



Department of  
Planning

# Central Regions Land Capacity Analysis

Shire of Ngaanyatjaraku

February 2016

# Central Regions Land Capacity Analysis

## Shire of Ngaanyatjaraku

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# Central Regions Land Capacity Analysis

## Shire of Ngaanyatjaraku

### 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 Ngaanyatjaraku 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 Ngaanyatjaraku 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 Ngaanyatjaraku, 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

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

	<b>Recreation</b>	Areas that are predominantly currently reserved in relevant local planning schemes for recreation purposes
	<b>Future recreation</b>	Areas that have been identified predominantly for future recreation purposes through relevant strategic planning processes
	<b>Conservation</b>	Areas that are predominantly currently reserved in relevant local planning schemes for conservation purposes
	<b>Future conservation</b>	Areas that have been identified predominantly for future conservation purposes through relevant strategic planning processes
	<b>Aboriginal community</b>	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
	<b>Investigation area</b>	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

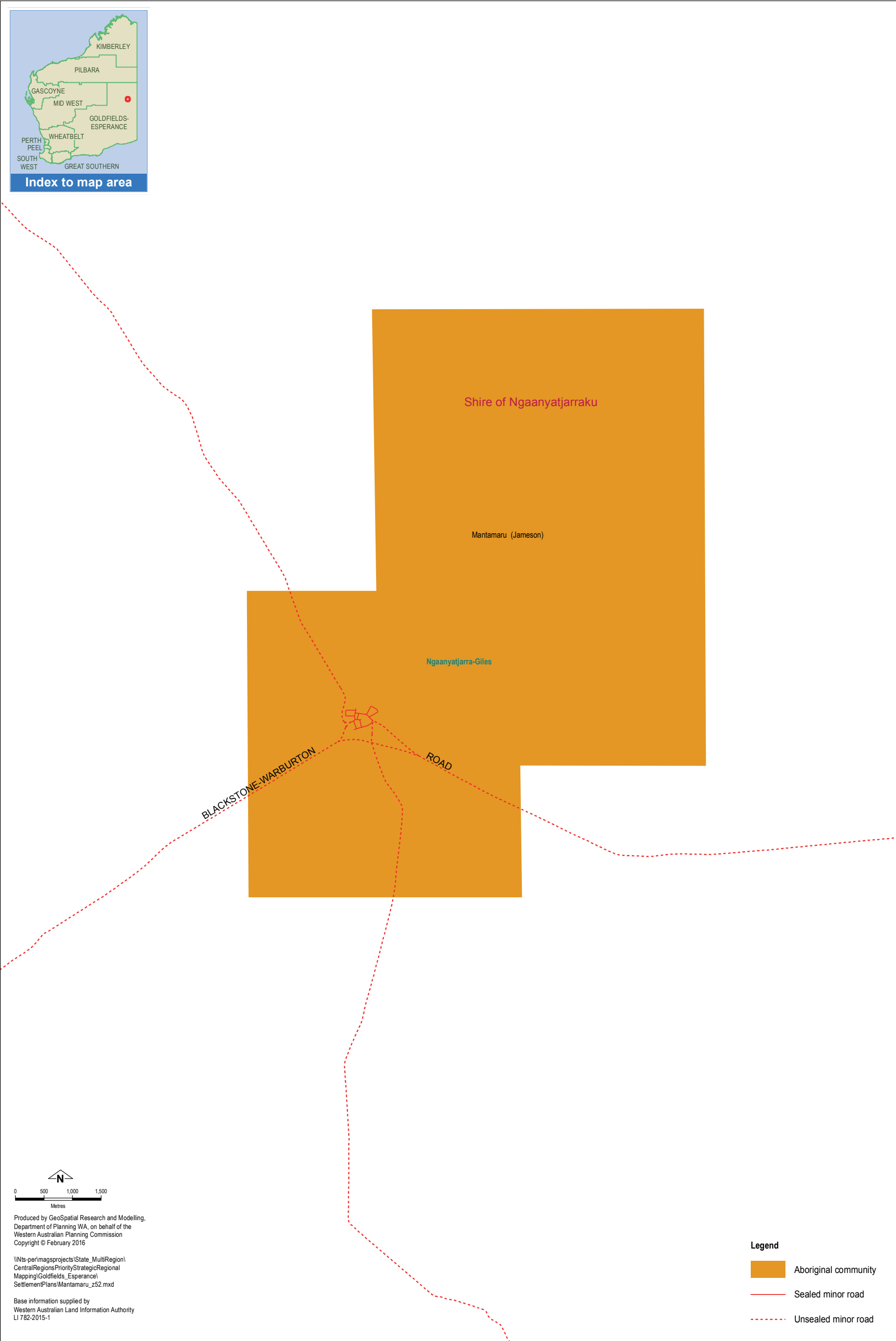
To gain a general understanding of the potential capacity of currently zoned and potential future-zoned land within each settlement and to inform a capacity analysis, a broad assessment has been undertaken of the development status of applicable land identified for **residential, commercial, industrial, 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 Ngaanyatjaraku, neither the development status assessment nor the capacity analysis are applicable to this local government area.

# Central Regions Land Capacity Analysis

## Shire of Ngaanyatjaraku

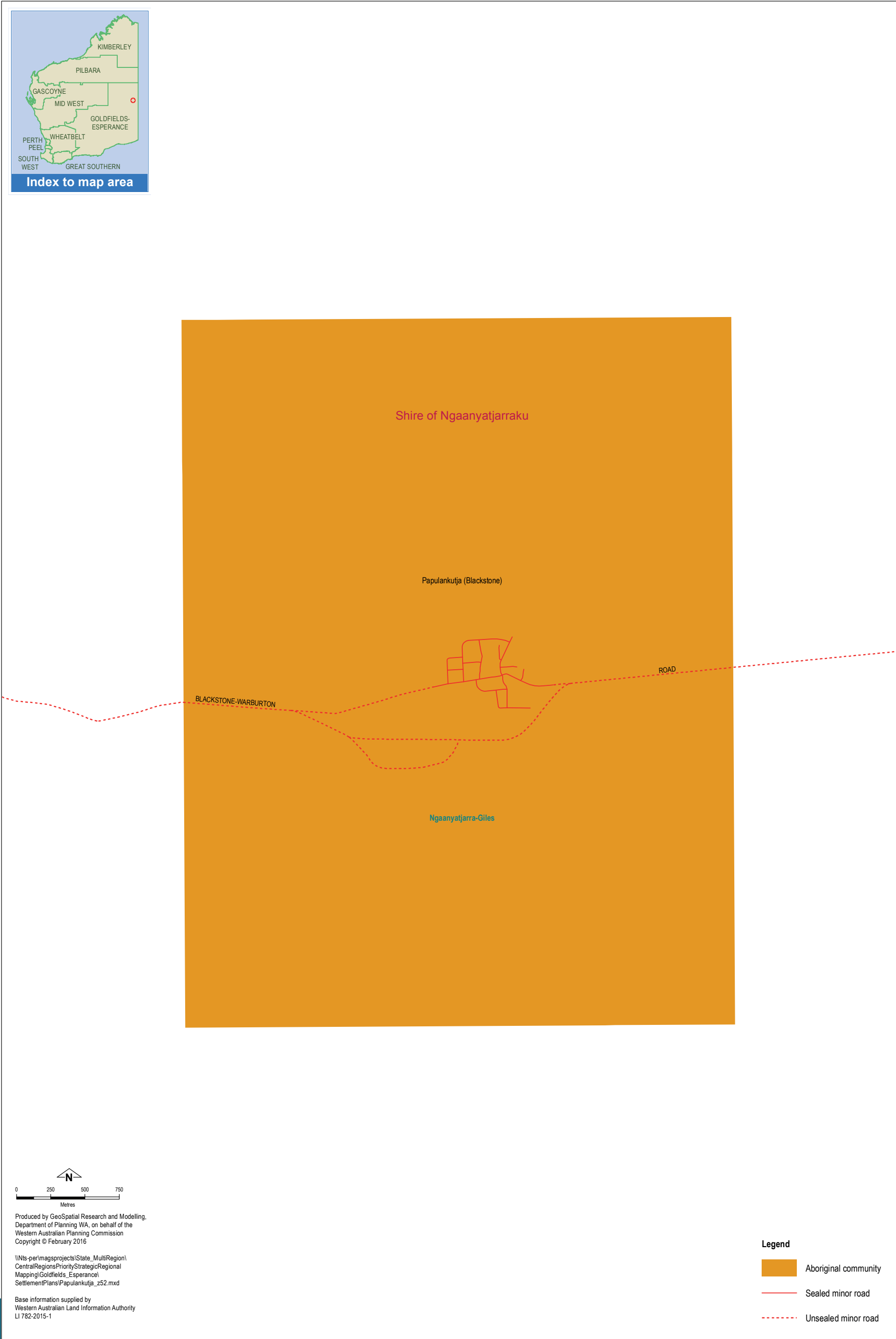
Map 1: Mantamaru land use map



# Central Regions Land Capacity Analysis

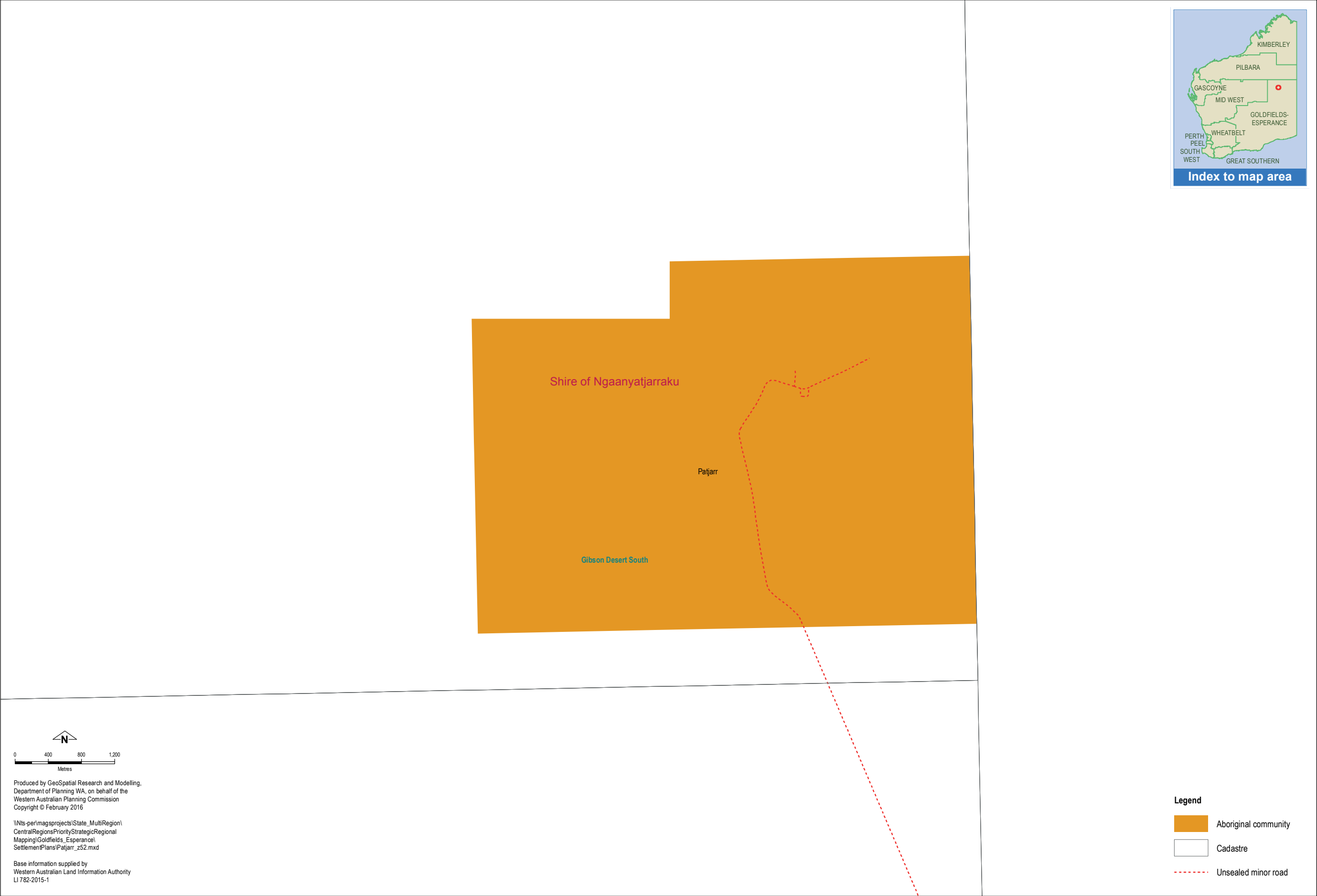
## Shire of Ngaanyatjaraku

Map 2: Papulankutja land use map

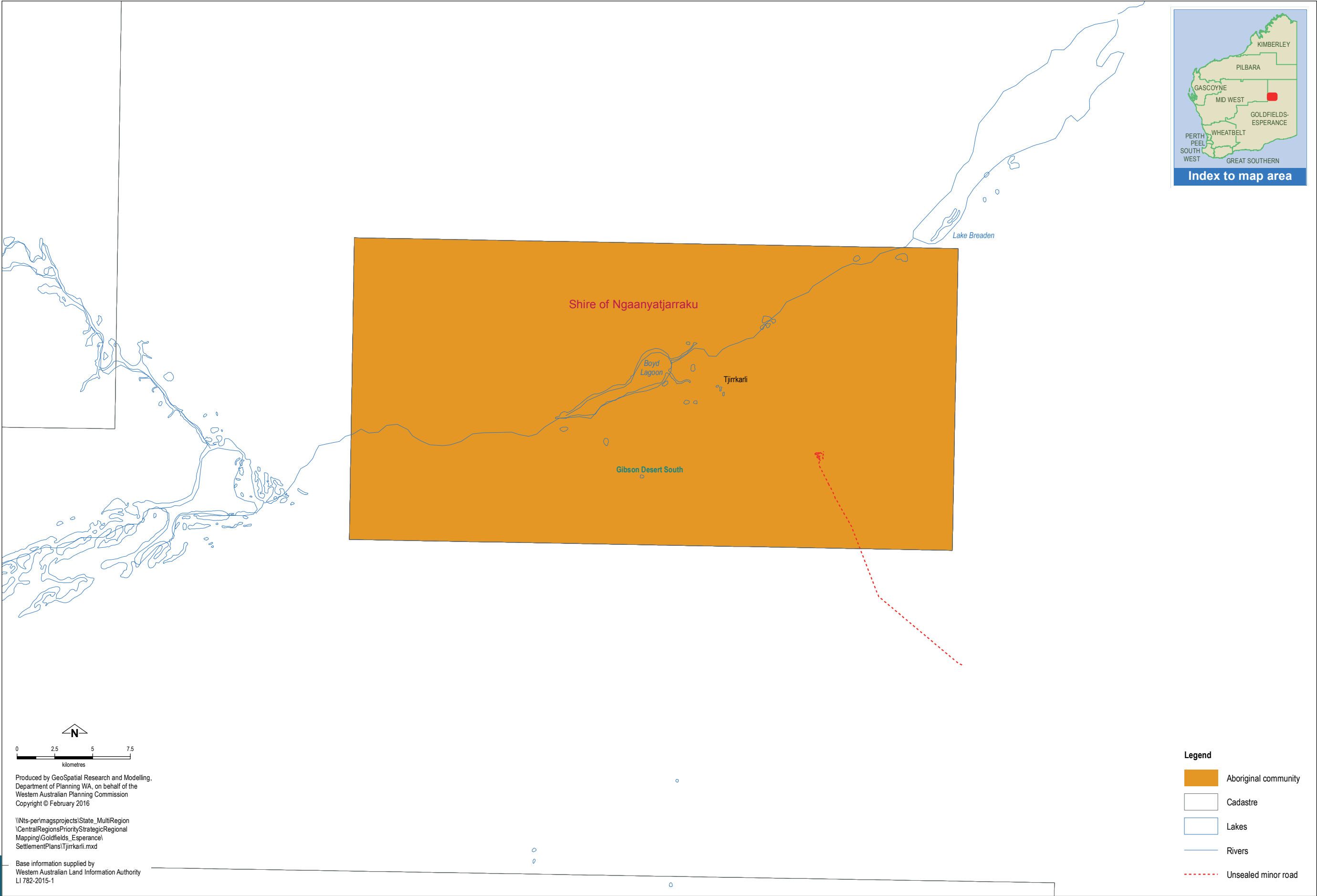




Map 3: Patjarr land use map



Map 4: Tjirrkarli land use map



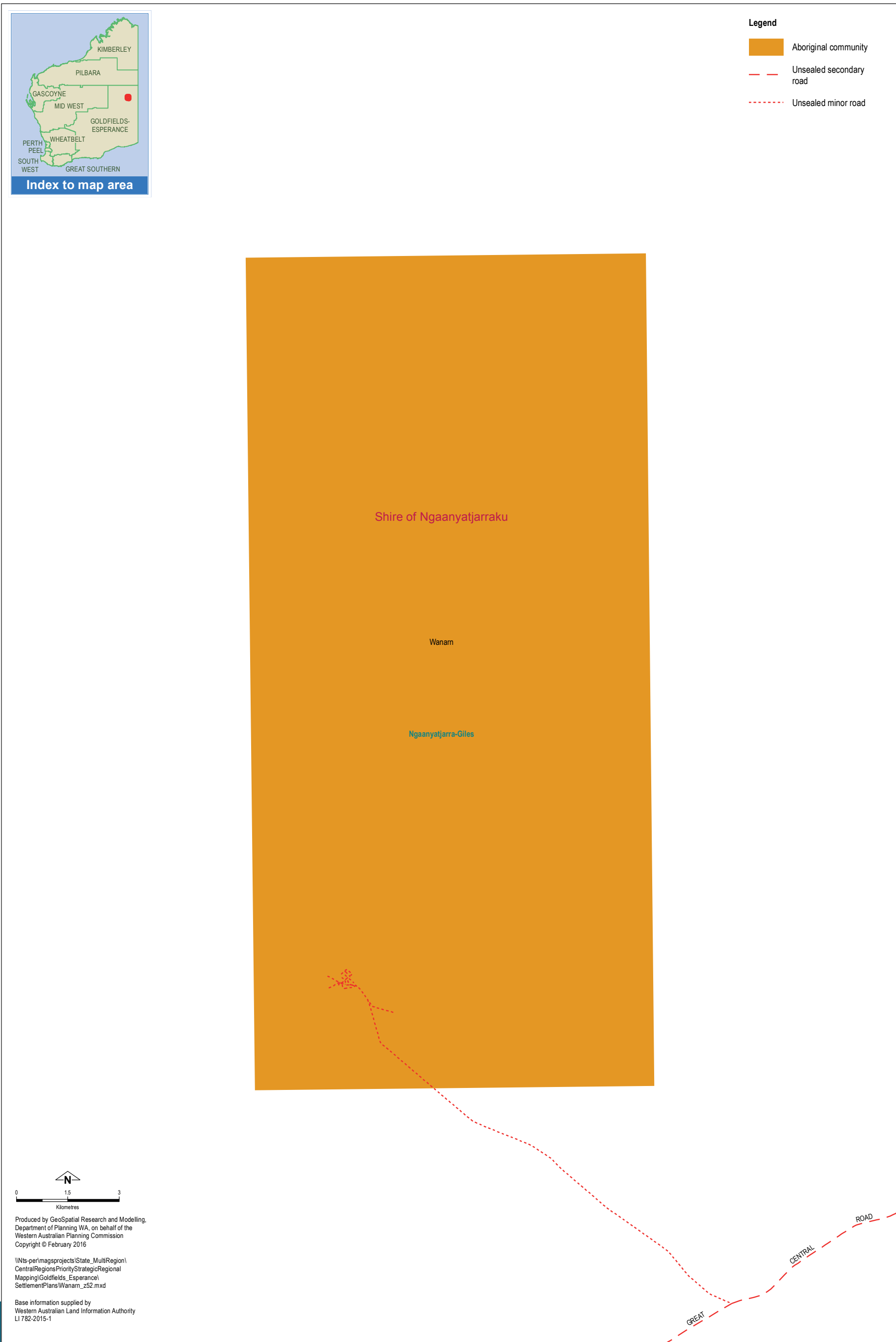
Map 5: Tjukurla land use map



# Central Regions Land Capacity Analysis

## Shire of Ngaanyatjaraku

Map 6: Wanarn land use map

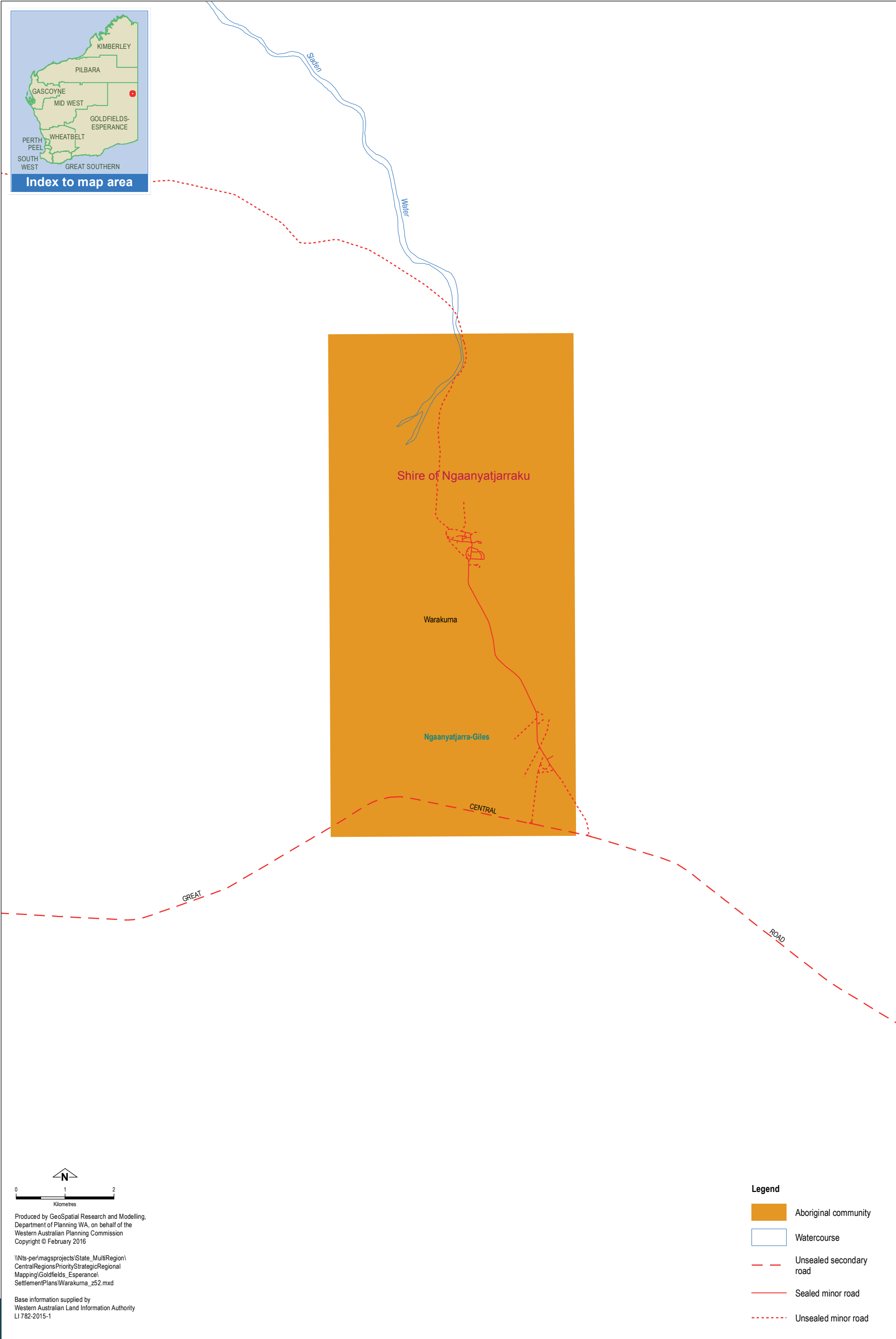




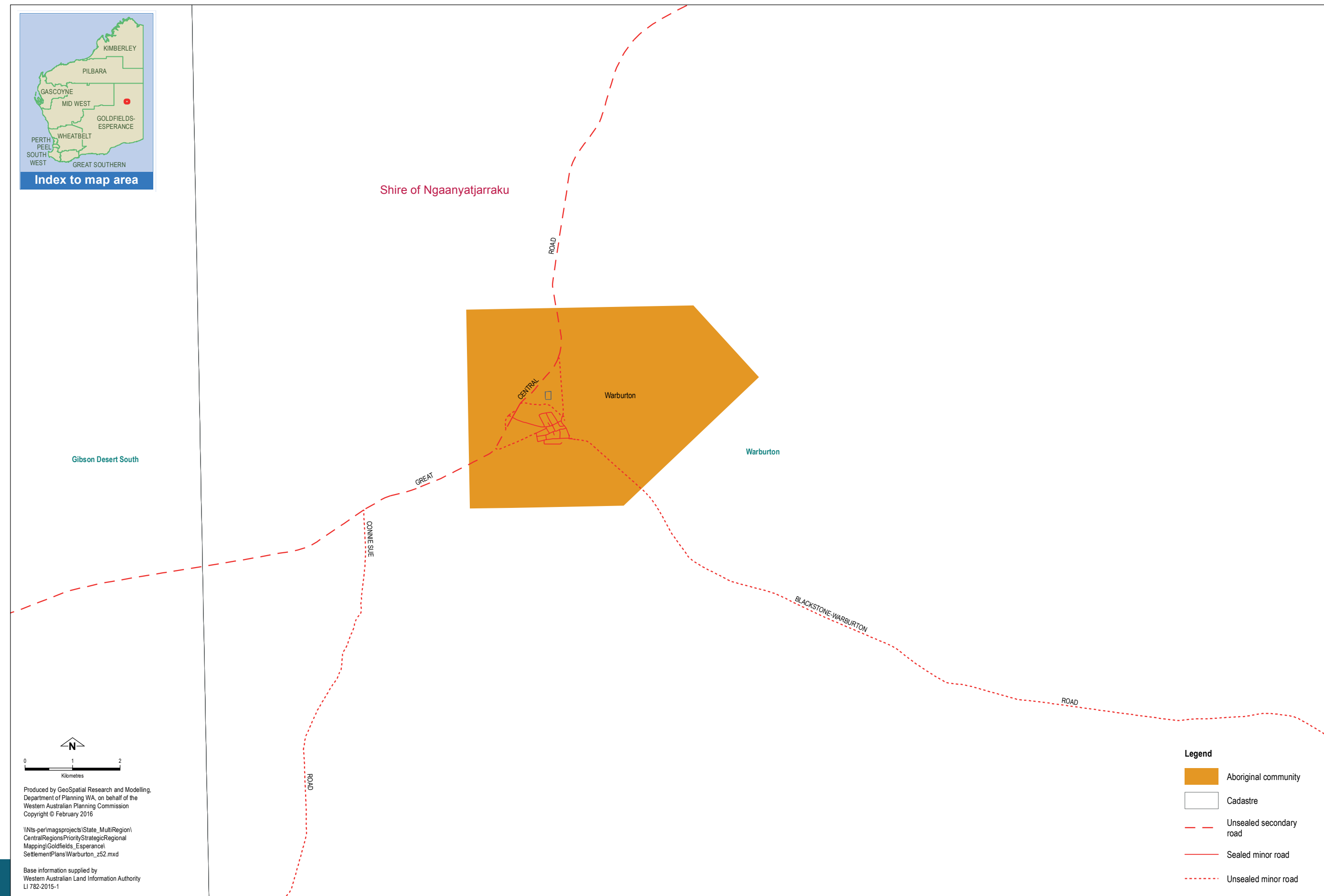
# Central Regions Land Capacity Analysis

## Shire of Ngaanyatjaraku

Map 7: Warakurna land use map



**Map 8: Warburton land use map**



Map 9: Wingellina land use map

