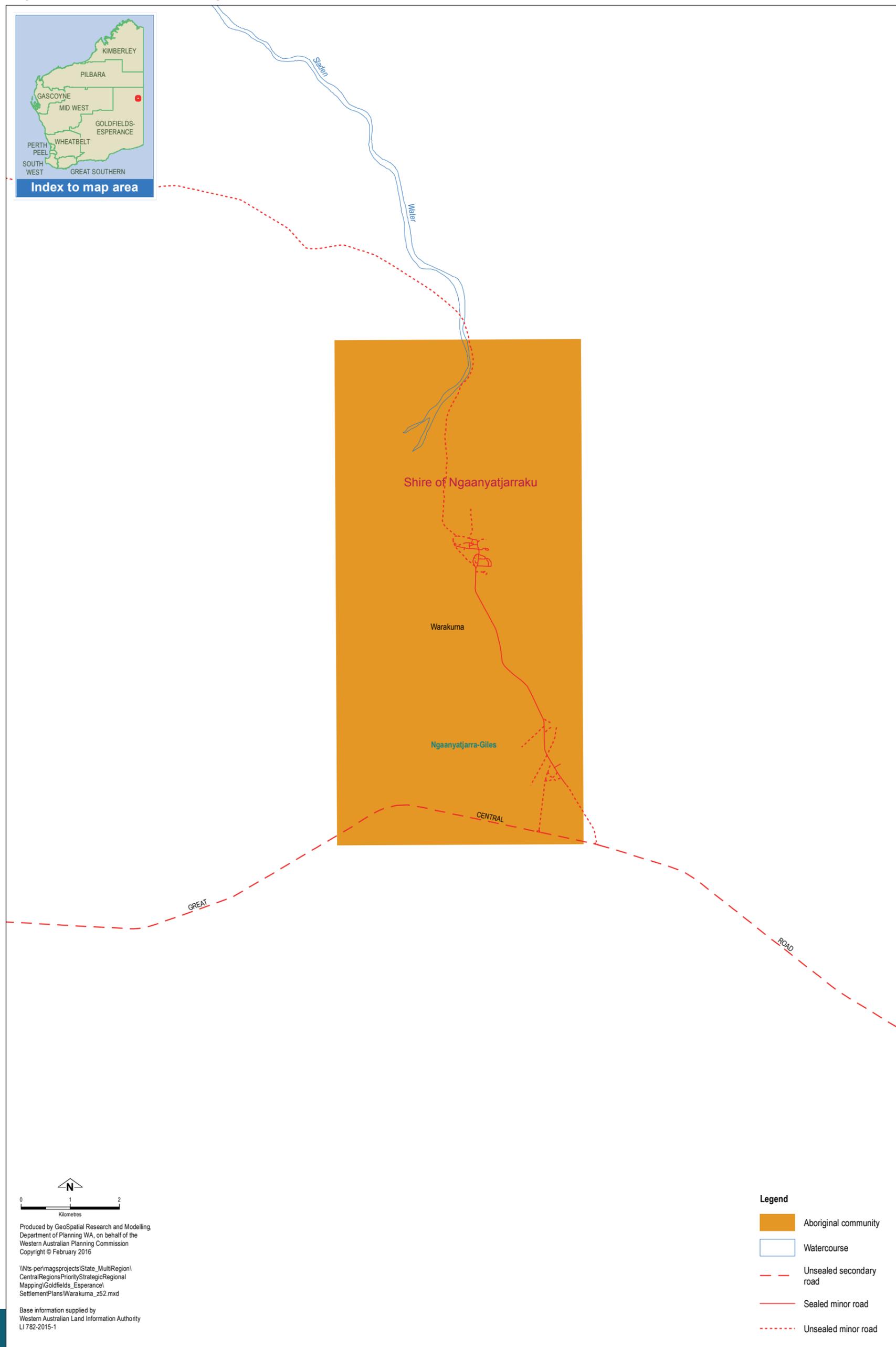
Map 6: Wanarn land use map



Central Regions Land Capacity Analysis

Shire of Ngaanyatjaraku

Map 7: Warakurna land use map



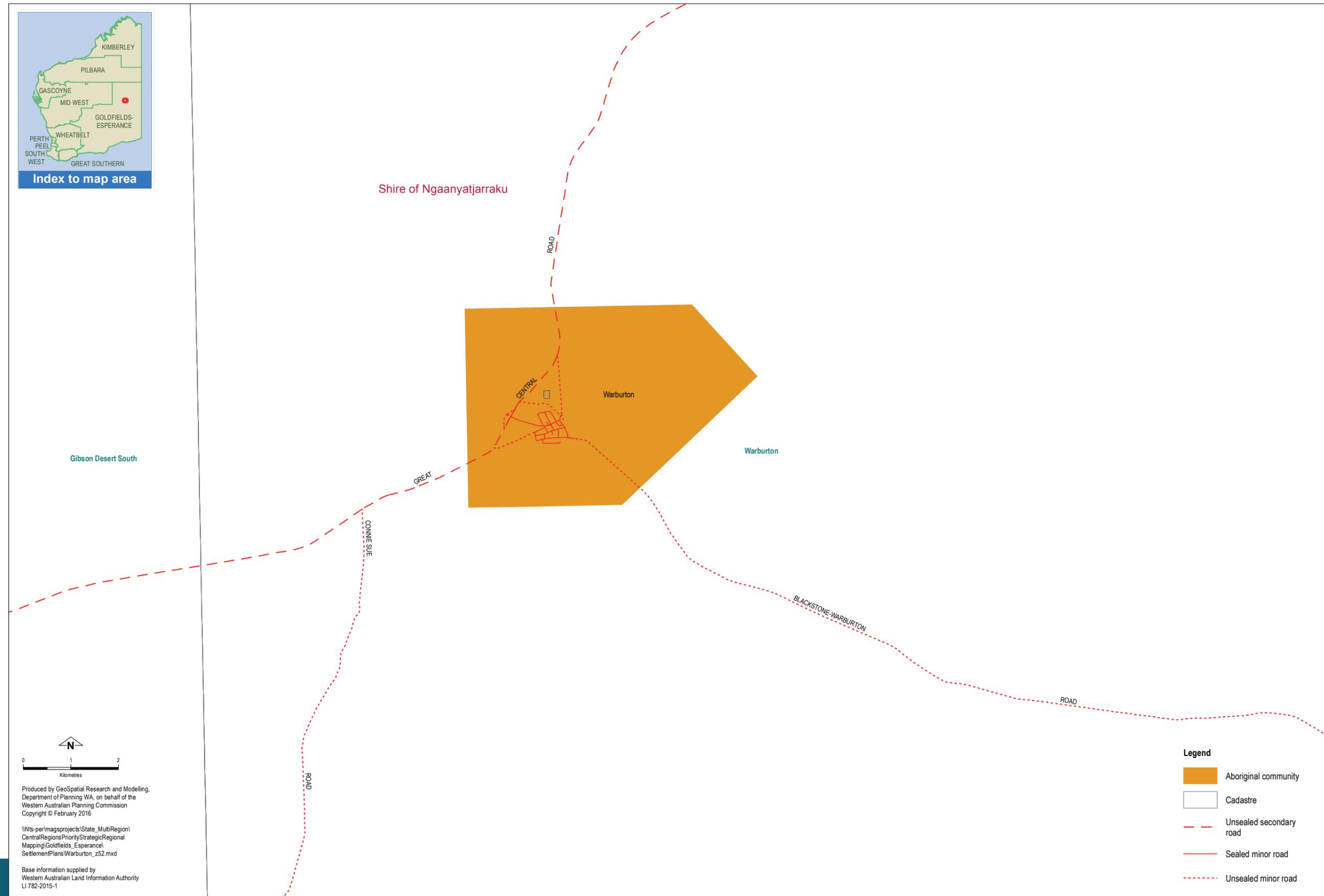
Produced by GeoSpatial Research and Modelling,
 Department of Planning WA, on behalf of the
 Western Australian Planning Commission
 Copyright © February 2016

\\Wts-per\magsprojects\State_MultiRegion\
 CentralRegionsPriorityStrategicRegional
 Mapping\Goldfields_Esperance\
 SettlementPlans\Warakurna_z52.mxd

Base information supplied by
 Western Australian Land Information Authority
 LI 782-2015-1

- Legend**
- Aboriginal community
 - Watercourse
 - Unsealed secondary road
 - Sealed minor road
 - Unsealed minor road

Map 8: Warburton land use map



Produced by GeoSpatial Research and Modelling,
 Department of Planning WA, on behalf of the
 Western Australian Planning Commission
 Copyright © February 2016

\\nts-per\magsprojects\State_MultiRegion\
 CentralRegionsPriorityStrategicRegional
 Mapping\Goldfields_Esperance\
 SettlementPlans\Warburton_z52.mxd

Base information supplied by
 Western Australian Land Information Authority
 LI 782-2015-1

Legend

- Aboriginal community
- Cadastre
- Unsealed secondary road
- Sealed minor road
- Unsealed minor road

Map 9: Wingellina land use map

