

SHIRE OF MT MARSHALL

Local Planning Strategy



Endorsed by the
Western Australian Planning Commission

21 AUGUST 2024

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SHIRE OF MT MARSHALL LOCAL PLANNING STRATEGY

JULY 2024



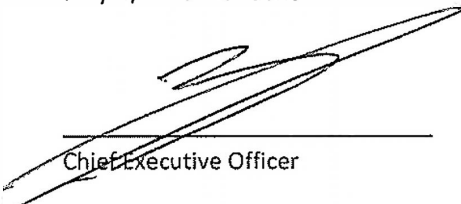
ADOPTED

Adopted by resolution of the Council of the Shire of Mount Marshall at the Ordinary Meeting of the Council held

on the 21st May 2024



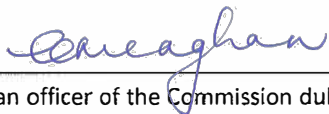
Mayor/Shire President



Chief Executive Officer

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on the 21 August 2024



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

Date: as above

Revision Letter	Date	Reason for Issue	CM
A	27/02/2023	Draft for client review	RS
B	16/05/2023	Draft for Councillors review & DPLH review	RS
C	29/06/2023	Updated LPS for Council endorsement for Public Advertising	RS
D	28/03/2024	Updated to incorporate WAPC schedule of modifications	RS
E	03/04/2024	Minor modifications	RS
F	24/07/2024	Updated to incorporate WAPC approved Schedule of Modifications following public advertisement	RS

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Prepared for: Shire of Mt Marshall



Prepared by:



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ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Owners in the Mt Marshall region, and other First Nations people across Australia. We acknowledge the wisdom of Elders past, present and emerging and recognise the positive contribution of First Nations people to the health and wellbeing of our communities through cultural heritage, values and beliefs.

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PART 1 - THE STRATEGY



01

INTRODUCTION

1.1 INTRODUCTION

The Shire of Mt Marshall Local Planning Strategy (the Strategy) comprises:

- + Part 1 – Strategy; and
- + Part 2 – Background Information and Analysis

The Strategy applies to the area shown on **Figure 1**. This Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission.

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations*

2015, the purpose of the Strategy is to:

1. Set out the long-term planning directions for the local government;
2. Apply any state or regional planning policy that is relevant to the strategy; and
3. Provide the rationale for any zoning or classification of land under the local planning scheme.

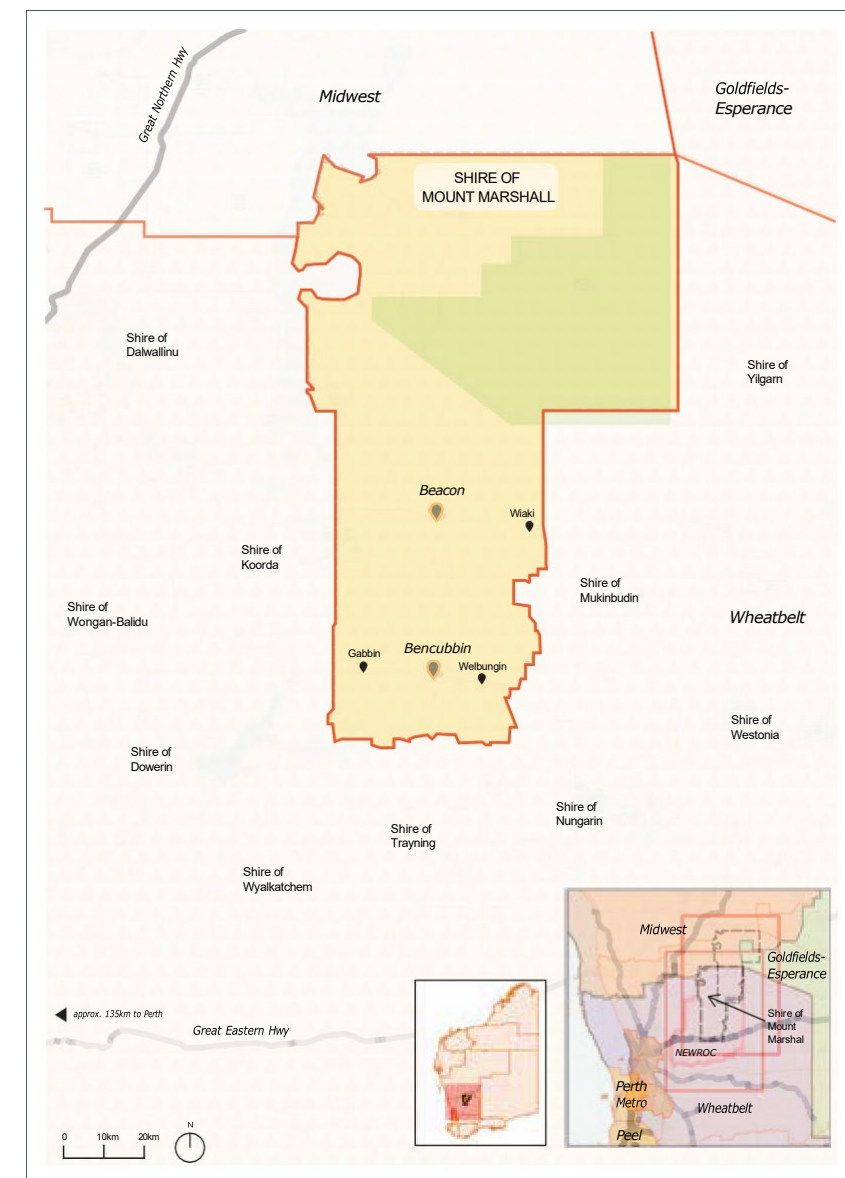


Figure 1: Location Plan

1.2 VISION

The Strategy outlines a 15-year vision for how land use change and development will occur within the Shire. The vision of the Strategy is consistent with and represents the land use planning and development response to the *Shire of Mt Marshall's Strategic Community Plan 2020/2021-2030/2031 (SCP)*. The SCP outlines the community's long-term vision, values, aspirations and priorities for the Shire and recognises that any community aspirations for future land use change and development is balanced with the requirements of planning legislation and policy. **Figure 2** demonstrates how these documents relate to one another.

The Shire of Mt Marshall's vision is to:

Build an active, safe and vibrant community with shared social values based on mutual respect and fairness.

The Shire's SCP outlines that, to achieve this vision:

- + We will enhance our community through individual commitment, partnerships and community involvement to enhance our way of life. Our natural assets are valued, protected and enhanced for future generations.
- + Our services and facilities will be provided equitably, efficiently and effectively to enhance the quality of life for all residents.
- + We will advocate on behalf of our community to position our Shire with key stakeholders that will support our success and growth.
- + We will be transparent, display good governance and manage our customer service commitments within our resources.
- + We are determined to be solution focused, proactively seeking innovative partnerships, working collaboratively with stakeholders and industry to enable growth and ensure that our Shire is sustainable.

Where possible and practical this Strategy will be guided by the overarching values within the SCP that are relevant to the land use planning framework.



Figure 2: Integrated Planning and Reporting Framework

02

ISSUES / OPPORTUNITIES



2.1 OVERVIEW

The community priorities underpinning the Shire's vision are included in Part 2 of the Strategy and encompass directions across the topics of: Community, Economy, Environment (Built and Natural), Governance and Leadership. The Strategy aligns with these directions and community engagement undertaken for both the SCP and this Strategy are important sources, which have informed for the planning directions and actions outlined in Part 1 and discussed further in Part 2.

Consistent with the State Planning Framework, planning issues of relevance to the Shire of Mt Marshall are presented under the following themes:

- + Community, Urban Growth and Settlement.
- + Economy and Employment.
- + Environment.
- + Transport and Infrastructure.

For each planning issue identified in this chapter, planning directions and actions have been defined.

Planning directions are short statements that specify what is to be achieved or desired for the issue/ opportunity. Each planning direction is supported by an action(s), that:

- + Is concise and easy to understand;
- + Outlines what is proposed and how it is to be undertaken;
- + Is relevant to land use planning and provides the implementation arrangements for the related planning direction;
- + Is measurable and can be designated a timeframe; and
- + Indicates who the responsible party, agency or authority is.

Figure 3 is the whole of Shire Strategy Map which spatially denotes the actions and directions expressed in Part 1. Additionally, townsite inset maps for Beacon and Bencubbin to show them in detail are included in *Figure 4*.

Timeframes for the achievement of each Strategy action in the tables that follow are:

- + **Short term** = 1-5 years
 - + **Medium term** = 5-10 years
 - + **Long term** = 10-15 years
 - + **Ongoing** = continues throughout the Strategy lifetime
-

2.2 COMMUNITY, URBAN GROWTH & SETTLEMENT

The Shire has experienced a decline in population over the last few decades. The LPS acknowledges the need to focus on retention and stability of the existing population. This will be addressed by:

- + Acknowledging retaining families in the Shire throughout their life stages is linked to access to housing that suits their needs.
- + Maintaining enough childcare places for working parents to attract and retain families in the Shire enables them to access employment opportunities.
- + Enabling aging in place through provision of appropriate housing, medical facilities, and support. Additionally, providing for the needs and lifestyle of the existing community is closely linked with healthcare service levels.
- + Facilitating housing provision for health, education, support, and other essential services workers.
- + Enabling new residents such as those working in future employment sectors such as mining to access to appropriate housing, ideally located in the Shire’s towns.

Table 1: Community, Urban Growth & Settlement Planning Directions and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Supporting population retention and stability	Maintain community facilities and services availability and quality.	i	Shire to ensure that planning for community services takes into consideration emerging demographic trends, such as the Shire’s proportion of Seniors.	Refer to Section 4.1.1, 4.2.5, 4.5.4 in Part 2 for rationale. In retention and maintenance of the Shire’s population over time, ensure demographic trends, such as the Shire’s older population and essential/key workers are considered. Part 2 analysis highlights that the availability of zoned land for community facilities and housing is not constraining provision, rather it is the high costs and limited availability of building materials and trades people to build new homes and facilities. Land adjacent to existing health facilities exists for their expansion.	Ongoing
	Provide health and support infrastructure for an aging population.	ii	Shire to advocate with the Government department responsible for health and community agencies/not-for profits (e.g. Silver Chain) for health facility and support services provision, to assist in both retention of existing Seniors and attraction of new community members and businesses.		Medium Term
	Maintain (and as required expand) the availability of childcare services to enable parents to access job opportunities.	iii	Shire to ensure ongoing operation of existing childcare services in Bencubbin and Beacon. This should focus on addressing the need to attract and retain childcare education and support staff, and the availability of housing for them and their families.	Refer to Section 4.2.5 in Part 2 for rationale.	Short Term

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
	Support the provision of housing to increase available stock, quality, and diversity.	iv	Shire to partner with relevant regional development and aged care alliances to provide further aged persons units in Bencubbin and Beacon.	Refer to Section 4.2.1 in Part 2 for rationale. There is anticipated growth in older retired residents, including empty-nesters and lone person households.	Medium Term
		v	Shire to investigate whether community grants from the Government department responsible for housing could be provided to support the renewal of public housing.		Medium Term
		vi	Investigate opportunities to vary development standards to encourage development of housing for aged or dependent living (such as allowing dwellings to be constructed at higher densities) in the Shire’s towns.		Short Term
		vii	Rural residential zoned areas are recommended to be consolidated in the Local Planning Scheme review, due to the low demand and servicing constraints for this type of residential land.	Refer to Section 4.2.1 in Part 2 for rationale.	Short Term
		viii	Ensure Workforce Accommodation is defined as a land use in the Shire’s local planning scheme. Refer also to below Table 2 which highlights the importance of considering the infrastructure expansion required such as for wastewater disposal and treatment to support such accommodation.	Refer to Section 4.2.1 in Part 2 for rationale. Workforce Accommodation permissibility should signal and support the preference for permanent housing of workers within the Shire’s towns as the priority, due to the multiplier benefits and community advantages it brings. Including Workforce Accommodation as an ‘A’ in a rural zone is recommended.	Short Term

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Settlement hierarchy and service provision approach	Support the Shire's existing townsite structure of two towns: Beacon and Bencubbin with their individual character and identity, providing services, facilities and housing to the populations surrounding them.	ix	Focus the finite resources of the Shire on community facilities, services, infrastructure provision and future housing in the two towns of Beacon and Bencubbin.	Refer to Section 4.2.2 in Part 2 for rationale. The Strategy acknowledges changing economic drivers such as the potential for future mining in the Shire. Recognising that the Shire should seek to allocate its resources to the two main settlements and in the absence of a driving economic rationale such as mining occurring, the Gabbin or other small townsite zonings should be updated to reflect the current role and function of the area.	Ongoing
		x	It is recommended that residential zonings in Bencubbin and Beacon be reviewed and adjusted in the Scheme to reflect the likely development outcomes and servicing capacity.		Short Term
		xi	Review and rationalise the zoning of Gabbin (and other small settlements in the Shire) (e.g. to either Rural Townsite or Environmental Conservation reserve). In doing so, ensure there is some flexibility to respond to the potential effect of possible future mining operations in this area.		Short Term
		xii	Investigate changes to land use classification in the Local Planning Scheme in circumstances where zoning does not reflect the existing, and likely ongoing, use of land.		Short Term
		xiii	Shire to review suitability of zoned vacant Crown Land for development. Where development is not likely to be feasible in the context of location, servicing, environmental constraints and known natural hazards, etc. the Local Planning Scheme should seek to apply an appropriate land use classification.		Short Term

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Development of recreation and cultural facilities	Support development of existing cultural and heritage attractions, and community groups to support creative arts and other passive recreation activities.	xiv	Progress cultural and recreation facility projects by seeking support and funding from government and other sources (e.g. Government department responsible for Local Government, WA Hiking Participation Grants, Lotterywest Grants).	Refer to Section 4.2.5 in Part 2 for rationale. Cultural and passive recreation initiatives identified in previous studies include: + Trail development as identified in the Shire's Sport & Recreation Master Plan responds to passive recreation and tourism stimulation through linking existing attractions. + The Mt Marshall Aquatic Facility Change Rooms & Kiosk and Bencubbin Museum are priority projects for investigation and feasibility studies in the Shire's Corporate Business Plan 2021-25, subject to viability and funding.	Short Term
			Shire to seek grants and funding to improve the environment and heritage aspects of streetscapes.	A concern was raised during engagement for the Strategy regarding the ability for the Shire to maintain volunteer led groups and activities, given they will be further impacted by an ageing population, highlighting the need for new, younger members of the community to take on the responsibility in future.	Long Term
Bushfire Management	Ensure protection from, and responsible management of bushfire threats.	xv	Shire to ensure that any land use intensification, including proposals which may increase visitors or employees, comply with the requirements of <i>State Planning Policy 3.7 – Planning in Bushfire Prone Areas</i> .	Refer to Section 4.4.4 in Part 2 for rationale.	Ongoing

2.3 ECONOMY & EMPLOYMENT

The Shire’s economy is primarily agriculturally focused, therefore the importance of retaining rural land and associated activities in the Shire is critical. It is acknowledged that over time there may be changes to the economic profile such as alternatives to traditional wheatbelt crops, tourism and mining progressing in the Shire. These will require careful consideration and planning is required for transport networks, infrastructure, and accommodation. It is also important to identify enabling factors such as provision of housing and facilities/services for workers will help bring benefits to the local community, economy, and Mt Marshall’s two settlements (rather than other Shire’s towns).

Table 2: Economy & Employment Planning Directions and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Addressing rural land needs	As potential changes in uses and economic activity occur in the Shire, such as the establishment of tree farms for carbon offsetting, ensure continued protection of the importance of rural lands, given their economic, natural resource, food production, environmental and landscape values.	xvii	Shire to advocate to the Government department responsible for agriculture to have them undertake a high quality agricultural land (HQAL) assessment of Mt Marshall lands.	Refer to Section 4.2.4 and 4.2.6 in Part 2 for rationale. Most of the Shire’s land area (70%) is classified as ‘Rural’ under the Scheme. High quality agricultural land (HQAL) has not been advised on or mapped by the Government department responsible for agriculture in the Mt Marshall region, while rainfall trends suggest an annual decline in rainfall in Mt Marshall. Nevertheless, land use proposals on Rural zoned land which may compete or be incompatible with agriculture (i.e. tree farms, tourism, residential, etc.) should be carefully considered.	Short Term
		xviii	Amend the local planning scheme to remove the ability to subdivide rural land to 200ha, such that subdivision of rural land will in future occur in accordance with the exceptional circumstances of WAPC policy.	Broadly, the fragmentation of rural land through subdivision is not supported by State Policy. The creation of new or smaller rural lots will be by exception and in accordance with Development Control Policy 3.4: Subdivision of rural land.	Ongoing
		xix	Shire to ensure the local planning framework addresses Tree Farms. Key considerations should include: + Encouraging planting of endemic tree species; + Avoiding tree farms in areas identified as priority/ high quality agricultural land; + The provision of vermin proof fencing; + The management and mitigation of bushfire risk.		Short Term

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Growing and diversifying the economy	Encourage the potential for new sectors of the economy (such as mining) to assist with economic growth, activity, and industry diversification.	xx	As new mining activities commence in the Shire, proponents/mining companies and the Shire to agree on contributions to the maintenance and delivery of infrastructure that will be utilised by these new businesses. This should include sharing costs associated with upgrades, maintenance, or creation of: + Roads; + Accommodation; + Services; + Any other relevant infrastructure.	Refer to Section 4.3 Mining and Resource Management for rationale. The ‘critical minerals’ and ‘battery production’ mineral deposits within the Shire are of high economic and strategic significance at global, state and local levels. Currently, the majority of the existing mining exploration sites are undeveloped. However, over time the development of these deposits will likely be in strong demand with the ongoing growth of markets for electric vehicles and battery industries. Although no major activities are currently operating, when formal mining businesses begin to develop, provision of infrastructure to encourage this diversification of the economy should be made in partnership between the proponents and the Shire.	Long Term
		xxi	Encourage Workforce Accommodation associated with mining projects to occur in the townsites of Beacon and Bencubbin, with flexibility provided in the Local Planning Scheme to allow various accommodation types to be contemplated.	Refer to Section 4.2.6 in Part 2 for rationale. The contribution that new industries/sectors such as mining could make to the Shire may be unrealised if there is insufficient flexibility and capacity to house, educate and provide health and community services to their families. The risk of other towns in the region becoming drive-in/drive-out (DIDO) bases for employees should be avoided through proactive encouragement of these population growth generating changes.	Medium Term
		xxii	Shire to ensure flexibility is provided under the Local Planning Scheme so a variety of accommodation types may be contemplated to support the economy through the housing visitors and workers (refer section below).		Medium Term

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Economic growth and diversification	Encourage the potential for new sectors of the economy (such as mining) to assist with economic growth, activity, and industry diversification continued.	xxiii	Ensure the Local Planning Scheme supports commercial and industrial enterprise, including those related to agricultural land and activities, with adequate zoning and provisions consistent with the Regulations. Subject to demand, investigate the delivery of additional land to support industrial growth.	Refer to Section 4.2.6 in Part 2 for rationale. The contribution that new industries/sectors such as mining could make to the Shire may be unrealised if there is insufficient flexibility and capacity to house, educate and provide health and community services to their families. The risk of other towns in the region becoming drive-in/drive-out (DIDO) bases for employees should be avoided through proactive encouragement of these population growth generating changes.	Short Term
		xxiv	Shire to monitor and collaborate with proponents for new industries and businesses in the to enable economic diversification. Where relevant seek Regional Economic Development Grants through the Wheatbelt Development Commission to support these initiatives.		Medium Term
Attracting, promoting and enhancing tourism	Leverage and encourage the tourism industry as a source of employment and business stimulus in the Shire.	xxv	Shire to work with the tourism industry sector including government agencies (e.g. Tourism WA, Government department responsible for tourism) to ensure continuous improvement and promotion of The Wheatbelt Way self drive route, tourism products and experiences within the Shire. Partnerships should focus on access, accommodation, attractions, activities/events, and amenities.	Refer to Section 4.3.1 in Part 2 for rationale. Tourism is an industry that has the capacity to grow in the future in Mt Marshall and the Shire's objectives in the Corporate Business Plan 2021-25 include promotion, development and maintenance of local attractions. Through the LPS the Shire can assist in ensuring that tourism sites are appropriately protected and managed to maximise their value and tourism appeal.	Medium Term

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
		xxvi	The Shire to investigate and seek funding (e.g. through government grants) to undertake tourist site improvements including: + Identification of trails, natural sites + Potential for upgrades to entry signage and planting at key tourist locations + Development of maps and tourist brochures to promote these sites and/ or apps/QR codes/online resources + Ensure clear signage to these sites from the towns + Support and promote events that draw tourists to the Shire.	In particular, Mt Marshall itself (landform), is noted in the Wheatbelt Region Parks and Reserves Management Plan (2021) as a recreation site worthy of promotion and development. Exposure is the key to attracting visitors, residents, businesspeople, and investors. Events such as the Shire's Centenary and the Bencubbin to Beacon Bike Race and Mt Marshall & Districts Show could also be supported through funding grants. Future Tourism initiatives that are located in other areas of the Shire should be similarly supported.	Medium Term
		xxvii	In reviewing the Scheme, ensure zoning and provisions are included to protect key tourism sites and their ongoing use and intended purpose.		Short Term
		xxviii	Provide flexibility in the Local Planning Scheme to support opportunities for small-scale tourism land uses on Rural zoned land.		Short Term
Improving short-stay tourist accommodation	Support the enhancement and, where appropriate, the expansion of the Shire's caravan parks as affordable tourist accommodation.	xxix	Monitor and upgrade facilities as required to ensure caravan parks are well utilised and attractive to tourists.	Refer to Section 4.3.1 in Part 2 for rationale. Engagement for the LPS highlighted the caravan parks could be better utilised if the booking system was upgraded allowing travellers to make and amend bookings easily online (recently implemented). These facilities are well suited to driving based/intrastate and interstate tourists.	Short Term

2.4 ENVIRONMENT

The value of landscapes, views, and landforms, such as Mt Marshall, to both the community and visitors is a priority. In its Corporate Business Plan 2021-2025 the Shire identified a service objective of conserving, enhancing, promoting, and rehabilitating the natural environment to ensure appropriate management and use.

The Strategy identifies that there is potential through future investigation for nature reserves to be established and developed as conservation estates.

Table 2 Climate & Landform, Natural Hazards, Natural Areas & Natural Resources - Planning Directions and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Improving short-stay tourist accommodation continued	Support the enhancement and, where appropriate, the expansion of the Shire's caravan parks as affordable tourist accommodation.	xxx	<p>Shire to ensure caravan parks retain their primary function as tourist facilities by:</p> <ul style="list-style-type: none"> + Limiting permanent residential occupancy of visitor accommodation through appropriate planning controls in the Scheme. + Where temporary worker accommodation is required to support future economic growth – potentially as part of the caravan park sites – the Shire should identify an appropriate site for an effluent disposal and treatment infrastructure to support this. 	<p>It is important that housing for permanent residents in the Shire is enabled (refer Table 1) so caravan parks do not become a stop-gap solution for residential housing, limiting availability for tourists. However, flexibility to provide temporary accommodation for workers related to future economic sectors such as mining is recognised.</p> <p>It is noted that this will require appropriate wastewater servicing improvements and the identification of land for this purpose should be considered.</p>	Short Term

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Protecting the natural environment	Investigation of potential for nature reserves to be established and developed as conservation estates.	xxxix	The Shire to liaise with the Government department responsible for conservation to work with stakeholders including Traditional Owners, existing vesting bodies and other government agencies to explore Conservation Estate potential identified in the Shire and agree on a framework to guide future planning for their use, management, and protection. Note that if a Conservation Estate is created, this will require a future Scheme amendment to add the reserve.	Refer to Section 4.4.2 in Part 2 for rationale.	Medium Term
	Protect the valued landscape characteristics of the Shire's natural and rural landscapes as assets to be appreciated by residents and tourists.	xxxix	Shire to ensure that the Scheme Review includes appropriate provisions to protect key landscape assets.	Refer to Section 4.4.2 in Part 2 for rationale.	Short Term
Recognising cultural heritage	Ensure the Shire's history and assets are recognised and able to be appreciated by future generations and visitors.	xxxix	The Shire's Municipal Heritage Inventory to be reviewed and updated on an ongoing basis.	Refer to Section 2.2 in Part 2 for rationale.	Ongoing

2.5 TRANSPORT & INFRASTRUCTURE

Major access roads in the Shire should be kept in good condition and signposted to invite traffic to the towns, or at least through them. Entry statements and verge planting with wildflowers – a key seasonal attraction – should be included in landscaping.

Improved frequency of bus service access for students and people unable to drive to the Shire from Perth or other Wheatbelt centres would improve education, social and recreation outcomes for the community. Acknowledging that this would require an increase in patronage underpinned by population growth in the Shire and region.

Freight requirements for the Mt Marshall Shire are interlinked with the Wheatbelt Region's network and as such need to be considered in relation to the broader network needs. The Shire can inform freight route development through feedback from businesses (mostly agricultural producers) utilising the roads and rail lines. This can guide future investment and upgrades by responsible agencies/funding bodies.

Regular loss of power and telecommunications, including several communication blackspots (particularly in rural areas) cause safety concerns and reduce efficiency for both residents and businesses. This has been a problem for some time and the issue was highlighted again by the community in the engagement for the Strategy.

Investigating the potential and de-constraining the planning framework to enable renewable energy generation (e.g. wind and solar farms) may assist in addressing the challenges of power supply and maintenance of traditional systems and types. The Shire could collaborate with Western Power, Alinta Energy and the Wheatbelt Development Commission to understand the success factors and constraints to renewable energy projects learnt through other exemplars in the region.

Water supply is a finite resource and although not currently an issue given the small population size of Mt Marshall, the monitoring of water usage and adoption of water efficiency measures is a prudent approach as demand for water will rise with growth in the population or economic sectors. Whilst State government funding for reticulated sewerage is currently not available, this is a long term consideration within Bencubbin and Beacon.

Table 4: Transport and Roads, Freight & Utilities – Planning Direction and Actions

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Improving road conditions and entry statements to the towns	Road conditions, signage and entry statement planning promotes high quality infrastructure and welcomes new visitors and returning residents.	xxxiv	Shire to plan and implement future improvements to enhance and attract people travelling through the Wheatbelt to the Shire's towns through: + Entry statements and verge planting + Town centre streetscape and footpath improvements + Signage and wayfinding for visitors	Refer to Section 4.5.2 in Part 2 for rationale. Town Centre streetscape improvements and footpath network upgrades were identified in both Beacon and Bencubbin as priorities for the Shire in the Corporate Business Plan 2021-25, some of which are now completed. These changes will improve both the transport function and place value for the community. These upgrades also aim to attract tourist traffic to the Shire and its towns.	Short Term
	Local road planning provides for a logical and economical movement network.	xxxv	Unconstructed local roads surplus to access requirements to be investigated for reclassification under the Local Planning Scheme and, following this, closure and divestment.	There are numerous road isolations in both the Bencubbin and Beacon townsites which are unlikely to be constructed and would therefore benefit from being provided a land use classification under the Scheme supporting opportunities for alternative use.	Short Term
Improving bus transport accessibility within the Shire and across the region	Public transport access to key centres and services in the region and Perth is accessible.	xxxvi	Shire to collaborate and advocate with NEWROC to Transwa and the Wheatbelt Development Commission for better bus services across the region.	Refer to Section 4.5.1 in Part 2 for rationale.	Medium Term
Managing and maintaining freight routes	The condition and usage of freight routes in the Shire's roads and railways are safe and suited to the needs of key users.	xxxvii	Shire to work with Main Roads (MRWA) to plan and manage roads under their care and control.	Refer to Section 4.5.3 in Part 2 for rationale.	Ongoing
		xxxviii	Advocate and collaborate with organisations such as the Wheatbelt Secondary Freight Network to ensure the Shire is supported and appropriately funded for freight route maintenance.		Ongoing

ISSUE / OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIME FRAME
Telecommunications and power outages and unreliability.	The capacity of telecommunication networks and services to support the Shire's residents and businesses is enhanced.	xxxix	In consultation with network providers and Western Power, seek improvement to the quality of telecommunications, technology, and power infrastructure throughout the Shire.	Refer to Section 4.5.4 in Part 2 for rationale.	Short Term
Renewable energy potential	Renewable energy land uses in the Scheme encourage new industries and enable the expansion of future power provision sources.	xxxx	Shire to ensure the Local Planning Scheme provides flexibility for renewable energy land uses to be contemplated in suitable locations. Development requirements should address matters including, but not limited to, access to energy networks, impact on neighbouring properties, visual landscape impacts and compatibility with existing sensitive land uses, along with any other relevant matters set out under State policy.	Refer to Section 2.5 in Part 2 for rationale.	Short Term
Promoting efficient water usage and disposal	Water efficiency measures are adopted to respond to climate resiliency over time and provide for future development in a manner that is responsive to the environment and public health standards.	xxxxi	Ensure water infrastructure such as the Perth-Kalgoorlie pipeline/infrastructure is appropriately acknowledged in the Local Planning Scheme.	Refer to Sections 2.6 and 4.5.4 in Part 2 for rationale.	Short Term
		xxxxii	Shire to raise community awareness (e.g. through education programs) of water recycling and efficiency and the importance to long term sustainability.		Medium Term
		xxxxiii	Shire to consider the likely changes in water demand and supply to accommodate future population by aligning with the requirements and strategic directions of Water Supply Scheme, Government Sewerage Policy (2009) and SPP 2.9 (once it is in effect). If funding becomes available in future, State government and Shire to investigate the feasibility of implementing a reticulated sewerage system.		Long Term

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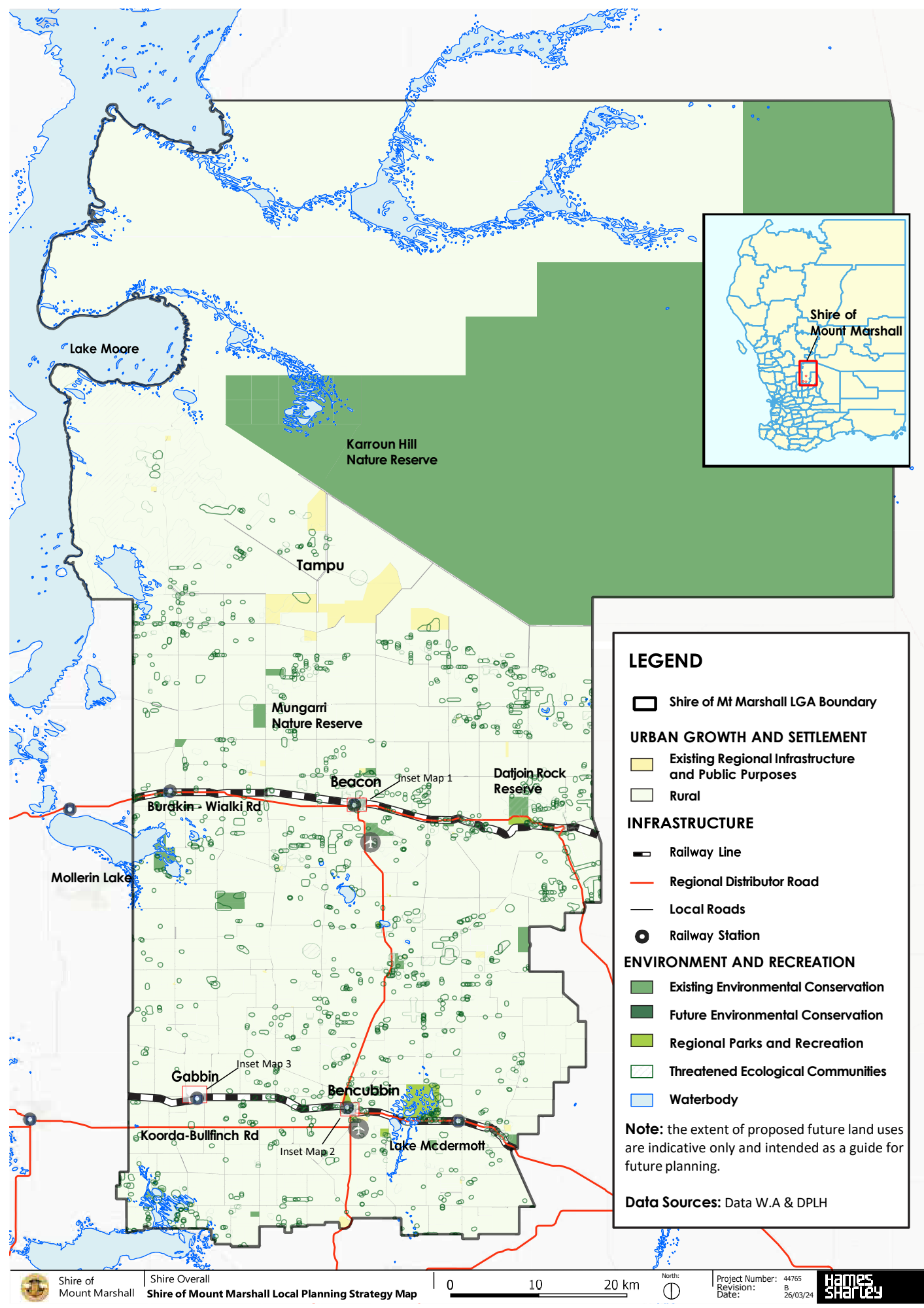


Figure 3: Shire of Mt Marshall Strategy Map

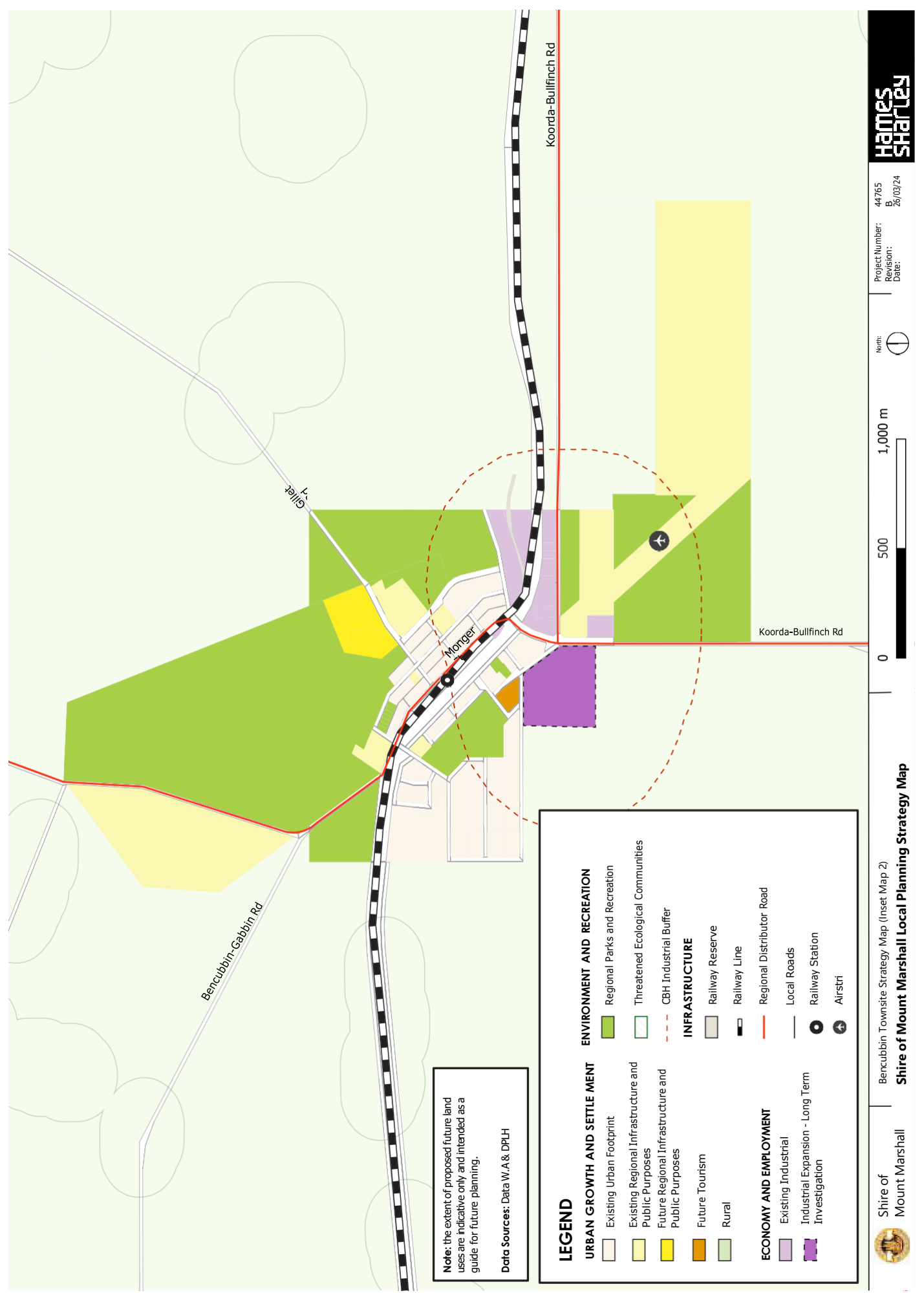
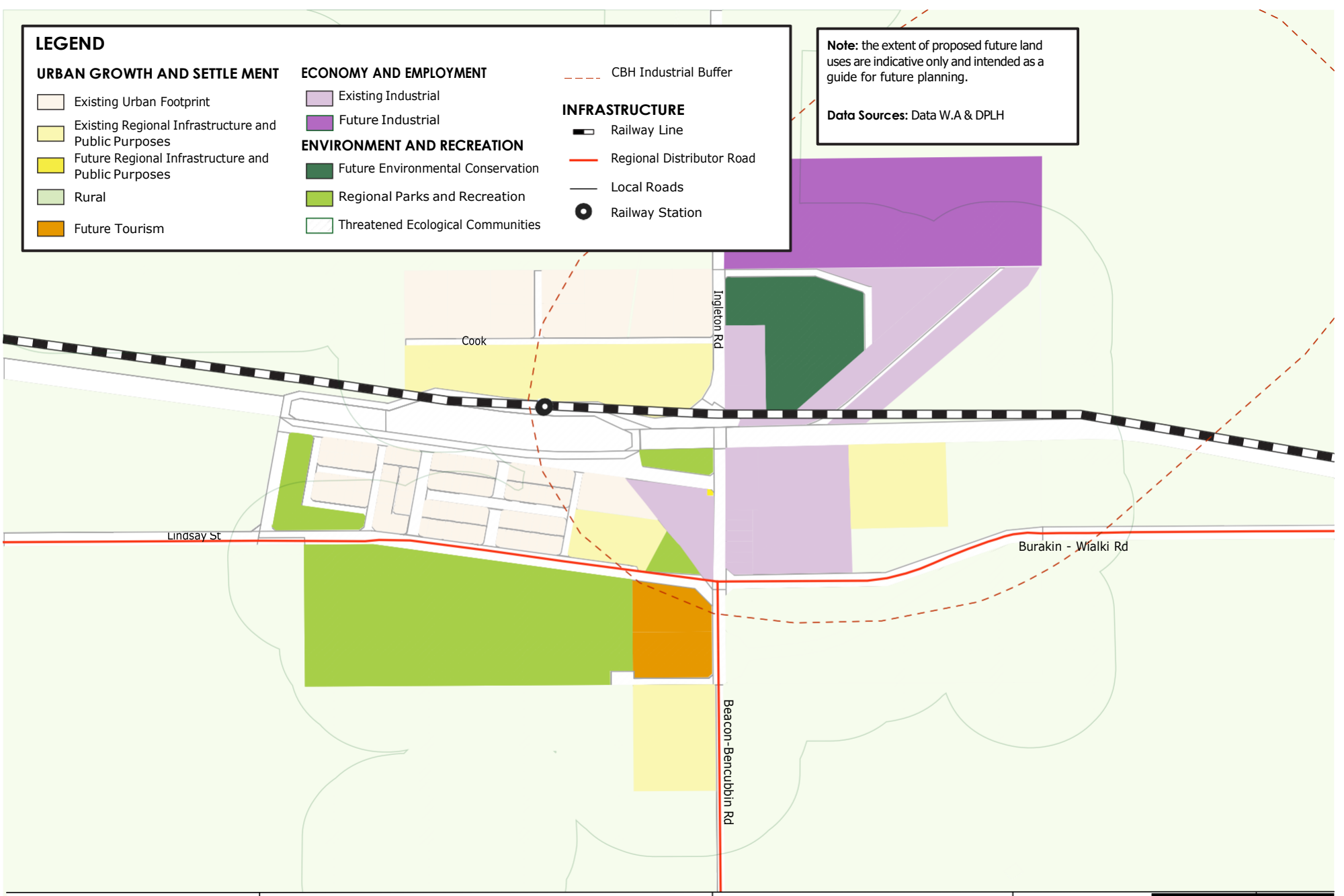


Figure 4: Strategy Map insets for Bencubbin townsite

Figure 5: Strategy Map for Beacon townsite



Shire of Mount Marshall

Beacon Townsite Strategy Map (Inset Map 1)
Shire of Mount Marshall Local Planning Strategy Map



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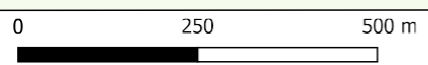


Figure 6: Strategy Map for Gabbin townsite



Shire of Mount Marshall

Gabbin Townsite Strategy Map (Inset Map 3)
Shire of Mount Marshall Local Planning Strategy Map



Project Number: 44765
 Revision: A
 Date: 26/03/24



03

IMPLEMENTATION & REVIEW



Implementation of the actions within this Strategy are intended to occur over a 15 year timeframe. Though every 5 years a comprehensive review of the local planning scheme and strategy will be undertaken in the form of a report of review. The report of review will include a basic assessment of the status of all the actions from the local planning strategy to confirm whether actions are either completed, in progress or not commenced.

Amendments to the local planning strategy and scheme may be required to assist in the implementation of the strategy.

PART 2 - BACKGROUND INFORMATION & ANALYSIS





01

INTRODUCTION



The purpose of Part 2 is to detail the relevant background information and analysis. Sections 2 and 3 provide a summary of the relevant State, regional and local planning documents and contexts, and includes the implications for the Shire of Mt Marshall Local Planning Strategy direction.

Section 4 of this volume includes the local government profile which delivers the background information and analysis relating to the current demographic profile, urban growth and settlement patterns, environment and heritage, economy and employment and infrastructure position in the Shire. Importantly, it focuses on the context specific trends and experiences in the Shire of Mt Marshall.

The analysis identifies the key land use planning opportunities and issues that will influence future development of the Shire and these inform the Strategy direction and actions.



02

STATE AND REGIONAL PLANNING CONTEXT

2.1 STATE PLANNING STRATEGY 2050

The State Planning Strategy (SPS) provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia, regional and local jurisdictions. It contemplates a future in which high standards of living, improved public health and an excellent quality of life are enjoyed by present and future generations of Western Australians.

The SPS proposes that diversity, liveability, connectedness and collaboration must be central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

The Wheatbelt is included in the South West sector, one of three sectors that the SPS divides WA into for consideration. The SPS acknowledges that the south west sector has a diverse economic base and outlines the following strategies which may be relevant for Mt Marshall:

- + The large majority of the sector lies within an international global biodiversity hotspot. The area's native flora, approximately half of which is endemic, is especially impressive. It also has the highest concentration of rare and threatened species on the Australian continent. This unique biodiversity provides significant economic opportunities.
- + Agriculture plays a significant role within the South West sector, which will continue to supply fresh local food to Western Australia's growing population. The Wheatbelt region alone contributes 35% of the State's agricultural production.
- + Mining and downstream processing continues to be a key economic driver for the South West sector. The region hosts nationally and internationally significant resource projects.

Key challenges for the sector identified in the SPS include the competition for land and water resources from urbanisation and other industry sectors and the balance between land development and the maintenance of conservation values.

2.2 STATE PLANNING POLICIES

State Planning Policies (SPP's) are prepared under Part 3 of the Planning and Development Act 2005 and provide the highest level of planning policy control and guidance in Western Australia. SPP's considered to be specifically relevant to the Shire of Mt Marshall are outlined and described in Table 5.

Table 5: State Planning Policy Overview & Local Planning Strategy Implications

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
SPP 1 – State Planning Framework Policy	<p>SPP 1.0 restates and expands on the key principles of the State Planning Strategy in planning for sustainable lands use and development. It brings together existing State and regional policies, strategies, and guidelines within a central State Planning Framework, which provides a context for decision making on land use and development in Western Australia.</p> <p>The Framework informs the WAPC, local government and others involved in the planning process on State level planning policy, which is to be taken into consideration, and given effect to, in order to ensure integrated decision-making across all spheres of planning.</p> <p>The framework identifies relevant policies and strategies used by the WAPC in making decisions and may be amended from time to time. The framework is the overarching SPP. Additional SPPs set out the WAPC's policy position in relation to aspects of the State Planning Strategy principles.</p>	<p>The new Strategy and amended Scheme will need to address the vision and principles of the State Planning Strategy.</p>
SPP 2 – Environment Natural Resources Policy	<p>SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation, and enhancement of the natural environment. The policy promotes responsible planning by integrating environment and natural resource management with broader land use planning and decision-making.</p> <p>SPP 2.0 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, marine resources, landscapes, and energy efficiency. These general measures should be considered in conjunction with environmentally based, issue-specific state planning polices which supplement SPP 2.0.</p>	<p>The new Strategy and amended Scheme will need to respond to a range of environmental and natural resources issues including but not limited to, the following:</p> <ul style="list-style-type: none"> + Identify public drinking water source (PDWSA) areas; + Identifv relevant separation distances between incompatible land use and development; + Protect areas of agricultural significance; and + Protect areas of cultural significance.

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
Draft SPP 2.4 – Basic Raw Materials	<p>SPP 2.4 recognises basic raw materials as a finite resource and promotes the importance of its extraction in support of regional development and agriculture within Western Australia. Its primary purpose is to facilitate the responsible extraction of basic raw materials while ensuring that any extraction avoids, minimises, and mitigates detrimental impacts on the community and and/ environment.</p> <p>SPP 2.4 supports land use conflict being addressed as early as possible in the planning process. Principal considerations for decision-makers include considering the suitability or otherwise of basic raw material extraction on planning and environmental grounds; ensuring broad compatibility between land uses and avoiding development of sensitive land uses within separation distances.</p>	<p>This policy encourages the recognition of significant basic raw material resources within the planning framework and includes provisions for their protection, access, and use, including consideration to establishing buffers around extractive industries via Special Control Areas or appropriate separation distances to sensitive land uses.</p> <p>On this basis it will be necessary to identify the potential sources of basic raw materials within the Shire of Mt Marshall, and where necessary establish appropriate protection mechanisms.</p>
SPP 2.5 – Rural Planning	<p>SPP 2.5 applies to rural land and rural land uses as well as land that may be impacted by rural land uses. SPP 2.5 seeks to protect and preserve Western Australia’s rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. SPP 2.5 includes policy measures aimed at protecting rural land while encouraging a priority diversity of compatible rural land uses.</p>	<p>The Shire’s area of rural land comprises a combination of private ownership to the south, and Crown reserves to the north. Future land use planning in rural zones, will need to consider:</p> <ul style="list-style-type: none"> + Designation and protection of agricultural land and significant environmental assets; + The interface with any rural living zones; and + Separation distances and/or buffers.
Draft SPP 2.9 – Planning for Water	<p>SPP 2.9 provides guidance in the planning, protection and management of surface and groundwater catchments. The draft policy, and accompanying guidelines, aim to;</p> <ul style="list-style-type: none"> + Protect and improve the values (environment, social, management cultural and economic) of water resources; + Manage a sustainable supply and use of water resources, + Protect a long-term supply of drinking water, + Manage of flood risks, + Enable future development that is resilient to the maintain water related impacts of climate change, + Support the appropriate provision of wastewater infrastructure. 	<p>This policy requires the new Strategy and amended Scheme to consider:</p> <ul style="list-style-type: none"> + Preparation and ongoing compliance with an environmental plan; + Identification and protection of water sources that represent significant economic, social and/or environmental values; + Application of appropriate buffers for wetlands and waterways to or enhance environmental attribute functions and values; + Promotion of local native vegetation in developments to minimise water use and maximise filtration; and + Use of Special Control Areas in protection and management of water resources.

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
SPP 3 – Urban Growth and Settlement	<p>SPP 3.0 is a broad sector policy that sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. The purpose of this Policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy for accommodating growth and change. SPP 3.0 outlines general measures create sustainable communities, plan liveable neighbourhoods, coordinate services and infrastructure, manage rural-residential growth and plan for aboriginal communities. These general measures should be considered in conjunction with issue-specific urban growth and settlement state planning polices which supplement SPP 3.0.</p>	<p>The new Strategy and amended Scheme should reflect and build on the urban growth and settlement policies set out in regional strategies and seek to identify sufficient land to meet future population and housing needs for at least a 10-year period.</p> <p>The maiority of urban growth is expected to continue to occur in the Bencubbin and Beacon Townsites. with adeauate land already zoned.</p>
SPP 3.4 – Natural Hazards and Disasters	<p>SPP 3.4 encourages local governments to adopt a systemic approach to the consideration of natural hazards and disasters. The objectives of this policy are to include planning for natural disasters as a fundamental element in the preparation of planning documents, and through these planning documents, minimise the adverse impacts of natural disasters on communities, the economy, and the environment. SPP 3.4 sets out considerations for decision makers in relation to hazards including flood, bushfire, landslides, earthquakes, cyclones, and storm surges. Consideration of these hazards should be undertaken in conjunction with issue-specific state planning polices which supplement SPP 3.4.</p>	<p>The Shire aims to mitigate the impacts of natural disasters through a combination of Scheme provisions and Local Planning Policies. Bushfire is the primary natural hazard impacting the planning for the Shire, which will be addressed through the requirements of SPP 3.7.</p>
SPP 3.5 – Historic Heritage Conservation	<p>SPP 3.5 sets out the principles of sound and responsible planning for the conservation and protection of Western Australia’s historic heritage. The policy seeks to conserve places and areas of historic heritage significance and to ensure development does not adversely affect the significance of heritage places and areas.</p> <p>SPP 3.5 primarily relates to historic cultural heritage noting that aboriginal heritage and natural heritage are protected by other legislative instruments. Historic cultural heritage includes heritage areas, buildings and structures, historic cemeteries and gardens, man-made landscapes and historic or archaeological sites with or without built features.</p> <p>The policy contains development control principles and considerations for decision-makers for where development is proposed within a heritage place and heritage area. The policy also states that care should be taken by decision-makers to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.</p>	<p>The Shire has a number of local heritage listed places and should therefore continue to maintain and promote its ‘Municipal Heritage Inventory’.</p>

STATE PLANNING POLICY OVERVIEW POLICY	LOCAL PLANNING STRATEGY IMPLICATIONS
<p>SPP 3.7 – Planning in Bushfire Prone Areas</p> <p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection. The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.</p> <p>SPP 3.7 should be read in conjunction with the deemed provisions, Guidelines for Planning in Bushfire in Prone Areas and Australian Standard 3959: Construction of buildings in Bushfire Prone Areas.</p>	<p>Any land proposed for urban development in the Strategy will need to have consideration for relevant bushfire hazards in accordance with SPP 3.7.</p> <p>The Scheme should include provisions pertaining to bushfire management.</p> <p>In Rural areas the Strategy needs to consider provisions to seek a balance between bushfire risk mitigation measures and the associated adverse environmental impacts associated with the clearing of remnant vegetation.</p>
<p>SPP 4.1 – Industrial Interface</p> <p>SPP 4.1 guides planning decisions with the aim of protecting the long-term future operation of industry and infrastructure facilities, by avoiding encroachment from sensitive land uses and potential land use conflicts. The policy encourages the use of statutory buffers, and locating industrial land uses with off-site impacts within specific industrial zones, while prioritising the needs for a compatible interface between sensitive zones/land uses and industry.</p> <p>SPP 4.1 supports land use conflict being addressed early as possible in the planning process. It is also expected that land use conflict will be subsequently considered at each stage of the planning framework, increasing in detail at each level.</p>	<p>The Strategy should ensure that industrial sites or local strategic significance are protected from encroachment through use of buffers or careful interface treatment. Conflicts between industrial land and sensitive land uses should be minimised.</p> <p>Industries which generate off-site impacts should be located in relevant industrial zones and ensure that off-site as impacts can be contained within these zones.</p>
<p>SPP 5.2 - Telecommunications Infrastructure</p> <p>SPP 5.2 recognises telecommunications infrastructure as an essential service and aims to balance the need for this infrastructure and the community interest in protecting the visual character of local areas. The policy aims to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure and sets out specific exemptions for where the policy requirements do not apply.</p> <p>Decision-makers should ensure that telecommunications infrastructure services are located where it will facilitate continuous network coverage and/or improved telecommunications services to the community whilst not comprising environmental, cultural heritage, social and visual landscape values.</p>	<p>Telecommunications infrastructure plays a critical role in supporting community and businesses requirements in regional areas.</p> <p>The Scheme should retain and review existing provisions pertaining to telecommunications Infrastructure.</p>

STATE PLANNING POLICY OVERVIEW POLICY	LOCAL PLANNING STRATEGY IMPLICATIONS
<p>SPP 5.4 – Road and Rail Noise</p> <p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations.</p> <p>This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed or where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process for the purpose of avoiding land use conflict and achieving better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors.</p> <p>SPP 5.2 is supplemented by the Road and Rail Noise Guidelines.</p>	<p>SPP 5.4 should be considered as part of the LPS to structure future policies based on road and rail expansion works as part of any major infrastructure expansions.</p> <p>The policy should be used in the LPS to ensure land use planning adequately considers the relationship between development and infrastructure.</p>
<p>SPP 7.0 – Design of the Built Environment Policy</p> <p>SPP 7.0 is a broad sector wide policy relevant to all local governments. The policy sets out the objectives, measures, principles, and processes which apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development, and public works. The policy contains ten design principles which set out specific considerations for decision-makers when considering the above proposals. These include, context and character, landscape quality, built form and scale, functionality and build quality, sustainability, amenity, legibility, safety, community, and aesthetics. The policy also encourages early and on-going discussion of design quality matters and the use of design review.</p> <p>These principles should be considered in conjunction with the range of supporting State Planning Policies that provide design quality guidance for specific types of planning and development proposals.</p>	<p>Implications of SPP 7.0 include:</p> <ul style="list-style-type: none"> + Application of principles in planning instruments + LPP policy considerations + Statutory development standards <p>The ten principles of good design sufficiently address the formulation of future design-related policies or precinct planning exercise. The principles should also be considered when proposing any new development areas.</p>

2.3 REGIONAL PLANNING CONTEXT

The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including:

- + Regional Strategies
- + Regional Planning Schemes
- + Regional and Sub-regional planning strategies and structure plans

Regional planning instruments considered to be specifically relevant to the Shire are outlined and described in **Table 6**.

Table 6: Regional planning instrument overview & Local Planning Strategy Implications

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
SPP 7.3 – Residential Design codes Volume 1 & Volume 2	SPP 7.3 – Residential Design Codes Volume 1 and 2 provides the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings. The purpose of the policy is to address emerging design trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals. The policy outlines various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. The policy also makes provision for aspects of specified design elements to be varied through the local planning framework. SPP 7.3 - Residential Design Codes Volume 1 and 2 should be read in conjunction with the supporting Guidelines.	Where appropriate, the local planning framework should be consistent with the R-Codes. If necessary, the new Strategy could identify if variations to the R-Codes should be considered due to regional or climatic factors.

REGIONAL PLANNING INSTRUMENT	REGIONAL PLANNING INSTRUMENT OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
Wheatbelt Regional Planning and Infrastructure Framework (December 2015)	The Wheatbelt Regional Planning and Infrastructure Framework provides guidance on land use, land supply, land development, environmental protection, infrastructure and priorities for the delivery of physical and social infrastructure for the Wheatbelt region. The framework informs the decisions of the WAPC by establishing the regional context for the preparation of sub-regional and local planning strategies and outlines the WAPC's position on planning for population growth, transport, agriculture, conservation estate, remnant vegetation, mineral prospectively, and significant basic raw materials for the Wheatbelt.	The Shire is identified within the Central East sub-region of the Wheatbelt Regional Planning and Infrastructure Framework. The LPS should draw upon the guidance provided within the framework and align with the vision, objectives and approach.

2.4 DEVELOPMENT CONTROL & OPERATIONAL POLICIES

Table 7: Development Control & Operational Policies

POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
WAPC OP 1.1 Subdivision of Land – General Principles	This policy seeks to control subdivision of land, number, size and arrangement of lots within the framework of the relevant legislation, regulations, and policy.	Further consideration of general subdivision and the impacts on the locality will be explored through development of the LPS.
WAPC DC 2.2 – Residential Subdivision	This policy sets out the Western Australian Planning Commission’s requirements for the subdivision of land into residential lots. It is related to the site area per dwelling standards contained in the R-Codes, and to other State Policies and Development Controls. Historical lot size differences and application of contemporary R-Coding’s results in some lots not aligning with allocated R-Code minimum and average lot sizes. Lot size variation under this policy is intended to facilitate flexibility to complete subdivision of these lots as intended under the local planning framework.	Further consideration of general subdivision and the impacts on the locality will be explored through development of the LPS.
WAPC DC 3.4 – Subdivision of Rural Land	This policy sets out the principles used to determine applications to subdivide rural land. It aligns with the policy objectives set out in SPP 2.5 and identifies special circumstances in which rural subdivision may be considered by the WAPC.	The Shire has significant areas of Rural zoned land. Broadly, the subdivision of rural land is only to occur under the exceptional circumstances outlined by DC 3.4. The Local Planning Strategy and broader local planning framework should seek to limit the fragmentation of rural land assets.
WAPC DC 3.4 – Industrial Subdivision	This policy sets out the principles and objectives that guide the subdivision of industrial land. It seeks to ensure that the State can deliver on its industrial needs with a full range of industrial services, supported by efficient movement networks, public open space and considerations for amenity impacts of adjacent uses.	The Shire has significant areas of Rural zoned land. Broadly, the subdivision of rural land is only to occur under the exceptional circumstances outlined by DC 3.4. The Local Planning Strategy and broader local planning framework should seek to limit the fragmentation of rural land assets.

2.5 POSITION STATEMENTS & GUIDELINES

Table 8: Position Statements and Guidelines

POSITION STATEMENT	OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
Renewable Energy Facilities	This document outlines the WAPC requirements to support the consistent consideration and provision of renewable energy facilities within Western Australia. The policy identifies assessment measures to facilitate appropriate development of renewable energy facilities. It seeks to ensure these facilities are in areas that minimise potential impact upon the environment, natural landscape, and urban areas while maximising energy production returns and operational efficiency.	The Western Australian Planning Commission’s State Planning Strategy 2050 promotes renewable energy initiatives. To help implement this, the local planning framework can effectively manage the development assessment of renewable energy facilities and enable this important future energy source for communities.. In a statutory sense, ‘renewable energy facility’ should be included as a land use in the Scheme. Development controls could then be implemented either through Special Control Areas or a Local Planning Policy.
Residential Accommodation for Ageing Persons	This position statement outlines the WAPC’s requirements to support the provision of residential accommodation for ageing persons within Western Australia’s local government planning framework. This position statement seeks to remove planning process barriers and encourage the provision of an appropriate supply and diversity of options for residential accommodation by establishing consistent, simplified, and streamlined approval pathways, within a strategically led planning framework.	The position statement provides specific guidance for the assessment and investigation of the residential accommodation needs that should be considered in the preparation of an LPS. The LPS may identify sites for aged care accommodation which are not zoned and require further liaison with government agencies and authorities. From a statutory perspective, if the LPS determines sufficient demand for residential accommodation for ageing persons than new land use definitions (and associated permissibility’s) should be considered for ‘Residential Aged Care Facility’ and ‘Independent Living Complex’.
Workforce Accommodation	This Position Statement has been prepared by the WAPC to assist users of the planning system in understanding the land use planning considerations for workforce accommodation. Where practicable, workforce accommodation should be provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability. Planning and development of workforce accommodation should be consistent with local planning strategies and schemes, except where the Mining Act 1978 and State Agreement Acts prevail.	Workforce accommodation is a key issue in many regional areas. The Strategy should investigate how future workforce accommodation can be facilitated in future to meet the needs of the economy of the Shire.

2.6 OTHER RELEVANT DOCUMENTS

The purpose of this section is to briefly outline any other strategies, plans and policies that have been prepared by the State Government agencies that have relevance to the Strategy.

Table 9: Other Relevant Strategies, Plans & Policies

POSITION STATEMENT	OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS
Better Urban Water Management	Better Urban Water Management policy guides implementation of SPP 2.9 by providing a framework for how water resources should be considered at each stage of the planning process and assigning actions and requirements to each. This applies to both new greenfield and urban renewal projects where residential, commercial, industrial and rural residential uses and development are proposed, preliminary including in rural townsite areas. the	Under this policy, the Local Planning Strategy should: <ul style="list-style-type: none"> + Apply the requirements of state and regional planning policy, including SPP 2.9 Water Resources; + Propose local and regional catchment management objectives and design objectives for all elements of total water cycle; + Map the surface and groundwater catchments and sub-catchments; + Undertake a desktop analysis of past land use with the potential for contamination; + Discuss water sources for drinking and other water needs; + Depict the location of future conservation reserves to be protected; and + Propose a strategy to ensure that surface and groundwater quality and quantity information is available at an appropriate time to inform future land use planning decisions.
Planning For Tourism and Short-term Rental Accommodation	This document guides the appropriate location and management of tourism land uses through the planning framework and: <ul style="list-style-type: none"> + Facilitate acceptable development of new and evolving tourism opportunities + Provide a high-level of amenity in tourism areas + Deliver quality land use planning outcomes. 	The LPS considers tourism issues in the Shire to help ensure strategic tourism needs are addressed. The Strategy: <ul style="list-style-type: none"> + Reflects on the alignment of the existing planning framework and intended tourism outcomes; + Discusses current and emerging tourism trends and issues; + Investigates future land allocation, suitable planning controls and anticipated tourism infrastructure needs; + Identifies known and potential tourism sites; and + Outlines suitable planning controls to guide and manage tourism uses that will need to be incorporated in the Scheme.
Rural Planning Guidelines	State Planning Policy 2.5: Rural Planning (SPP 2.5) and Development Control Policy 3.4: Subdivision of rural land (DC 3.4) govern planning decision-making and for rural land in Western Australia. <p>These Guidelines provide explanatory detail to assist the implementation of SPP 2.5 and DC 3.4 and explain the context of the policies.</p>	The majority of the land of the Shire is zoned as rural land use. For a local government area that relies primarily on agriculture basic raw material extraction for its economy, this document provides relevant guidelines to inform planning for agricultural land, tree farms and extractive industries.

NAME OF STRATEGY, PLAN, POLICY	POLICY OVERVIEW
Western Australian Climate Policy (2020)	<p>The Western Australian Climate Policy sets out the State Government’s plan for a climate resilient community and a prosperous low-carbon future. The policy underscores a commitment to adapting to climate change and working with all sectors of the economy to achieve net zero greenhouse gas emissions by 2050.</p> <p>The policy sets out the high-level priorities the State Government will implement to support a more climate-resilient community. The approach to climate adaptation recognises exposure to climate impacts, the diversity of the regions and the existing capability to manage and adapt to climate change.</p> <p>The policy outlines actions to guide the response by business, the community, local governments and State Government agencies to develop well-informed, timely and practical adaptation responses.</p> <p>IMPLICATIONS The new Strategy and amended Scheme for Mt Marshall should consider this policy to ensure climate responses in the Shire are aligned with it and adaptations help support a more climate-resilient community in the Wheatbelt.</p>
Government Sewerage Policy (2019)	<p>The Government Sewerage Policy (2019) sets the State Government’s position on how sewerage services are to be provided in Western Australia through the planning and development of land. It’s focus is on protecting the environment, public health and amenity through the requirement for reticulated sewerage for all new development, though discretionary provisions exist for on-site waste water disposal systems.</p> <p>The State Planning Policy 2.9 Planning for Water (SPP 2.9) will likely supersede this policy in the future.</p> <p>IMPLICATIONS The policy is relevant to the Shire because there has been reliance on traditional forms of wastewater disposal for existing and new developments. Responding to this policy in future will require development in the Shire to demonstrate acceptable infrastructure and systems for wastewater disposal, stormwater management, drainage and water supply that is of an appropriate public health, environmental and safety standard. Localities without reticulated sewer, where development requires on-site effluent disposal systems, shall be subject to minimum lot size requirements and may have some land use limitations.</p>
Guidance for the Assessment of Environmental Factors - Separation Distances between Industrial and Sensitive Land Uses No.3 (2005)	<p>This guide provides advice on the use of generic separation distances (buffers) between industrial and sensitive land uses to avoid conflicts between incompatible land uses.</p> <p>IMPLICATIONS The Shire has land zoned for extractive industry, agriculture and freight terminals which could be considered as industrial uses under the document. The Shire will follow this guide the decide whether buffer area is required in managing the above industrial uses to Sensitive Land Uses such as residential areas and caravan parks. Currently there are both Light and General industry zones in the Shire however, through the review and amendment process of the Scheme it is suggested that a simplification of this into a single General Industry zoning is appropriate.</p>



03

LOCAL PLANNING CONTEXT

3.1 STRATEGIC COMMUNITY PLAN 2020/2021- 2030/2031

The Shire’s Strategic Community Plan (SCP), adopted in 2020, identifies key themes, outcomes, and objectives for the Shire. These are outlined in **Table 10** and those particularly relevant to land use planning are in green italics.

Table 10: Strategic Community Plan Alignment

PRIORITY	OBJECTIVES	MEASURE OF SUCCESS
<u>COMMUNITY</u>	<ul style="list-style-type: none"> + Deliver programs and services that engage with the wider community and engender community spirit. + <i>Support and maintain facilities that connect people, promote healthy community and are appropriate for residents.</i> + Encourage and support volunteers and community groups to grow an active volunteer base that feels valued. 	<ul style="list-style-type: none"> + People from all walks of life and backgrounds feel motivated to contribute. + Community surveys indicate high satisfaction with the facilities provided by the Shire. + Volunteering and participation in community groups is maintained or increases.
<u>ECONOMY</u>	<ul style="list-style-type: none"> + <i>Work with local business and other stakeholders to attract investment; create jobs and support business growth.</i> + <i>Encourage, promote, and deliver activities and events that promote our region and have a positive economic and social benefit.</i> + <i>Continue to work with regional partners to advocate for improved energy reliability and telecommunications coverage.</i> 	<ul style="list-style-type: none"> + There is an increase in business activity and employment within the Shire. + The Shire regularly hosts activities and events which attract positive feedback. + There are fewer power and telecommunications disruptions and increased access to mobile and high speed communications.
<u>ENVIRONMENT (BUILT & NATURAL)</u>	<ul style="list-style-type: none"> + <i>Deliver sustainable long-term planning for infrastructure that meets the needs of the community.</i> + <i>Design, construct and maintain infrastructure in a manner that maximise its life, capacity, and function.</i> + <i>Deliver a sustainable and progressive approach to waste management including continued collaboration with neighbouring local governments.</i> 	<ul style="list-style-type: none"> + Maintenance and renewal of Shire assets is environmentally and financially sustainable. + Shire facilities and assets continue to function effectively as they age. + Waste services across the region are delivered in a sustainable and cost-effective manner.
<u>GOVERNANCE AND LEADERSHIP</u>	<ul style="list-style-type: none"> + <i>Work with groups from across the community to address their concerns regarding equity in facilities and services.</i> + Provide informed and transparent decision making that, meets our legal obligations, reflect the level of associated risk, and are adequately explained to community. + Implement systems and processes that meet our legal and audit obligations and the needs of the community. 	<ul style="list-style-type: none"> + Residents and community groups believe they are being listened to and fairly treated. + The Shire is viewed as a Local Government that does what it says it will do. + External audits and reviews confirm compliance with relevant Local Government legislation.

3.2 PREVIOUS LOCAL PLANNING STRATEGY

A local planning strategy is a fundamental component of the local planning framework, it sets out the long-term strategic planning directions for a local government.

The local government is required to prepare a local planning strategy under the Planning and Development (Local Planning Schemes) Regulations 2015 which shall set out the long-term planning directions for the local government, apply to any state or regional planning policy that is relevant to the strategy, and provide the rationale for any zoning or classification of land under the local planning scheme.

The existing Shire of Mount Marshall Local Planning Strategy was adopted in September 2013.

The existing Strategy has not been amended since its adoption. This new strategy has been prepared to account for change in both a regional and State policy context.

The new Strategy ensures there is:

- + Better consistency and alignment with the objectives and goals of the Shire’s Strategic Community Plan and the NEWROC Strategic Plan; and
- + Is consistency with the Local Planning Strategy Guidelines, updates strategic actions to reflect council and community expectations; and
- + Updated zoning references to be consistent with the
- + Regulations’ model provisions; and
- + Reviewed census data to inform sustainable growth

Upon endorsement of this new Strategy, the Shire of Mt Marshall Local Planning Strategy (September 2013) shall be revoked.

3.3 LOCAL PLANNING SCHEME

The Shire of Mt Marshall Local Planning Scheme No 3 (LPS3) was gazetted on the 27 December 2013. The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations), requires that, in each 5th year following the date a Scheme was last published in the Government Gazette, a local government shall prepare a review by way of a report to the Western Australian Planning Commission (WAPC) on the operation of the Scheme. The review of LPS3 was due 20 June 2018.

The Report of Review recommended that due to the relatively contemporary format and content of LPS3, a formal scheme review is unwarranted. An omnibus local planning scheme amendment (informed by the new LPS) is proposed to bring the existing LPS3 into conformity with the recent WAPC Planning Reform initiatives and to address any identified anomalies or inconsistencies with the current LPS Regulations.

Key matters that the amended scheme will address include:

- + Modifications to bring into conformity with the LPS Regulations and avoid duplication with the Deemed Provisions.
- + Inclusion of revised reserves and accompanying objectives and provisions.
- + Inclusion of revised zone objectives and accompanying development provision.
- + Revising the zoning table to generally reflect the types of zones and land use classes relevant to the scheme area and include new use permissibility symbols where required.
- + Transfer Schedule 1 — Dictionary of Defined Words and Expressions” to new Part 6 — Terms referred to in Scheme and reviewing a number of definitions with corresponding or new ‘model provisions’ definitions.
- + Deleting or modifying scheme provisions where considered required, particularly for improving alignment with the ‘model provisions’.
- + Revising terminology and references throughout for consistency and readability.
- + Address several mapping corrections that have been identified through the Scheme review process and preparation of the updated Local Planning Strategy.
- + Updating scheme maps to reflect new reserves, zones and mapping conventions to comply with the manner and form requirements in the LPS Regulations.
- + Modifying the Scheme Map to align with changes proposed to the Scheme text.

3.4 LOCAL PLANNING POLICIES

Local Planning Policies (LPPs) are an important and commonly used planning instrument in Western Australia. They help Local Governments set clear expectations for areas and development classes, provide direction to applicants on how Local Governments are likely to exercise discretion, and outline acceptable development standards. LPPs remain one of the few planning instruments over which Local Governments retain control over the preparation and adoption of, providing Local Governments with an opportunity to ensure that local planning frameworks reflect the particular values and needs of their local communities.

The Shire of Mount Marshall currently maintains a Policy Manual containing all the up to date policies adopted by the Council from time to time. Local Planning Policies (LPP) may be prepared by the Shire in accordance with Division 2 of Schedule 2 of the LPS Regulations in respect of a particular class or classes of matters specified in the policy; and may apply to the whole scheme area or part of the scheme area.

LPP’s have been grouped into several categories including ‘Local Planning’ which are identified in Table 11, outlining the type, date of operation, purpose, and function.

Table 11: Local Planning Policies

NAME	DATE OF ADOPTION	PURPOSE	LPS IMPLICATIONS
LP.1.1 Application for planning consent	20 May 2014	Provides the application requirements for planning approvals.	To be reviewed to reflect recent changes to the R-Codes and the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> .
LP.1.2 Moveable Buildings	29 April 2014	Provides guidance on the permissibility and requirements for moveable buildings, including transportables, dongas and containers.	Minimum changes expected.
LP.1.3 Home Occupation	20 May 2014	The Home Occupation Policy is intended to ensure consistency in Council decision making in relation to Home Occupations and is enforceable through the provisions of the Local Planning Scheme.	Minor changes to reflect the new Strategy and amended Scheme.
LP.1.4 Outbuildings in Residential and Townsite Zoned Areas	29 April 2014	Provides specific guidance on the permissibility and design standards for outbuildings.	To be reviewed to reflect recent changes to the R-Codes and the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i>

3.5 OTHER RELEVANT DOCUMENTS

Table 12: Other Relevant Strategies, Plans & Policies

NAME	DATE OF ADOPTION	PURPOSE	LPS IMPLICATIONS
Corporate Business Plan 2021-2025	2021	The Corporate Business Plan 2021-2031 is a four year action plan to achieve desired outcomes in the Strategic Community Plan.	Consider and address the aspirations, outcomes, objectives and actions of the Corporate Business Plan through the Strategy review.
Sporting and Recreation Master Plan	2016	<p>The Master Plan provides pragmatic blueprint for the provision of sport and recreation for the Shire of Mt Marshall over the next ten years.</p> <p>It includes a broad vision and a desired sporting and recreation network identifies recommendations, strategies and actions linked to resources.</p>	<p>The master plan provides planning principles that this strategy should address to support recreational opportunities in the Shire, including principles such as:</p> <ul style="list-style-type: none"> + Management and maintenance of recreation facilities; and + Ensuring, where investigating recreation facilities, community are involved in the planning and design.

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04

LOCAL GOVERNMENT PROFILE

The profile of the Shire of Mount Marshall is presented and analysed in this section to provide robust, appropriate background and rationale for the strategic path outlined in Part 1. The Local Government Profile is organised under the following headings:

- + Demographic Profile
- + Community, Urban Growth and Settlement
- + Economy and Employment
- + Environment
- + Transport and Infrastructure

Trends, issues, opportunities and constraints detailed within the Local Government Profile are addressed in the strategy directions, actions and mapping found in Part 1. Where relevant the information for the City is provided and contrasted with Wheatbelt region and WA benchmarks. The intent is to highlight the key issues which form the basis for the planning principles underlying this Strategy and its associated planning Scheme amendment.

In preparing the LPS community engagement was undertaken in Mt Marshall to inform and support analysis of the issues and opportunities presented in the following sections. Refer to Appendix A for a report outlining the findings and feedback received via this engagement process undertaken in 2022.

4.1 DEMOGRAPHIC PROFILE

4.1.1 DEMOGRAPHIC PROFILE

POPULATION OVERVIEW

The Shire of Mt Marshall is located 273 km north-east of Perth on the north eastern edge of the Wheatbelt and shares borders with the Shires of Trayning, Koorda, Mukinbudin, Yalgoo, Dalwallinu, Westonia, Yilgarn, Wyalkatchem, Sandstone and Menzies. . The Shire is 10,134km² in size with over 1,700 km of roads (307km of which are sealed) and a population of 459 (ABS Census 2021).

There are two centres in Mt Marshall; Beacon and Bencubbin which are typical Wheatbelt towns, with the Shire administration office located in Bencubbin. There are also three smaller settlements in the Shire: Wialki, Gabbin and Welbungin which were established due to their positioning on the railway line and to serve as grain collection locations for CBH though have few services today.

Mt Marshall’s population was estimated to be over 2,000 people in 1929, however by 1979 the population had reduced to 1,000 people. Spiralling interest rates during the 1980s brought about a further decline in the farms and businesses of the district. The technological revolution of the last twenty years has increased farming productivity and enabled remote delivery of services and information which has led to reduced labour demand and the withdrawal of ‘shop fronts’ and staff from the district which has a snowball effect on the whole community.

As the trend of a declining population is expected to continue, future planning must work towards retaining those that already live in the Shire by enhancing community satisfaction through ensuring appropriate services and facilities are available.

POPULATION DISTRIBUTION

The 2021 ABS Census indicates the population for the Shire was 459 people usually resident, which is relatively consistent with WA Tomorrow population forecast Band C (see **Table 16**). According to the Census, the Shire has 314 occupied private dwellings and a total of 118 families. The population distribution between localities within the Shire is displayed in Table 13. It demonstrates that the highest concentrations of people reside in the townsites of Bencubbin and Beacon. Bencubbin, the Shire’s most populated area, is home to 203 people and 143 dwellings. The town of Beacon consists of 123 people and

Table 13: Population Distribution

LOCALITIES	POPULATION	DWELLINGS	HOUSEHOLD SIZE
Beacon	123	83	2.5
Wialki	45	19	3.2
Gabbin	44	42	2.3
Bencubbin	203	143	2.1
Welbungin	35	24	2.9
Tampu	18	6	2.7
TOTAL	468*	317*	

Source: 2021 ABS Census *Enumerated population and dwellings. Wialki partly in adjoining local government.

AGE & LIFE STAGES

The age and associated life stages of an area indicates the level of demand for age based services and facilities such as aged and child care. It further directs the Shire’s residential role and function and how it is likely to change in the future. Table 15 benchmarks Mt Marshall socio-economics characteristics against the Wheatbelt and WA for comparison.

Currently, the Shire has median age of 47 years which is significantly higher than the State average of 38 years. Overall, the Shire has been experiencing a shrinking younger cohort in its population from 2011 to 2021 (**refer Table 14**). The age groups of 5-9 years, 10-14 years, and 25-29 years had a decrease in population of 5%, 3.52% and 4.82% respectively. At the other end of the spectrum, age groups over 55 years had a significant increase. Over the past 10 years, the number of people aged 55 plus has increased from a proportion of 24.5% to 40.7% (one quarter to two fifths) of the total population.

Although the age group 55-59 years is not considered of retirement age, these residents will be in the next 10 years, so should be considered in future planning. This age group has increased disproportionately from 7.42% in 2011 to 6.46% in 2016 and to 12.64% in 2021. An aging population may indicate demand for aged care services and aging in place assistance. It is important to consider the feasibility of running these services and identifying locations of alternate aged care options.

Population instability is both evident in the Census data and reflected by the community. Young people in the Shire are generally unlikely to return to the town permanently after attending boarding school in Perth due to a lack of employment opportunities, further training or lifestyle choices. The consistent loss of young people in secondary schooling years indicates a potential shortage of labour and an increase in the number of ageing and empty-nesters, both of which require future planning consideration. This is illustrated in the population pyramid for Mount Marshall in **Figure 5**.

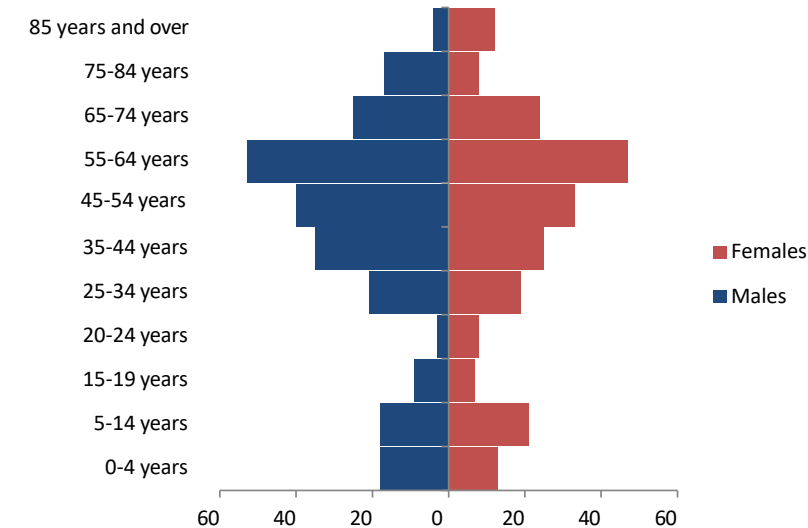


Figure 5: Population Pyramid, Shire of Mount Marshall

Source: ABS Census 2021

Table 14: Population structure

CENSUS YEAR		2011		2016		2021	
AGE		Number	%	Number	%	Number	%
Median age		39	-	42	-	47	-
Age groups	0-4 years	35	7.2	50	9.4	33	7.1
	5-9 years	48	9.9	41	7.7	25	5.4
	10-14 years	36	7.4	27	5.1	16	3.4
	15-19 years	12	2.5	14	2.6	5	1.1
	20-24 years	21	4.3	11	2.1	18	3.9
	25-29 years	37	7.6	30	5.6	11	2.4
	30-34 years	26	5.3	46	8.6	33	7.1
	35-39 years	38	7.8	28	5.3	32	6.9
	40-44 years	37	7.6	54	10.1	30	6.4
	45-49 years	47	9.7	40	7.5	43	9.2
	50-54 years	37	7.6	52	9.8	34	7.3
	55-59 years	29	6.0	32	6.0	58	12.4
	60-64 years	33	6.8	29	5.4	41	8.8
	65-69 years	16	3.3	36	6.8	35	7.5
	70-74 years	15	3.1	19	3.6	16	3.4
	75-79 years	8	1.6	12	2.3	12	2.6
80-84 years	9	1.8	6	1.1	9	1.9	
85 years and over	3	0.6	6	1.1	16	3.4	

Source: ABS Census 2021

Table 15: ABS Census Data 2021, Mt Marshall Population Profile

2021 CENSUS		SHIRE OF MT MARSHALL		WHEATBELT		WESTERN AUSTRALIA	
		Number	%	Number	%	Number	%
POPULATION							
Total Population	2021 (current Census)	459	-	137,175	-	2,660,026	-
	2016 (previous Census)	527	-	135,354	-	2,474,410	-
Population Growth		-68	-13	1821	1.3	185,616	7.5
SEX AND AGE							
Sex	Male	244	52.7	69,616	50.7	1,322,855	49.7
	Female	219	47.3	67,561	49.3	1,337,171	50.3
CULTURAL DIVERSITY							
Aboriginal and/or Torres Strait Islander		19	4.1	5,931	4.3	88,693	3.3
Non-Indigenous		404	88.0	119,586	87.2	2,431,204	91.4
Indigenous status not stated		40	8.7	11,662	8.5	140,128	5.3
Birthplace	Australia	376	81.9	100,151	73	1,648,804	62
	Elsewhere	83	18.1	31024	22.6	857,643	32.2
HOUSEHOLD TYPES							
Average household size (persons/household)		2.3		2.3		2.5	
Household Composition	Family households	118	63.9	10508	73	686,949	71.2
	Single (or lone) person households	60	33.3	3433	23.8	245,193	25.4
	Group households	4	2.8	451	3.1	32,591	3.4
Family Composition	Couple family without children	55	46.6	17,399	49.2	272,493	38.8
	Couple family with children	48	40.7	12,872	36.4	313,666	44.6
	One parent family	14	11.9	4,707	13.3	106,035	15.1
	Other family	0.0	0.0	400	1.1	10,930	1.6
EDUCATION							
Type of educational institution attending:	Preschool	10	9.3	1,876	4.9	45,452	5.6
	Primary	35	32.4	10,328	26.6	222,555	27.6
	Secondary	11	10.2	8,042	20.9	175,841	21.8
	Tertiary	16	14.8	4,204	10.9	172,239	21.3
	Notstated	42	38.9	13,318	34.6	167,197	20.7
Highest year of school completed:	Bachelor Degree level and above	35	9.1	14,324	12.6	513,667	23.8
	Advance Diploma and Diploma level	18	4.7	8,791	7.8	200,659	9.3
	Certificate IV & III	61	15.9	21,559	19	382,049	17.8
	Year 12 or equivalent	76	19.7	16,656	14.7	1,206,140	45.3
	Year 11 or equivalent	23	6.0	6,938	6.1	205,809	7.7
	Year 10 or equivalent	79	20.5	18,737	16.5	425,271	16
	Year 9 or below	26	6.8	8,338	7.4	116,570	5.4
INCOME							
Median total personal income (\$/weekly)		\$868		-		\$848	
Median total household income (\$/weekly)		\$1,396		-		\$1,815	
LABOUR FORCE PARTICIPATION							
In the labour force		259	67.3	64,234	56.7	1,376,251	63.9
Not in the labour force		87	22.6	38,614	34.1	641,842	29.8
Notstated		36	9.4	10,424	9.2	136,153	6.3
INDUSTRY OF EMPLOYMENT							
Grain-Sheep or Grain-Beef Cattle Farming		47	18.9	3,419	5.5	4,362	0.3
Other Grain Growing		42	16.9	2,359	3.8	4,008	0.3
Sheep Farming (Specialised)		16	6.4	1474	2.4	2,211	0.2
Local Government Administration		15	6.0	1921	3.1	17,696	1.4
Shearing Services		11	4.4	350	0.6	498	0.0

Source: ABS Census 2021

POPULATION STABILITY AND FORECASTS

The Shire of Mt Marshall, like most inland areas of Western Australia, has had a declining population over the last 30 years. This decline is projected to continue into the future according to WA Tomorrow Population Forecast. The forecast is presented as bands ranging from low forecasts (Band A) to high forecasts (Band E); the median band being C, as shown in **Table 16** below.

Table 16: WA Tomorrow Population Bands

FORECAST PERSONS PER WA TOMORROW BAND - MT MARSHALL SHIRE					
YEAR	BAND A	BAND B	BAND C	BAND D	BAND E
2016	520 (ABS 527)	520 (ABS 527)	520 (ABS 527)	520 (ABS 527)	520 (ABS 527)
2021	250 (ABS 459)	395 (ABS 459)	480 (ABS 459)	515 (ABS 459)	695 (ABS 459)
2026	190	335	410	480	685
2031	135	280	360	435	620
Pop. difference 2016-2031	Formula	360-527	-167		
Average annual population change	Formula	-167/15	-11.1		
Projection 2039 (15 years from 2024)	Formula	360 + (8 x 11.1)	270		

Source: WA Tomorrow Population Projections, DPLH

WORKFORCE

In the Shire's previous Strategic Community Plan, national and local employment trends and issues were identified as:

- + Shrinking future workforce
- + Ageing workforce
- + Generational diversity
- + Skills shortage
- + Workforce Recruitment
- + Workforce Retention
- + Succession Planning
- + Knowledge Transfer
- + Job flexibility

Challenges and issues as identified by staff include:

- + Northern Wheatbelt Shire, on the edge of the region, where wheat and sheep production meet pastoral lands and reserves.
- + Access to staff (declining local population), coupled with isolated location.
- + Whilst there is much improved internet connection across the Shire (Crisp Wireless), there are still mobile blackspots.
- + Availability of quality rentals for housing.
- + A number of staff are drive in drive out (this can be both advantageous and negative).
- + Limited activities for youth, though younger children are provided for at two primary schools (up to year 6 in Beacon and Bencubbin).
- + Limited local business diversity and job opportunities for partners of primary person relocating to the Shire for a job.

Implications for Demographics

Given the Shire's population has been in steady decline for some years, the Strategy acknowledges the low expectation of significant population growth. The Shire should focus on retaining the existing population base. Employment, education and lifestyle opportunities for young people and partners of people attracted to the Shire for jobs are central to population stability and satisfaction. Providing housing that is appropriate and attractive to new residents to the Shire is also important. Lastly, enabling ageing in place through provision of housing and medical facilities will ensure older residents of the Shire are able to remain in Mt Marshall, following their retirement.

4.2 URBAN GROWTH & SETTLEMENT

This section explores the needs of existing and future communities including the provision of suitably zoned and serviced land for housing, open space and community facilities. It demonstrates how future planning intends to respond to forecast population changes and anticipated housing needs along with demand for education, health and community facilities.

4.2.1. POPULATION DISTRIBUTION AND SETTLEMENT

Generally in the Wheatbelt region the settlement pattern is highly dispersed with the regional centre being Northam, approximately 190km south-west of Bencubbin. Consequently, the dispersed pattern has made the delivery of services challenging, and has caused a high level of dependency of the resident population on sub-regional centres. The North Eastern Wheatbelt Regional Organisation of Councils (NEWROC) Alliance was established in 1994 and includes seven neighbouring Shires as illustrated in Figure 6. This alliance facilitates economic cooperation to the benefit of the participating local governments. The current characteristics of housing including typologies, tenure and costs compared with the Wheatbelt and WA is detailed in **Table 17**.

HOUSING

Table 17: Housing Overview

2021 CENSUS CHARACTERISTIC	SHIRE OF MOUNT MARSHALL		WHEATBELT		WESTERN AUSTRALIA		
	Number	%	Number	%	Number	%	
HOUSING							
Tenure	Owned outright	86	49.4%	21,009	41.3%	281,372	29.2%
	Owned with a mortgage	23	13.2%	15,294	30.1%	385,629	40.0%
	Rented	38	21.8%	11,273	22.2%	263,826	27.3%
	Other tenure type	27	15.5%	2,244	4.4%	20,648	2.1%
DWELLING							
Dwelling count	Occupied private dwellings	174	61.3%	50,866	78.3%	964,734	89.1%
	Unoccupied private dwellings	110	38.7%	14,084	21.7%	118,109	10.9%
Number of bedrooms	None (incl. studios & bedsits)	0	0.0	230	0.5%	2,557	0.3
	1 bedroom	0	0.0	1,779	3.5%	35,236	3.7%
	2 bedrooms	26	15.4%	7,154	14.1%	121,450	12.6%
	3 bedrooms	83	49.1%	26,611	42.5%	361,327	37.5%
	4 or more bedrooms	60	35.5%	19,117	37.6%	431,241	44.7%
	Average number of bedrooms per dwelling	3.3	-	3.3	-	3.3	-
Dwelling structure	Separate house	167	96.0%	47,530	93.4%	769,038	79.7%
	Semi-detached, row or terrace house, townhouse	6	3.4%	2,297	4.5%	125,450	13%
	Flat or apartment	0	0	192	0.4%	62,360	6.5%
	Other dwelling	0	0	602	1.2%	5,858	0.6%
Rent	Median weekly	\$145	-	\$250	-	\$340	-
Mortgage	Median monthly	\$650	-	\$1,403	-	\$1,842	-

Source: ABS Census 2021

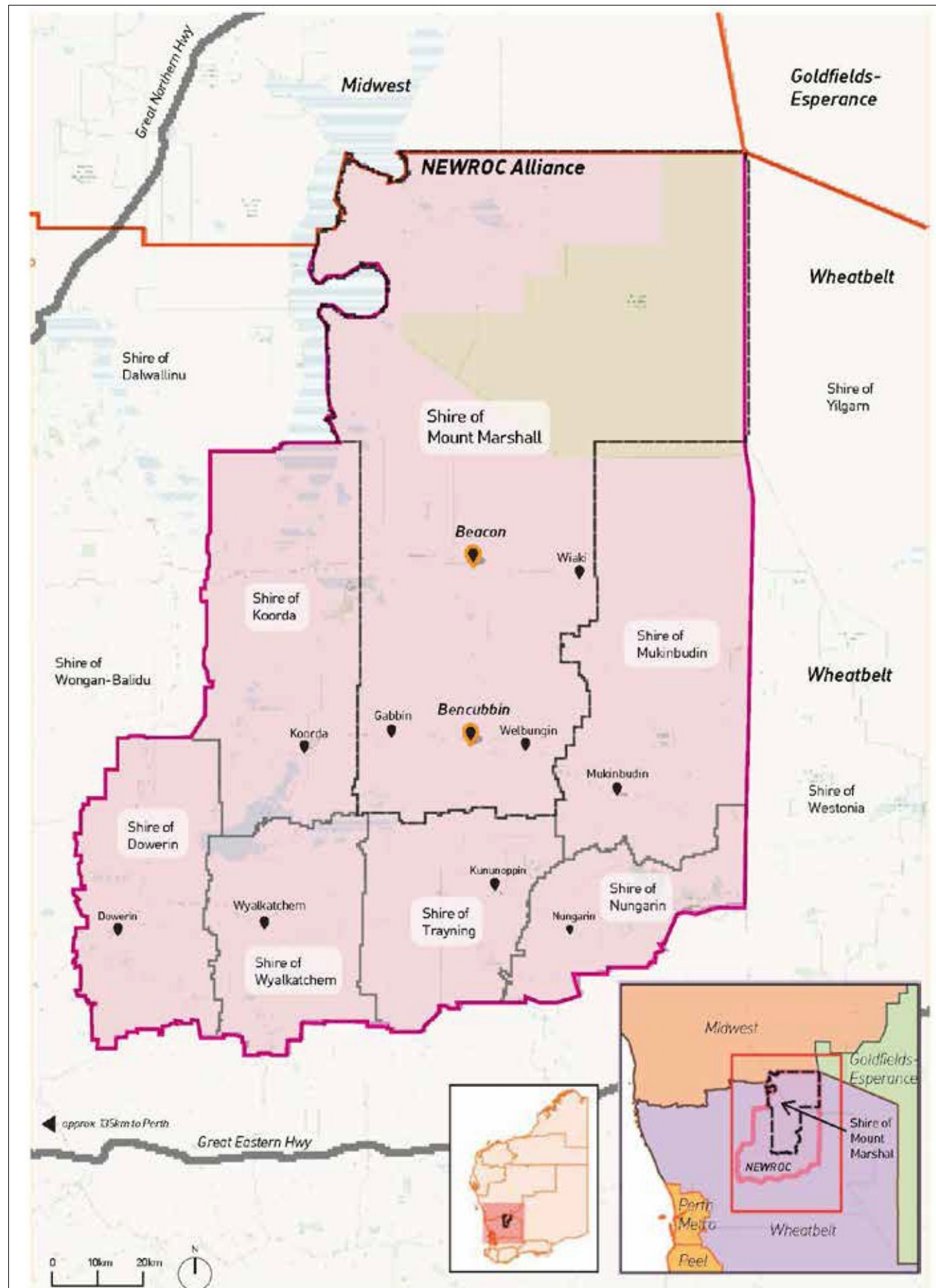


Figure 6: Shire of Mount Marshall Overall Context

HOUSING DEMAND AND SUPPLY

The population decline forecast for the Shire suggests that the demand for housing and residential land will not be as significant as high growth urban areas. Generally, there is a sufficient supply of land to cater for growth in the Shire and the Wheatbelt. However, localised availability of land maybe constrained due to factors such as cost of services, land assembly and suitability. Nonetheless, future housing demand will likely be generated by new workers that will be required to support proposed mining activities in the Shire.

The housing stock in the Shire predominantly consists of single detached houses and a small proportion of town houses and caravans. There are no apartments in the Shire. The majority of houses were built in the 60s and 70s, and are aging with little maintenance occurring. There are numerous dilapidated and unoccupied private houses in both townsites, likely the result of residents who have relocated outside of the Shire and the dwellings not being rented or purchased.

Community members have expressed an interest in renovating and transforming dated housing supply into community housing and workers accommodations. The renewal feasibility is limited by the cost of construction related to material transportation and the availability of trades persons in the area. Additionally, there are concerns around the funding and responsibility for renewal projects of government owned housing.

HOUSING AFFORDABILITY

The term 'housing affordability' refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes, which is discussed in terms of rental and purchasing aspects.

The recently introduced social housing plan in 2021 allows the State government to buy empty dwellings in existing developments to increase supplies of affordable housing units. However, the effectiveness of this initiative has not been demonstrated in the Wheatbelt region, no property has been purchased since the policy was introduced. The reasons are largely due to age, physical condition and the presence of asbestos in available dwellings.

HOUSING FOR RURAL AREAS

The uneven economic development between rural and urban areas has affected the viability and well-being for people in the Shire and rural areas. In conjunction with economic decline in rural and regional areas, many smaller rural communities have few rental properties or quality housing options for sale. Although there is a presence of State government housing agencies, they are often not integrated into regional development schemes. There is also a tendency to undervalue the role of housing in rural economic and social developments. An early housing study in the Wheatbelt region has highlighted six main housing issues (AHURI 2002):

- +poor housing quality;
- +very low house and land values;
- +scarcity of land for development;
- +lack of private rental accommodation;
- +inadequate accommodation for key professionals; and
- +special needs

The same report recommended an increased diversity of dwellings to cater for different types of households; provide adequate and affordable rental options; provide good quality subsidised accommodation for key professional service providers in both the public and private sectors and housing options for people with special physical, social and cultural needs. A key consideration for the future planning of Mt Marshall is providing appropriate housing options for a possible mining workforce, as well as potentially partners and families.

ESSENTIAL/KEY WORKERS ACCOMMODATION

Essential or Key Workers are typically those who are employed in the industries of public administration, education, health care and hospitality. They are the critical component in the workforce ensuring the functioning of the Shire, and often vulnerable to housing supply issues. The Shire has been experiencing a loss of essential workers and workers in general, evidenced by the trends in the ABS Census demographic analysis. Anecdotal comments from the community have suggested that the lack of workers accommodation has pushed workers out of the region, and local businesses have been negatively affected.

There are numerous reasons for the loss, but for planning implications, housing is often the significant issues needing to address. Widely in the Wheatbelt region, the construction and transportation of materials are often costly for erecting new houses, and the age and property condition of houses are also the primary concerns hindering the renewal and delivery of an affordable housing program by the State government.

WORKFORCE ACCOMMODATION

As the Shire intends to diversify its economic profile, particularly in the mining sector, workforce accommodation should be considered in this Strategy. 'Workforce accommodation means premises, which may include modular or relocatable buildings, used –

- (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

The Shire currently holds a stock of older housing in Bencubbin and Beacon which is low maintenance and may be able to be renovated and transformed to help retain some of these DIDO transient community members in the region. Workforce accommodation has not been defined in the land use zoning table of the Shire's local planning scheme. This will be addressed in the amended Scheme preparation to signal and support the preference for permanent housing of workers within the Shire's towns as the priority, due to the multiplier benefits and community advantages it brings. Flexibility to allow some accommodation in the town's caravan parks in the short term to respond to new industries requirements could be contemplated however this will highlight the need for wastewater treatment facilities and require associated land for this purpose to be identified.

SENIORS HOUSING

The presence of a high proportion of senior life stage residents of the Shire requires adequate housing and facilities to support this group. There are currently a total of nine aged persons units in the Shire, five units located in Bencubbin and the other four in Beacon. The aged persons units are partly provided by the Shire and partly provided through the Central Eastern Aged Care Alliance, in partnership with the Wheatbelt Development Commission and Regional Development Australia Wheatbelt.

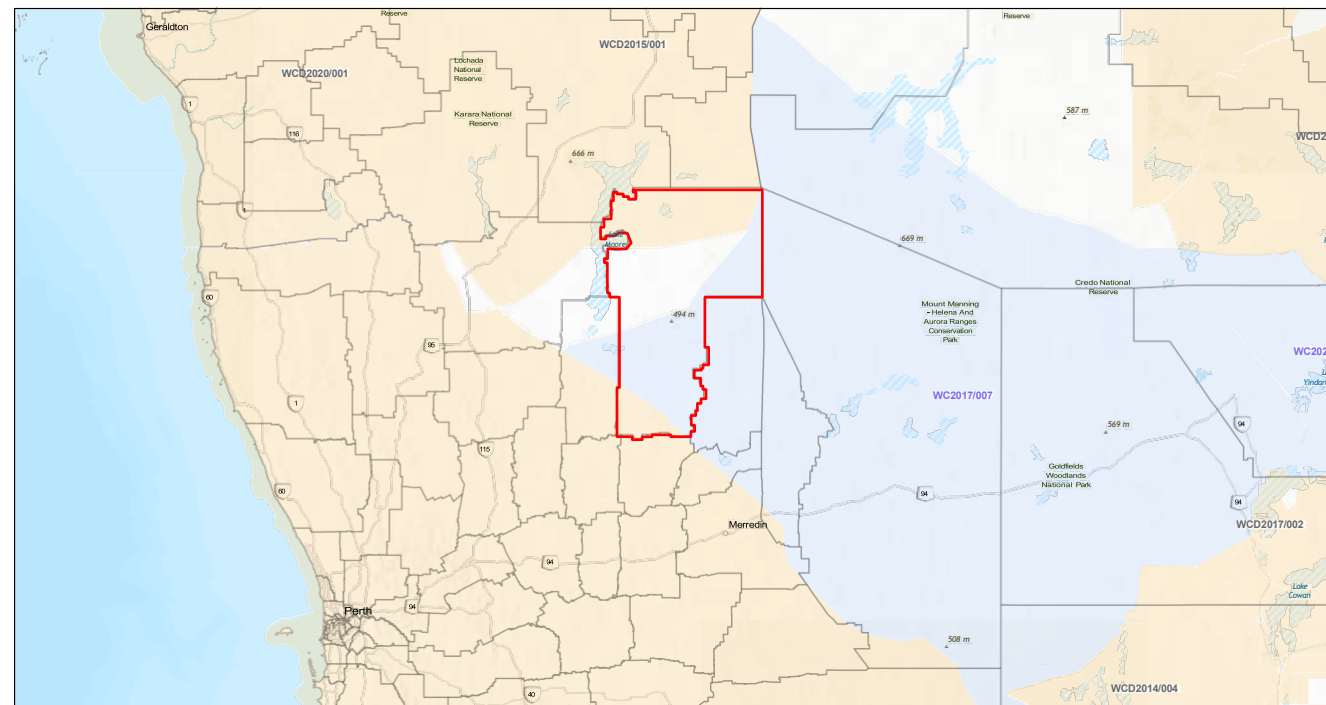
The Shire should consider the delivery of additional aged person units, integrating these units into the townsites, to respond to the future anticipated growth in older retired residents including empty-nesters and lone person households. Bencubbin, for instance, has a high proportion of lone person households at 42.3% of households (ABS 2021). It is appropriate and beneficial to provide these future aged care units in the townsites which provides social benefits and enhances the economic agglomeration effect on the towns.

NATIVE TITLE

The Native Title Act 1993 provides for the recognition and protection of Aboriginal and Torres Strait Islander people’s native title rights and interests. Certain government actions, such as grants of freehold or other exclusive tenures to other parties, have been found to extinguish native title.

Native Title is a relevant consideration when planning for urban growth and development in the Wheatbelt, as land in and around towns that may be identified as appropriate for certain development options may be subject to native title claims. Broadly, however, native title has been extinguished on the majority of land in the Wheatbelt by the granting of freehold titles over large areas.

The WA State Government’s South West Native Title Settlement (Settlement) is a long-term investment in the Noongar people and the shared success of Western Australia. The program covers partial areas to the south-west part of the Shire. The Crown lands in the covered area will be investigated for housing, commercial and cultural heritage purposes. Crown land in the Shire is subject to native title rights and interests, including Bencubbin and Beacon. There is an active claim from the Marlinyu Ghoorlie people and southern portions of the Shire are impacted by the Southwest Native Title Settlement. The use of vacant or unallocated Crown land may be subject to native title processes.



3/14/2024, 3:03:43 PM
 Local Government Areas (LGAs) 2020 - LGA_2020_AUST
 Determinations
 In effect - Finalised
 Applications (RNTC) - Marlinyu Ghoorlie Claim
 Mount Marshall LGA Boundary
 1:2,311,162
 0 25 50 100 mi
 0 37.5 75 150 km
 Esri, TomTom, Garmin, FAO, NOAA, USGS, Esri, USGS

Figure 7: Native Title Determinations and Applications in the Wheatbelt
 The Marlinyu Ghoorlie Claim has been registered, however as of Feb 2024 rights are yet to be established.

4.2.2. TOWNSITES

The Shire has five townsites/settlements that are all located along the existing railway lines. The two primary towns, with the largest populations and where the majority of facilities and services are delivered, are Bencubbin and Beacon.

BENCUBBIN TOWNSITE

Bencubbin is the main and most populated settlement in the Shire. It’s name is derived from “Gnylbencubbing” the Aboriginal name for nearby Mt. Marshall. The townsite covers an area of 266.3 hectares and is located at about 360 metres above sea level. The area consists of 203 people, 44 families and 143 private dwellings (2021). The land availability by type within the town is outlined in Table 18 & Figure 8 below. Bencubbin is also the existing recreational and administrative centre for the Shire where a range of recreational facilities, activities and the majority of the Shire’s staff work and reside.

Table 18: Vacant Land & Zoning in Bencubbin Townsite

ZONE	TOTAL AREA OF LAND		VACANT LAND	
	HA	HA	HA	% OF TOTAL AREA ZONED
BENCUBBIN				
Commercial	3.61	0.40		11%
General Industry	15.99	8.42		53%
Light Industry	6.88	-		-
Residential	38.85	8.08		21%
Rural Residential	34.08	14.44		42%
Special Use	2.47	1.23		50%

With no significant population growth expected, Bencubbin’s land supply is expected to be sufficient for the next 10 years.

BEACON TOWNSITE

Beacon is the Shire’s second most populated townsite in the Shire with an area of 38 hectares and 123 residents living in 83 dwellings (ABS 2021). Table 19 and Figure 9 on page 74 illustrate that there is currently vacant land zoned residential and light industrial and a lesser amount of commercial land available for further development within the town. Due to its central geographic location within the Shire, Beacon offers excellent accessibility to various attractions, making it an ideal gateway to tourism activities. This advantageous position provides an opportunity for Beacon to further establish itself as the tourism hub of the Shire.

With no significant population growth expected, Beacon’s land supply is expected to be sufficient for the next 10 years.

Table 19: Vacant Land & Zoning in Beacon Townsite

ZONE	TOTAL AREA OF LAND		VACANT LAND	
	HA	HA	HA	% OF TOTAL AREA ZONED
BEACON				
Commercial	1.98	0.42		21%
General Industry	11.24	-		-
Light Industry	12.80	1.85		14%
Residential	12.03	3.53		29%
Rural Residential	32.13	-		-
Special Use	1.41	-		-

Implications for future Housing

Increasing the stock of housing within the Shire will be dependent less on the release of appropriately serviced or located land and more on the provision of new or renewed housing product. The availability of materials and tradespeople at a feasible cost to build new homes or repair/extend existing ones is a constraint that limits the opportunities for the Shire to retain a stable population. Future housing supply should cater to existing residents, including Seniors, as well as new residents, such as those working in future employment sectors. Similarly the retention of families in the Shire throughout the life stages is linked to housing access that suits their needs.



Figure 8: Bencubbin Townsite



Figure 9: Beacon Townsite

4.2.3. CULTURE, ARTS AND HERITAGE

ABORIGINAL HERITAGE

Under the Aboriginal Heritage Act 1972 (as amended), there are currently approximately 800 registered sites in the Wheatbelt region, with many of these in areas disturbed by urban or agricultural activity. There are a number of Aboriginal groups connected to the Wheatbelt including the Njaki Njaki Noongar people, the Ballardong Noongar people and the Gubrun people. Specifically, members and elders of the Gubrun people are the traditional owners and custodians of Beacon, Bencubbin and surrounding land and have a continuing connection to culture and the land.

To assist with the protection of Aboriginal heritage, under Section 5 of the Aboriginal Heritage Act 1972 (as amended) places with Aboriginal heritage significance can be publicly registered on the Aboriginal heritage list. Registered Aboriginal Sites within the Shire include Lake Moore, areas around Bimbuy Station and Wialki, as illustrated in **Figure 10**.

COLONIAL HISTORY

The Shire of Mt Marshall's colonial history begins in the pioneering years of Western Australia with Surveyor General Captain John Septimus Rowe. In late 1836 the Captain Rowe led a forty-day expedition out to the unknown east of the settled districts of the Avon Valley. On the 28th October 1836 Captain Rowe found 'C' hill which he named Mt Marshall and also named nearby Lake McDermott, both after Captain Marshall McDermott, an early settler to the Swan River Colony.

By the 1840s there were shepherds and sandalwood cutters in the area. Sandalwood cutters were particularly active in the district around Beacon from 1880s and they extended further north in the 1920s when the industry was thriving. They used water points recorded by the early explorers and later on the sandalwooders' tracks were used by early settlers, linking them to many areas.

The agricultural potential of the area was recognised in the 1890s but the first permanent settlement in the Shire didn't occur until 1908. The Mt Marshall Roads District was gazetted in 1923. Water availability for Bencubbin and Gabbin became more stable 1929 with connection to a nearby dam, and electricity supply was also achieved for Bencubbin the same year. Farming was the major economic driver of the town and Shire and led to the opening of local schools and other community facilities. At its peak, the Shire was home to over 2,000 residents, however began to decline as a result of the Great Depression and droughts.

OTHER HERITAGE

Local heritage surveys identify and record places that are, or that might become, of cultural heritage significance. Although the survey does not have a statutory role, it helps local governments to make decisions that reflect local heritage values and supports the creation of a heritage areas which identify places to be protected under the planning scheme.

There have been 50 local heritage sites recorded in the Shire according to the inHerit Register. One of these sites is the Mount Marshall Shire Hall in Bencubbin, originally built for the Road Board offices and Hall, holding significant social value for residents as it also hosted a number of community dances and balls. A number of historical buildings included in the register such as the Bencubbin Hotel are requiring extensive maintenance and repairs. Future planning should consider how to retain these iconic town buildings and their contribution to the streetscapes and life of the towns while balancing development

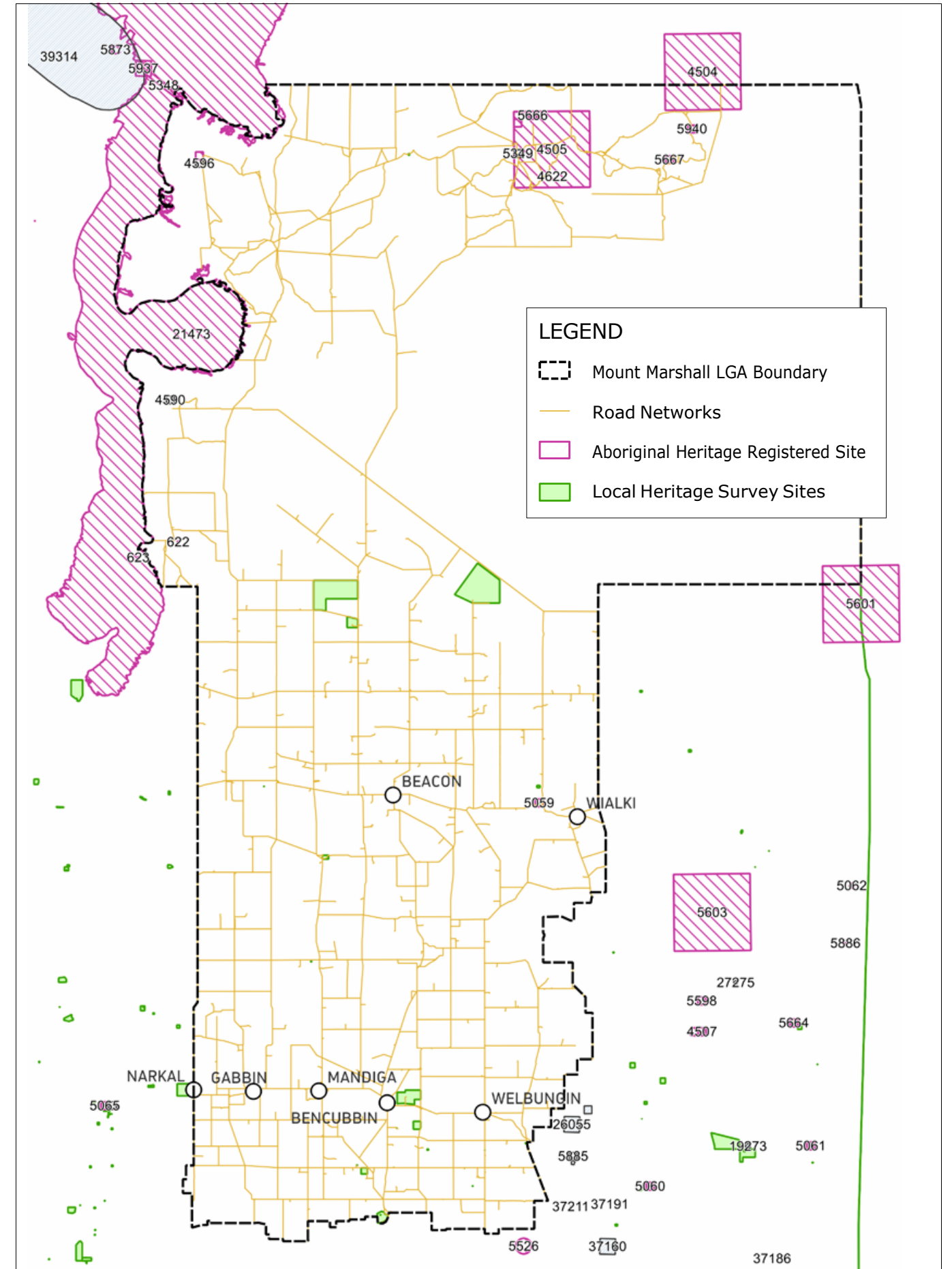


Figure 10: Registered Aboriginal Heritage Sites, Shire of Mt Marshall

opportunity, investment required and functionality.

ARTS AND CULTURE

Regional, and more specifically Wheatbelt communities are supported by a network of culture and arts based community groups. These social groups are integral to supporting mental health and social connection in regional communities. Groups that are inclusive and responsive to the needs of local residents are likely to lead to population retention and ameliorate the high rates of social isolation and mental illness affecting regional communities. Acknowledging the key role of culture and the arts in supporting vibrant and liveable communities is important for the future of Mt Marshall. A consolidated understanding of culture and the arts services across the Shire is required to support planning and investment in these activities, services and facilities.

The region reflects its history and culture through a diverse range of museums, festivals and other activities. More than 25 museums and galleries throughout the Wheatbelt present a range of historical and cultural topics including visual arts and sculpture, wildflowers, toy soldiers, war and pioneering heritage.

Groups operating in the region include Country Arts WA, Country Arts Network of WA which supports indigenous and non-indigenous cultural activities, Country Women’s Association, and numerous localised groups.

Nineteen community groups have been identified in the Mt Marshall district and include:

+ Beacon Theatre Arts	+ Bencubbin P&C
+ Bencubbin Community Recreation Council	+ Bencubbin Playgroup
+ Bencubbin Community Resource Centre	+ Better Bencubbin Progress Association
+ Bencubbin & Districts Lions Club	+ Beacon Progress Association
+ The Gimlet	+ Beacon P&C
+ Bencubbin Sports Club	+ Beacon Playgroup
+ Mt Marshall & Districts Agricultural Society	+ Beacon Community Recreation Council
+ Beacon Central CRC	+ Beacon Bulletin Inc
+ Bencubbin Silver Chain Committee	+ Beacon Theatre Arts
+ Lake McDermott Catchment Group	+ Beacon Country Club
+ Mens Shed	+ Beacon Country Womens Association

Engagement for this Strategy with residents of Mt Marshall highlighted attachment to local groups including the Men’s Shed. There was support for the idea of the Men’s Shed to be expanded to a whole of community shed. Community feedback also identified the difficulty in making up sporting teams due to a limited number of younger residents and the travel/time effect on having to train and play with teams located further away in other towns.

Implications for future Culture, Arts and Heritage

The Shire has cultural and heritage attractions and community groups that seek to support creative arts and other recreation activities. A limitation to the growth of this sector is the small population base to lead and be involved in these groups. In relation to land use planning, there is sufficient land for community arts and cultural facilities though ongoing improvement and maintenance of these facilities is vital to sustaining community involvement and engagement. The monitoring of the Shire’s heritage assets is an important action to enable ongoing recognition and celebration of the Shire’s history.

4.2.4. RURAL LAND USE

Rural zones are highly flexible and cater for a wide range of land uses including intensive and extensive agriculture, primary production, animal premises, basic raw material extraction, biodiversity conservation, natural resource management, tourism, regional facilities and public purposes including waste infrastructure. Rural zoned land may also contain land with significant environmental values, provide species habitat, have regional and local landscape values and carry a range of land management responsibilities for matters such as bushfire.

The State Planning Policy 2.5 - Rural Planning applies to the Shire of Mount Marshall to protect and preserve rural land assets to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

As a result of the State’s growth, rural land resources are becoming increasingly contested leading to increased competition and conflict. Sustainable planning requires decision-makers to account for economic, environmental and social issues in considering appropriate future uses of rural lands. This policy aims to support rural land and land uses to cater for both anticipated and unexpected future needs.

RURAL AGRICULTURAL LAND

Agriculture is the driving component for the Shire’s economy, and will likely retain this long standing focus into the future. The continuously growing population in the state and nation demands an increase in the overall food production for the Shire and Wheatbelt, and this implies a further intensification of the rural land and agricultural activities.

As illustrated in **Figure 11**, the majority of the Shire’s area, 70%, is classified as ‘Rural’ under the Local Planning Scheme. With a likely decline in population, rural lands within the Shire will not be threatened with rezoning for residential use, as is seen in the metropolitan area. To date, high quality agricultural land (HQAL) has not been advised on or mapped by DPIRD in the Mt Marshall region. Though agricultural lands should still be well protected from new and competing uses such as mining and rural residential subdivision/development.

(Source: https://www.agric.wa.gov.au/land-use-planning/high-quality-agricultural-land-methodology-%E2%80%93-western-australia?page=0%2C0#smartpaging_toc_p0_s0_h2)

PASTORAL LAND AND LEASES

All pastoral leased lands within the Shire are situated in the northern and north-eastern regions. The majority of them have been used for tree farming and carbon capture projects (see **Figure 13** in Section 4.4.2 Natural Resources).

Pastoral Land is generally for the commercial grazing of livestock such as sheep, cattle and goats on native vegetation. It is also used for agricultural, horticultural or other supplementary uses of land inseparable from, essential to, or normally carried out in conjunction with the grazing of authorised stock, including the production of stock feed.

Pastoral leases are leases over Crown land which gives the lessee the right to graze authorised livestock on the natural vegetation. Recent changes to the Land Administration Act now allows pastoral leaseholders to apply for a wider range of land uses through a diversification lease. The Pastoral Purposes Framework 2021 sets out the range of activities which can be considered as a ‘pastoral purpose’, under a permit as diversified activity.

RURAL LIVING

'Rural Residential' zoned areas usually have very low density residential development and are generally located on the edge of urban areas. The purpose of the zone is to provide opportunities for a range of limited rural and related ancillary pursuits such as hobby farm. Rural living lots are not considered rural land uses, intensive and extensive agricultural production is not permitted on rural residential lands nor are as tourist activities.

Clause 5.3 of SPP 2.5 establishes criteria for the planning and establishment of rural living estates. Rural living estates generate a complex set of requirements and may often require studies and investigations related to the environment, water, service provision and land capability. When preparing a Strategy, the key challenge is to select areas where this form of development may be appropriate, and to establish the circumstances in which an amendment can be consistent with SPP 2.5.

In rural living estates, building envelopes or building exclusion zones can be used to areas of: bushfire risk; biodiversity value; at risk of pesticide spray drift; or subject to inundation.

The building exclusion zones are best applied at the structure planning stage, as there is usually sufficient site information to locate them, and the requirement is clear and transparent through publication of the structure plan. Rural residential land should be guided by existing land supply and take-up, dwelling commencements, and population projections to help prevent development that is ad-hoc, isolated from amenities and difficult to service. To foster development that is achievable and desirable, the level of demand for desired these types of land uses needs to be investigated and demonstrated.

There are small number of land parcels zoned as 'Rural Residential' located in the townsites of Bencubbin and Beacon. All these areas have only been partially occupied to date, suggesting the demand is subdued at this stage. Further, the development potential of this land is limited by inadequate servicing infrastructure. A consolidation of the amount of rural residential zoned land in the Shire to reflect these considerations would be appropriate.

Implications for future Rural Land Use

In the future an increase in rural residential land uses or presence of industries such as mining may compete or interface with productive agricultural lands. Additionally, the use of rural land for tree farms for carbon offsetting is becoming more common in the Shire. In the preparation of the Strategy it has become apparent that addressing the fragmentation of farms into small unviable for production landholdings is also a concern for the Shire. Therefore, it is important to ensure that high quality agricultural land is maintained, given its economic, natural resource, food production, environmental and landscape values, as potential changes in uses and activities occur in the Shire. (Refer also to section 4.2.6 Economy below).

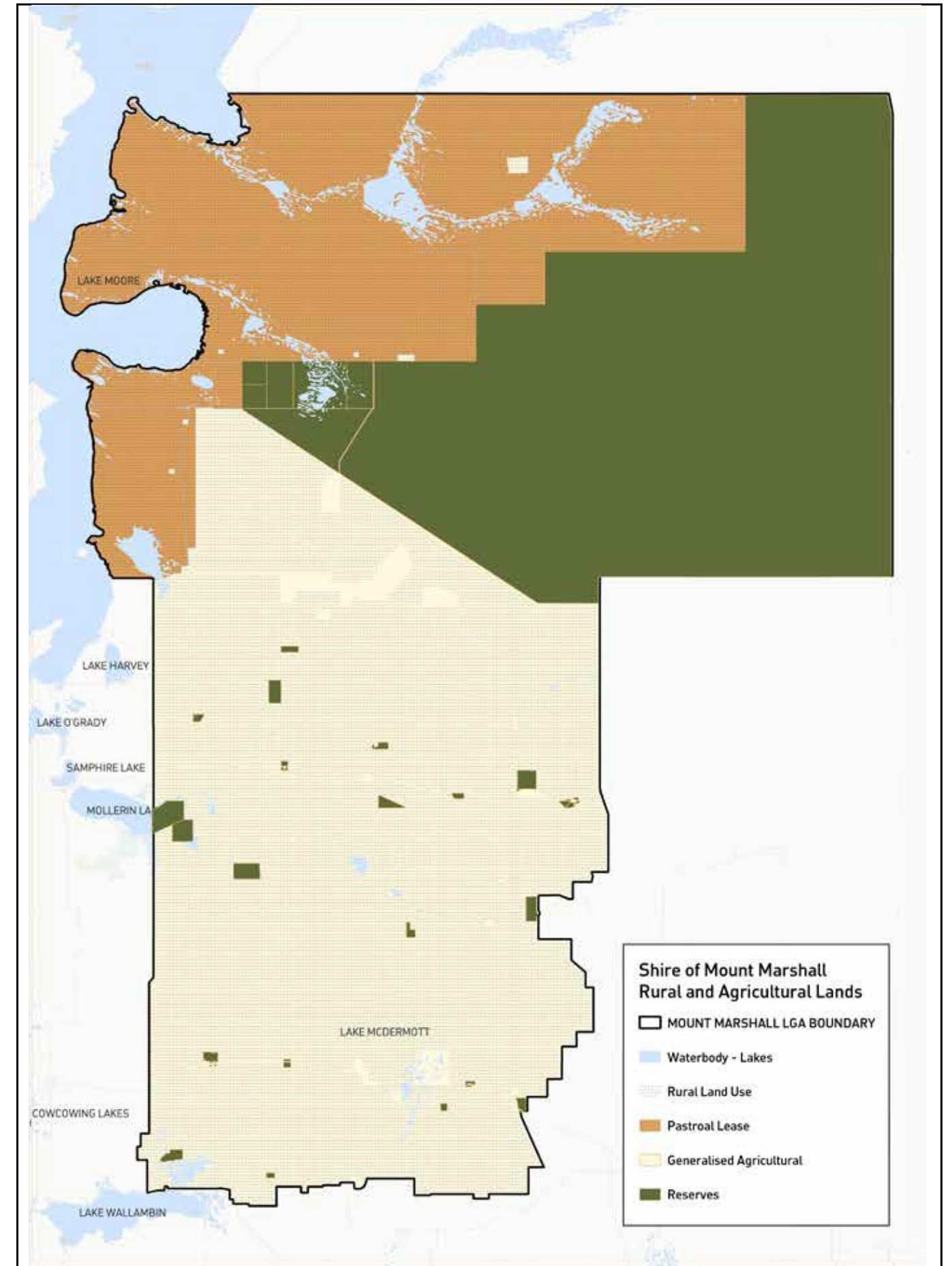


Figure 11: Rural and Agricultural Lands

4.2.5. PUBLIC OPEN SPACE / COMMUNITY INFRASTRUCTURE

PUBLIC OPEN SPACE

Parks and open space within Beacon and Bencubbin are relatively limited to a few small playground areas though the extent of recreation facilities for active sporting pursuits are substantial (especially relative to the population size) as outlined in the following section.

SPORT AND RECREATION FACILITIES

Sport and recreation activities play a critical role in the lifestyles of people living in regional Western Australia. The coordinated delivery of sport and recreation infrastructure is important in ensuring that opportunities for these activities meet the needs of local and regional communities. Beyond formal sports facilities, there is a need to encourage active living more generally to raise health standards and outcomes, which can be supported through townscape design and layout.

Provision of sport and recreation infrastructure across the Wheatbelt is driven by local governments. Construction of this infrastructure is supported through State and Commonwealth grants. Recent funding opportunities have led to the construction of many new recreation centres across the Wheatbelt, however funding is restricted to capital works and does not provide ongoing lifecycle costs associated with the infrastructure. This is likely to be an ongoing issue for local governments with low rate bases.

The Shire is currently capable of providing the majority of popular sports and recreational activities in Western Australia. The activities in the top 20 that do not have appropriate facilities in Mt Marshall include cycling/BMX, soccer, fishing, martial arts, yoga, surf sports and football sports (i.e. Touch, American, Oztag & Gaelic).

Some activities are not possible in the Shire due to environmental constraints (i.e. fishing and surf sports) with others difficult to provide due to the low population base that activities can draw participants from, making the survival of these activities difficult to achieve. Activities not provided for in the Shire that could utilise existing infrastructure include indoor soccer, martial arts, yoga and football sports. These are all activities that may or may not be successful (depending on the level of local community interest), however hosting "come and try" events could provide Council with the opportunity to gauge local interest in alternative activities not currently provided within the Shire.

Walking as an exercise and running have limited provisions locally due to the low numbers of dedicated trails in the Shire. However, if trail and complementary facilities could be provided, then it will provide opportunities for individualised pursuits of fitness for varying ages and abilities, as well as promoting local tourism and encourage visitors to stop and engage in local trail and education/information experiences.

BENCUBBIN & BEACON RECREATION FACILITIES

- + Beacon Recreation Complex
- + Bowling Club
- + Beacon Hockey
- + Beacon Tennis Courts
- + Beacon Sporting Grounds (Football)
- + Netball & Basketball Courts

- + Squash Courts
- + Beacon Town Hall Community Centre
- + Beacon Community Centenary Park Playground
- + Mt Marshall Aquatic Centre
- + Bencubbin Multipurpose Complex (includes: Football / Cricket Oval, Synthetic Bowling Green, Hockey Field, Indoor Netball / Basketball Court, Gymnasium, Kitchen Facilities, Bar & Function Room, Change Rooms, Toilet & Shower facilities)
- + Mt Marshall & Districts Kart Club
- + Bencubbin Golf Club
- + Wialki hall & tennis courts
- + Wialki Golf Club
- + Gabbin Hall
- + Welbungin Hall & tennis courts
- + Bencubbin Rifle Range
- + Beacon Men's Shed
- + Beacon Skatepark
- + Bencubbin Skatepark
- + Beacon Gun Club

In 2016, the Shire with consultants Tredwell Management completed a Sporting & Recreation Master Plan for the decade ahead. The process involved extensive engagement with the community's recreation groups to understand the needs and requirements for future infrastructure. Many of the active sports and larger multi-purpose recreation centre objectives and funding for these have been progressed in recent years. Though an aspect that could be focused on in the LPS to address more passive recreation pursuits is the development of Trails in the Shire and was identified in the Plan as follows:

Strategy 8: Support and enhance the provision of shared use trails and trail based experiences throughout the Shire of Mt Marshall

Rationale: The Shire of Mt Marshall currently has a limited provision of shared use trails and/or trail based experiences. Existing trail facilities include the Bencubbin Heritage Trail and Beacon Botanical Walk and various drive trails. These facilities should be made clearly visible (well signed, clear trailhead, obvious wayfinding markers, marketed online etc.) to encourage passing traffic to stop and enjoy. Provision of these facilities to a high standard will also provide quality trail based experiences for local residents.

Opportunities for further trails and trail based experience include the development of shared use pathways (to be utilised by bike riders, runners and walkers), the development of an on-road cycling loop, and the development of multi-use wildflower trails that encourage visitors to get out of their car.

The local community and visitors/tourists would benefit from Trail Development and the LPS engagement discussions also raised the importance of these enhancements.

COMMUNITY AND SOCIAL INFRASTRUCTURE

CHILDCARE

Similar to other country areas, the provision of childcare services allows parents to participate in the workforce. This is a specific issue in the Wheatbelt, where there is a documented labour shortage, and projected demographic changes, suggesting there will be ongoing issues in attracting and retaining a suitably qualified workforce.

In terms of childcare service delivery, the Wheatbelt's dispersed settlement pattern means that provision of economically viable services is challenging. Opportunities may exist for collective solutions to deliver services based on local community needs. This may involve collaboration between small businesses who are the region's major employers, and local government.

The Shire has been operating a Family Day Care Service in both Beacon and Bencubbin. The service in Beacon is located at the Town Hall, and in Bencubbin at the Sturt Pea Building. Childcare services are highly demanded by working parents and essential to attract and retain families, more importantly to professional women who need this support to enable them to access job opportunities. The difficulty to the operation of childcare is the retaining and recruiting of professional staff. Housing availability and professional training are often key factors affecting this pool of workers.

EDUCATION FACILITIES

Bencubbin Primary is a well serviced school providing Kindergarten to Year 6 education for 22 students (Department of Education & Training, 2022) with a staff of seven including the principal and gardener. Over the time since its establishment there has been a decline of students attending the Bencubbin school. The reasons may include a combination of the maturing of the stable population, the rural economy, the migration of people towards the larger centres and general technology advances in the primary industry sector that reduce the need for manpower.

Beacon also has a Primary school for children from Kindergarten to Year 6 and buses operate to transport children from surrounding farming areas. In 2022 there were 21 students attending the school.

The Department of Education and Training has indicated that the current school facilities are adequate enough to cater for increased student numbers without the need for significant additional land or facilities for the foreseeable future. And given the population trends discussed earlier, it is understandable that there are no plans to establish any new schools, nor to close the existing schools.

There is a gap in local high school education in the Shire though this is linked to the small size of the population. For secondary schooling, students are able to attend the Mukinbudin High School through the bus service, whilst some students attend boarding schools, mostly in the Perth metropolitan area. However, boarding school is often an expensive option for families and some families are separated with one parent (often the mother) and children moving to Perth, and the father staying in the Shire to work on farms. This education inaccessibility is forcing families apart and disconnecting young people from their local community, though.

HEALTH FACILITIES

Health service delivery occurs through all levels of the health sector including public, private, not for profit, organisations such as RoeRoc, NEWROC and community groups. Many of the health issues facing the Wheatbelt will be addressed through the improved services funded by the Southern Inland Health Initiative (SIHI), which includes the Wheatbelt, and also part of the Great Southern and Midwest regions.

Within the Shire, WA Country Health Service currently operate two Remote Nursing Posts, one each in Bencubbin and Beacon providing home care service as well as a once weekly visiting GP that is based in Kununoppin. Other medical services and professionals are located in surrounding Shires such as Kununoppin and Merredin.

Given the remote distance of the Shire to major health services, telehealth investment can introduce innovative 'e-technology' and increased use of telehealth technology across the region, including equipment upgrades. However the viability of delivering telehealth would depend on the strength of digital infrastructure.

In any given year it is estimated that one in five people aged 18-65 years will experience a mental health illness. Mental health is an important social issue, and one that can have dramatic impacts on rural communities, especially men. The Regional Men's Health Initiative was established to address the particular issues affecting men in the Wheatbelt, and also services the region. Established under Royalties for Regions the initiative is aimed at improving the health and wellbeing of men in rural Western Australia. Both these services are based in Northam, and have a network of staff across the Wheatbelt that provides support and assistance. Mental health services provide psychiatry services for paediatric, adolescent, adult and elderly patients, and should be expanded to meet increasing demand.

With nearly one in four people in the Wheatbelt projected to be aged over 65 years by 2026 (WA Tomorrow, 2015), the provision of aged care – both in terms of health and low to high care accommodation, will be a very significant issue for the region. The impacts of an aging population is a major issue for Australia as a whole. In some ways, the historical level of servicing in the Wheatbelt gives the region an advantage in terms of serviced and potentially under-utilised public buildings that could be used to support the needs of an aging population.

Implications for future Public Open Space and Community Infrastructure

Trail development as identified in the Shire's Sport & Recreation Master Plan responds to passive recreation and tourism benefits by enhancing and linking existing attractions.

Shire priority projects that require investigation and feasibility studies outlined in the Corporate Business Plan 2021-25 include: the Mt Marshall Aquatic Facility Change Rooms & Kiosk and Bencubbin Museum.

In the longer term, the requirement/demand for health services and advice will grow as the population of the Shire ages. The attraction of new community members and businesses to the Shire will also relate closely to health facility availability and provision. However, it is likely that there will be no new health facilities to be delivered, due to low demand. There is land adjacent to existing facilities adequate to accommodate expansion, as and when it occurs.

4.3 ECONOMY & EMPLOYMENT

The economy and employment analysis in the Strategy ensures the LPS encourages and helps facilitate trade, investment, innovation, employment and community improvement for the Shire. The Strategy will need to direct economic development at the local level by providing suitably zoned and serviced land for businesses, jobs and general economic activities. There is also the need in the LPS to address the protection of agricultural land, facilitating opportunities for small business as well as avoiding land use conflicts by separating incompatible uses.

4.3.1. ECONOMY

The Shire of Mount Marshall is part of the Central East Sub-region in the Wheatbelt region. The core competitiveness and strengths of the Central East region economy are in agriculture and food production, and these industries have been increasingly complemented in recent years by emerging mining and support services sectors. The wider sub-region has also seen an increase in economic diversity and dynamism; the strategic location of the region adjacent the Goldfields region further presents considerable opportunities for major growth in local economic activity and prosperity.

The State Infrastructure Strategy has evaluated and identified strengths of each region to determine which economy sectors are best placed to realise the strategic economic opportunities and the significant infrastructure required to support. The top three key strengths for the Wheatbelt region where Mt Marshall is situated are:

- + Agriculture and food;
- + Integrated road and rail freight network; and
- + Proximity to Perth.

The desired infrastructure directions to facilitate these sectors are:

- + Support agriculture and food, value-adding and supply chain efficiency; and
- + Plan and adapt service delivery and infrastructure to accommodate population change

AGRICULTURE

Agriculture is the predominant economic activity in the Wheatbelt region and Shire of Mt Marshall in terms of land use and employment. The Wheatbelt also contributes a third of the State's agricultural value. Wheat, barley and canola are the main crops produced. The sale of livestock (particularly sheep and lambs) and wool also make a notable contribution to the sector. There is also a significant presence of intensive livestock industries including piggeries, and poultry farms and associated infrastructure including saleyards and abattoirs.

Broad acre agriculture such as grains, oilseeds, legumes and livestock is the leading economic driver for the Shire of Mt Marshall. The future growth of such industry will greatly depend on the research and development and high uptake of agricultural innovation.

Corporate farms have developed in the Shire; with the most recent being Singaporean based interests. Agroforestry has been investigated, with small scale planting of sandalwood in the Shire. Studies into the further development of value adding and commercialisation within this industry could present additional economic opportunities. These agricultural industries form part of the drive towards sustainable agriculture within the Shire. The continued leveraging of investment into R&D in agriculture and

development of farm grower groups will ensure the long term sustainability of agriculture in the Shire.

Mt Marshall has strong characteristics of a Wheatbelt Shire with agriculture being the main economic activity, although there have been varying rainfall in recent times over the NEWROC region that may have an impact on the values of each crop. If climatic conditions keep changing it is likely that agricultural pursuits will also change and may include diversification of land uses to avoid reliance on a single crop type.

Currently in the Shire plantations (tree farms) are becoming more prevalent as carbon offsetting becomes a reality. There are a number of planning considerations in regards to the establishment of tree farms. First, rural land for agricultural production as well as land with high levels of biodiversity will need to be retained and protected. Second, fragmentation of rural land into lot sizes that are unviable for the production of grains and other agricultural products must be avoided. Additionally, State policy guidance in SPP 2.5 in relation to tree farms should be considered and an LPP could be developed to consider key issues such as:

- + encouraging planting of endemic tree species,
- + avoiding tree farms in areas of high priority agricultural land
- + encouraging location near existing wetlands or conservation reserves, and
- + assessing the bushfire risks.

Agricultural concerns and issues are currently centred around salinity. Although groundwater levels are dropping due to the lack of rainfall over the past few years, there is still an issue with salinity problems around townsites. Adherence to sound management practices including stormwater drainage and flood mitigation will assist in the control of the salinity problem.

Deep trenching has been used in the district with varying results. The practice has created other peripheral issues like flood damage where the trench outfall crosses public roads and accessways. These issues are currently being considered by the NEWROC group, however are not considered to be land use planning issues and are therefore unable to be addressed in a local planning Strategy or Scheme.

ESSENTIAL SERVICES

The primary industries providing essential services in the Shire are health, social assistance, public administration and education. Traineeships and apprenticeships are undertaken by businesses locally, as well as being provided through C.Y. O'Connor Institute in Merredin, reinforcing Mt Marshall's local skills base. Recreational facilities and civic services adequately service the local population; however there is an identified need to expand social support services in the Shire.

Mt Marshall is a member of the 11 local governments that make up CEACA has undertaken additional well-aged housing analysis as a result of the Central East Aged Care & Support Solutions Report recommendations. They are looking to continue to provide housing to allow residents to 'age in place'. This will provide synergies with Silver Chain in Bencubbin and Beacon and existing regional health services and access within the sub-region (via Kununoppin Hospital and Merredin Hospital).

TOURISM

Tourism is also a potential economic value-add opportunity industry for the Shire. The Wheatbelt Way has increased tourism visitation within the Shire to attractions including the wild flower season, granite

outcrops and breakaways and sites of heritage significance. Current tourism servicing is limited, however building on existing basic infrastructure and accommodation offer will encourage visitors to stay overnight and use the towns as a base to further experience the Wheatbelt region.

MINING

Although significant mining activities have not been recorded in the past, the recent discovery of critical minerals such as Kaolin deposits and related mining activity provides opportunities for businesses to expand into this sector. Extensive kaolin claims have now been pegged north of Gabbin and south of Tampu Bin. It is understood that the kaolin is of a very high quality and suitable for world markets. Feasibility studies are at present being carried out on the mining of these deposits in future. However, formal activities/ businesses of Kaolin extraction are still in early discussion, and the details and locations have yet to be identified.

Other minerals such as gypsum and potash are critical to the development of state and local economy given its uses in agricultural production and improvement of soil. There is an ongoing interest in mining activities in the Shire, mainly centred around gypsum and clay resources.

There are 24 mining and exploration sites located in the Shire, but there is only one site operating, one site being proposed for construction materials extraction, and 4 sites for gypsum extraction that have been shut down from operation. The majority of the remaining sites are undeveloped as outlined in Table 20 and **Figure 12**.

It is important to consider the implication of mining deposits in the Shire, especially the categories of 'critical minerals', 'battery production minerals', and minerals for agricultural production. These categories of minerals have the potential for significant contribution to the global, state and local economies. For instance, 'battery production' minerals such as copper, nickel and 'critical minerals' might be well demanded by the battery industry as the use of electric vehicles is growing rapidly in the world. Although, the large amount of undeveloped sites in the Shire may not have a short to medium term impact it is likely they will become more important in the long term from a strategic perspective (and addressed in future reviews of this LPS).

Table 20: Mineral Deposit Sites and Types

SITE TITLE	SITE STAGE	TARGETED COMMODITY	COMMODITY	PROJECT TITLE
Castlemain-Gabbin	Undeveloped	CLAYS	INDUSTRIAL MINERAL	Gabbin
Lake McDermott	Shut	GYPSUM	INDUSTRIAL MINERAL	Lake McDermott
Mollerin Lake	Shut	GYPSUM	INDUSTRIAL MINERAL	Mollerin Lake
Remlap Gypsum	Shut	GYPSUM	INDUSTRIAL MINERAL	Remlap
Watts - Ottey - Whitsed - Gabbin	Undeveloped	CLAYS	INDUSTRIAL MINERAL	White Rabbit Kaolin
Welbungin (70)	Shut	GYPSUM	INDUSTRIAL MINERAL	Historic Gypsum (Some General Locations)
Couper - Danjinning	Undeveloped	INDUSTRIAL PEGMATITE MINERALS	INDUSTRIAL MINERAL	Couper - Danjinning Feldspar
Churchman Nickel	Undeveloped	NICKEL	STEEL ALLOY METAL	Churchman Nickel
Tampu	Undeveloped	CLAYS	INDUSTRIAL MINERAL	Tampu Kaolin

SITE TITLE	SITE STAGE	TARGETED COMMODITY	COMMODITY	PROJECT TITLE
Cleary	Undeveloped	CLAYS	INDUSTRIAL MINERAL	
Wialki	Undeveloped	GEM & SEMI-PRECIOUS STONES	INDUSTRIAL MINERAL	
Beacon Prospect / Cleary NE	Undeveloped	GEM & SEMI-PRECIOUS STONES	PRECIOUS MINERAL	Unassigned Gemstones
Lake Moore - Maranalgo Southeast	Undeveloped	GYPSUM	INDUSTRIAL MINERAL	Lake Moore Gypsum
Annies-Bencubbin	Undeveloped	IRON ORE	IRON	
Western BIF - Bencubbin	Undeveloped	IRON ORE	IRON	
Coshs North / Whytes South	Undeveloped	GEM & SEMI-PRECIOUS STONES	PRECIOUS MINERAL	
Potts Rd Welbungin / Q Stone	Proposed	DIMENSION STONE	CONSTRUCTION MATERIAL	Wondanning / Q Stone
Mukinbudin South / Whitestone	Operating	CONSTRUCTION MATERIALS	CONSTRUCTION MATERIAL	Mukinbudin / Whitestone
White Cloud Kaolin	Undeveloped	CLAYS	INDUSTRIAL MINERAL	Gabbin Kaolin / Suvo
Mandiga	Undeveloped	COPPER - LEAD - ZINC	BASE METAL	Bencubbin
Grylls	Undeveloped	COPPER - LEAD - ZINC	BASE METAL	Bencubbin
Bn Ni 1 Target	Undeveloped	COPPER - LEAD - ZINC	BASE METAL	Bencubbin
Bn Cu 14 Target	Undeveloped	COPPER - LEAD - ZINC	BASE METAL	Bencubbin
Karloning REE	Undeveloped	RARE EARTHS	SPECIALTY METAL	Karloning REE

The Shire is yet to be the subject of a major mining activity that would put pressure on the transport network, land supply, facilities and amenities in the district. However, as mining activities occur in the Shire in future, contribution should be considered and made by mining companies to support the delivery of roads and infrastructure to facilitate this. These are the challenges over the longer term that will need to be proactively addressed to encourage the greatest benefits within the community and population growth that may flow from the establishment of this new industry.

In the short term, the provision of temporary housing for mining workers will be of high priority. Some temporary accommodation could initially be planned for at caravan park sites. This will require the identification of appropriate land to expand wastewater servicing and infrastructure. In the long term caravan parks should retain their primary function as a tourist facility through the limiting of permanent residential occupancy of visitor accommodation through appropriate planning controls. Findings from feasibility studies into the Shire's mining potential will inform whether a longer term investigation of permanent housing supply is necessary.

Implications for future Economic Growth

Due to the population being well below its previous peak there is capacity for existing infrastructure to absorb a significant increase in population. Nonetheless, the viability of the mining sector is heavily dependent on the availability of appropriate housing for new staff or contractors to operate and service such operations. This highlights the importance of adequate residential and service zoned land for future housing, community services, transport to deliver product to markets as well as the availability of jobs for partners of those employed in mining endeavours.

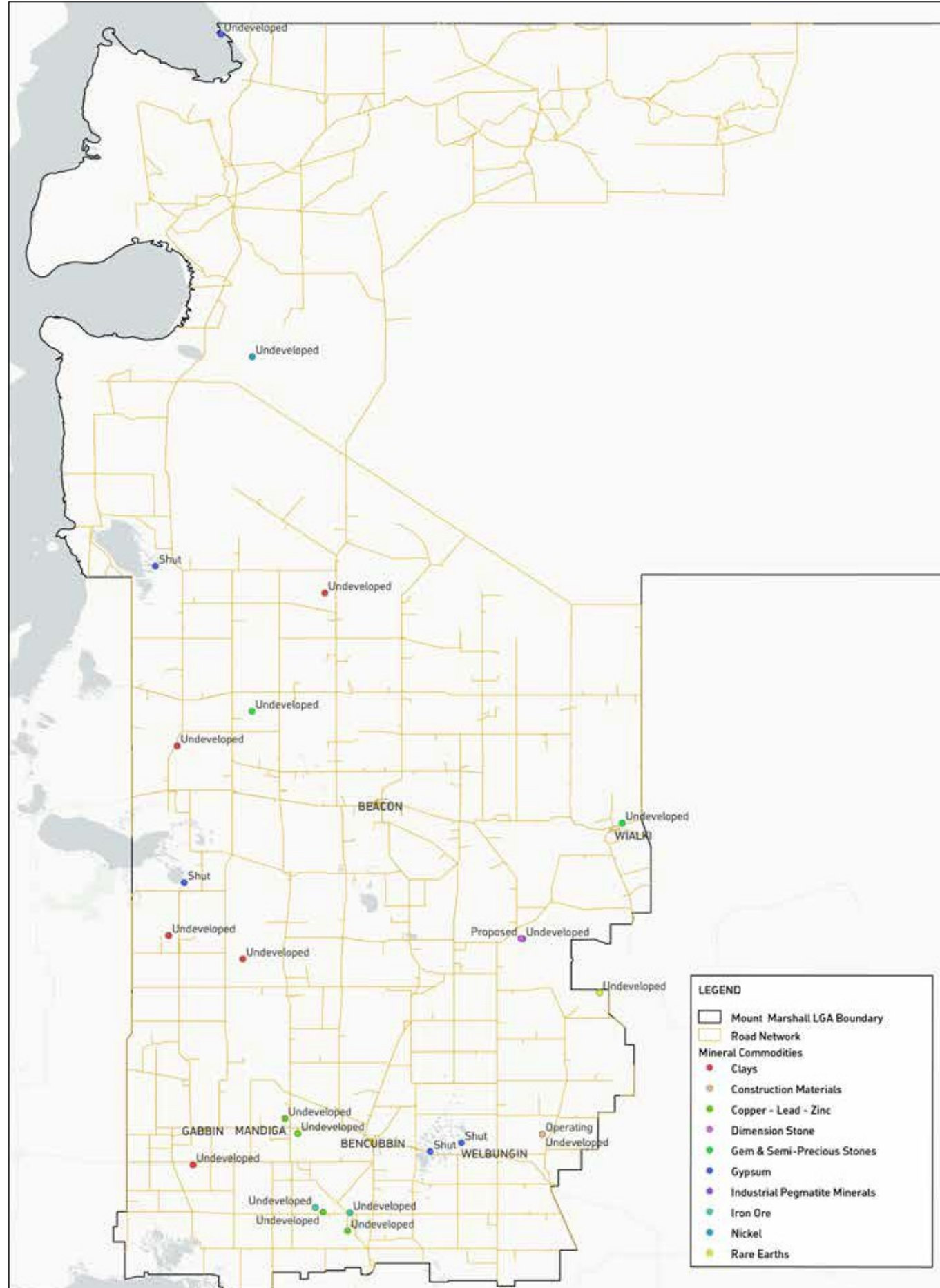


Figure 12: Mineral Deposits Map

4.3.2. EMPLOYMENT

The low number of employment industries in the Shire is typical of the Local Government Areas in the Wheatbelt region in that there are no significant industries of employment beyond agriculture and essential / government services (refer Table 16 illustrating the occupations and sectors of employment in the Shire over time).

The total working population has decreased from 272 persons in 2011 to 249 persons in 2021 which reflects the overall shrinking population in the Shire. The agriculture, forestry and fishing sector as the main industry has experienced a decrease of total working persons about 19% from 164 persons in 2011 to 133 in 2021. Workers in the essential industries have also experienced a decrease where the number of public administration workers has decreased 50% from 30 in 2011 to 15 in 2021. There was also a slight decrease for retail and hospitality workers.

Occupations evident in the Shire reflect the industry sectors for instance the management of farming businesses and small businesses capture around half the employees, with labourers in these businesses the next largest group in 2021.

Health and social assistance workers have not increased in proportion with the increase in the Seniors age group (over 55s) and this imbalance suggests that some people might not receive the services they require to maintain a reasonable quality of life. There was a slight increase recorded for those working in the industries of health, social assistance, education and construction.

Implications for future Employment

There are no Regional Centres located in, or close to, the Shire. Without the effect of economic agglomeration, the ability to gravitate and create employment opportunity is limited, meaning it's unlikely that there will be increases in new jobs other than service economy, such as health services and hospitality, due to an ageing population. Essential workers in regional areas are critical to maintaining the social and economic sustainability of the region. However, the retention of such a workforce is subject to the constraints of acceptable lifestyle, services and housing provision in particular.

It is noted that future mining industry development is a factor that may change the employment profile over time, leading to more employment of personnel in the mining sector. The limited employment opportunities for partners of people employed in public administration, health care and mining due to the small size and range of businesses in the Shire is a constraint on attracting new population to the Shire.

Table 21: Mt Marshall Employment Profile 2011-2021

2021 CENSUS	INDUSTRY	2011		2016		2021	
		Number	%	Number	%	Number	%
Industry of Employment	Agriculture, Forestry and Fishing	164	60.3%	156	56.9%	133	53.4%
	Mining	0	0.0%	6	2.2%	0	0.0%
	Manufacturing	4	1.5%	3	1.1%	0	0.0%
	Electricity, Gas, Water and Waste Services	0	0.0%	0	0.0%	0	0.0%
	Construction	12	4.4%	10	3.6%	15	6.0%
	Wholesale Trade	0	0.0%	3	1.1%	9	3.6%
	Retail Trade	6	2.2%	4	1.5%	3	1.2%
	Accommodation and Food Services	3	1.1%	10	3.6%	5	2.0%
	Transport, Postal and Warehousing	10	3.7%	12	4.4%	14	5.6%
	Information Media and Telecommunications	0	0.0%	4	1.5%	0	0.0%
	Financial and Insurance Services	0	0.0%	0	0.0%	0	0.0%
	Rental, Hiring and Real Estate Services	0	0.0%	0	0.0%	0	0.0%
	Professional, Scientific and Technical Services	0	0.0%	6	2.2%	4	1.6%
	Administrative and Support Services	0	0.0%	0	0.0%	0	0.0%
	Public Administration and Safety	30	11.0%	19	6.9%	15	6.0%
	Education and Training	19	7.0%	14	5.1%	21	8.4%
	Health Care and Social Assistance	9	3.3%	11	4.0%	12	4.8%
	Arts and Recreation Services	0	0.0%	0	0.0%	0	0.0%
	Other Services	11	4.0%	7	2.5%	6	2.4%
	Total		272	-	274	-	249
Occupation	Managers	148	54.4%	140	51.1%	116	46.6%
	Professionals	23	8.5%	22	8.0%	13	5.2%
	Technicians and trades workers	22	8.1%	28	10.2%	23	9.2%
	Community and personal service workers	9	3.3%	11	4.0%	14	5.6%
	Clerical and administrative workers	16	5.9%	15	5.5%	18	7.2%
	Sales workers	3	1.1%	6	2.2%	3	1.2%
	Machinery operators and drivers	20	7.3%	27	9.8%	22	8.8%
	Labourers	24	8.8%	24	8.7%	36	14.5%
	Inadequately described/Not stated	0	0.0%	9	3.3%	3	1.2%
	Total		272	-	274	-	249

Source: ABS Census 2011, 2016 & 2021.

4.3.3. TOURISM

Tourism is an important driver of growth in the Australian economy and 44 cents in every tourism dollar is spent in regional destinations (Tourism Australia). Local Government is at the forefront of tourism delivery and acts as a mediator between government, industry and the community. Local governments generally provide most tourism infrastructure, from roads, to airports, caravan camping grounds, visitor centres and parks.

ACCOMMODATION

The main tourist accommodations are concentrated in townships of Bencubbin and Beacon. There are multiple types of accommodation including a caravan park, workers camp, and several self-contained units in Bencubbin. Located at the southern entrance of town, the Beacon caravan park offers both powered and unpowered camp sites.

Whilst tourist accommodation is available, is not however used extensively in either Bencubbin and Beacon. The reasons lie in the deteriorating condition of the facilities and standard which has discouraged tourist activities. Engagement for the Strategy highlighted that the current booking system is also inconvenient for tourists.

The community made suggestions on the future opportunities for tourist accommodation during the LPS engagement process. They believe that the caravan park has a great potential once an electrical upgrade, a campers kitchen and additional powered drive through sites are provided and upgraded. The feedback also highlighted that the caravan park could also benefit from improved access and additional local and tourist footpaths with signage for better way-finding.

ATTRACTIONS

The Shire has an array of natural and built tourism attractions that are also popular recreation places for the local community which could provide the basis for a stronger tourist visitation levels if promoted and maintained with appropriate facilities in the future. The Community Resource Centres (CRCs) in Bencubbin and Beacon provide information to visitors on Mt Marshall's attractions. The wild flower season is usually between the months of May - September, and is a major tourist attraction for the region. There are Beacon Wildflower Bus Tours undertaken throughout the season which are a drawcard for visitors. A heritage trail has been established in Beacon and there is opportunity for expansion of tourist information and hiking trails.

MARSHALL ROCK

A favourite leisure spot for locals, Marshall Rock has been the location for many community barbecues and picnics dating back as far as 1913. The reserve remains a great place for bush walking, bird watching and viewing wildflowers. One of the best reasons to visit the site is the spectacular views from the top of Marshall Rock where visitors can see Lake McDermott, vast agricultural lands and even the Bencubbin Wheatbins. The Reserve covers 1.4 square kilometres and is bounded by private farming land on every side. It is a great place for camping with picnic with tables, shelter, fire pits and a waterless toilet all available.

LAKE MCDERMOTT

In 1889 Surveyor HS King fixed Trigg Point as Mt Marshall. Named after Captain Marshall McDermott, an early settler on the Swan River colony, it was found in 1836 by Surveyor General John Septimus Roe.

Lake McDermott is adjacent to Mt Marshall and is a popular water-skiing area when full after cyclonic or extremely wet years.

PERGANDES

The remains of one of the original homesteads and sheep yards, constructed from local granite slabs, may be seen on the property of M & D Cooper, situated approximately 10 kilometres south-east of Bencubbin. Restoration work has been programmed for this site.

BILLIBURNING ROCK

Bilburning Rock was surveyed by Harry Sanford King around 1889 -1890. The Rock is situated in the North-East of the Shire near the Vermin Proof fence. This rock is part of quite a large reserve with attractive wildflowers, a good view from the top of the rock and is a picnic area. It is an ideal location for watching birds and other native fauna and offers many photographic opportunities.

BENCUBBIN SANDALWOOD DRAY

Bencubbin's Sandalwood Dray commemorates sandalwooders as true pioneers of the Mt Marshall district as the marks left by the sandalwood Drays made it possible for the settlers to find their land. During the early settlement of the Mt Marshall District, sandalwooding proved to be a very lucrative business. As early as 1870, pastoralists pulled sandalwood to supplement their income. It is not known when the true sandalwooder arrived, but by 1917 when the rail came to Bencubbin, hundreds of tons of sandalwood was stacked waiting to be transported to Fremantle.

At one stage there was over 50 sandalwood drays working out of Bencubbin. One man could handle six drays. The restored Sandalwood Dray located in the main street of Bencubbin was built to recognise the sandalwooders as pioneers of Mt Marshall. There is a sign that tells the story of Sandalwooders as well as a list of names of men who were sandalwooders in the district on display.

METEORITE AREA & MUSEUM

An area at North Mandiga which has a fault running north from Waddouring and three substantial meteorites in a small area. Bencubbin Number 1 was found in 1930 weighing 542 kilograms, Bencubbin Number 2 was found in 1959 weighing 64.6 kilograms, and Bencubbin Number 3 was found in 1974 weighing 16 kilograms. All are in the Museum of Western Australia and are thought to be from one meteorite which fragmented on impact. The only other meteorite in the world found with similar properties was in Bangladesh.

Also in this area is a rock formation containing large Gnamma Holes and is known as Mungan Gabby. It was a large watering place and surveyors' referencing point in the early days and is still on the Lands Department lithographs. This is a private property and permission must be sought to enter. Although the Mt Marshall Museum does not house a large collection, the museum has a number of historical photographs and some literature. The museum also boasts a piece of Bencubbin Number 2 meteorite.

WELBUNGIN HILL WELL

Local wells were the only means in which early pioneers were able to remain on the land until the pipelines from the Mundaring Weir were established throughout the Shire. A trip back in time sees the observer imagining how families carted water from these sites for their stock and personal use.

GEMSTONE AREA

At North Cleary a gemstone area may be found on Ayers Road. This road runs north from the rail crossing on the Burakin-Wialki Road. Most deposits are on the property of Mr D Khul and permission must be sought to enter the property.

MOUROUBRA RD TO PAYNE'S FIND ROAD

This route runs north off the Burakin-Wialki Rd through the sheep station country. It is quite passable except on rare occasions when flooding has occurred. The road runs through Remlap, Mouroubra and Maranalgo stations and quite close to the Maranalgo Homestead and then joins the Great Northern Highway at Payne's Find.

This road is an alternative route to and from Perth and southwest towns for travellers travelling to and returning from their sojourns in the north of the State passing through pastoral country along the eastern side of Lake Moore. The road is unfenced so care should be taken with livestock, kangaroos and emus in the area.

TAMPU WELL

Located on Bimbijy Road, about 68 kilometres from Beacon, Tampu Well is an old Government well that was used by Sandalwooders, prospectors and shepherds. It is an excellent wildflower and birdwatching site.

CRIMPY'S TANK

Head West along Burakin-Wialki Road from Beacon and turn right onto Bimbijy Road (approximately 2 kilometres). The turn off to Crimpy's Tank is on the left (signposted), about 25 kilometres from Beacon. Built in 1966, Crimpy's Tank is a rock catchment tank with a standpipe. It is a good picnic site and boasts a variety of wildflowers. There are traces of sandalwood cutters tracks on the East and North East of the rock. This is also a good site for birdwatching.

TAMPU BIN

On the Bimbijy Road, about 50 kilometres from Beacon, the Tampu bin is the only 'off-line' grain receivable point in the Shire. The grain is hauled by road transport to the railhead in Beacon. It derives its name from Tampu Well. Five Kilometres to the East the natural gimlet and salmon gum forest begins. Currently, (2023) the Tampu Bin is one of several CBH sites available for sale as a result of modelling undertaken to identify sites that are to be will be retired because future crop estimates and trends, logistic requirements, operational costs and retirement costs indicate the bin is no longer suitable to receive and handle grain (source: <https://www.cbh.com.au/contact/sites-and-ports-directory/sites-for-lease-or-sale#sites-available-AF41C1>).

VERMIN PROOF FENCE

The Vermin Proof Fence bisects the Shire from East to West and marks the South boundary of Karroun Hill Nature reserve (300,000ha). The fence was constructed in the late 1950s. This fence is important in keeping both Emus and Wild Dogs out of farming areas.

DATJOIN ROCK

The Datjoin granite rock formation is located 5km northwest of Wialki and is an enjoyable place to picnic and camp. Wildflowers including native orchids bloom between July and October.

Implications for future Tourism

Tourism is an industry that has the capacity to grow in the future. This has been acknowledged in the Shire's Corporate Business Plan 2021-25 objective of promotion, development and maintenance of local attractions. Through the LPS the Shire can assist in ensuring that tourism sites are appropriately protected and managed in order to maximise their interest, value and tourism appeal. In particular, the landform Mt Marshall is noted in the Wheatbelt Region Parks and Reserves Management Plan (2021) as a recreation site worthy of promotion and development. Exposure is the key to attracting visitors, residents, business people and investors.

4.3.4. RESOURCE MANAGEMENT

BASIC RAW MATERIALS

Basic raw materials (BRM) in the Shire, include sand, clay, hardrock, limesand, limestone dolomitic lime, gypsum and gravel and are in demand both from within the Wheatbelt region and to service the Perth metropolitan area. BRMs are used in construction, road building and agriculture. Significant deposits of basic raw materials are located on private land.

MINING AND GEOHERITAGE

Mining is an increasingly important industry in the Wheatbelt and contributes approximately 24 per cent to the Gross Value of Wheatbelt production although the sector employs 4.4 per cent of the region's workforce (Regional Development and Lands, 2011). The value of minerals and natural gas in the region in 2013 was worth more than \$2.6 billion (Department of Mines and Petroleum, 2013). This does not include the extraction of basic raw materials, such as sand, limestone, gravel, rock aggregate on private land.

The mineral prospectivity of the Wheatbelt could provide growth of the mining sector in the longer term. This could include mining of bauxite–alumina resources in the western part of the Wheatbelt and kaolin resources in the Meckering and Narrogin areas and potash and phosphate resources in the Shire of Dandaragan. Mineral processing in the region includes synthetic rutile from ilmenite at the Chandala Processing Plant.

To understand the relationship mining has with planning, it is important to understand how the Mining Act 1978 operates. Mining applications are processed under the Mining Act and therefore planning approvals for mining are not required from the WAPC or local government. Section 120 of the Mining Act requires that any mining proposals shall take into account the provisions of any planning scheme in force under the Planning and Development Act 2005, but a scheme cannot act to prohibit or affect the granting of a mining tenement. Should a mining tenement be in conflict with an operational Scheme, both the Ministers for Planning and Mines are to be advised.

There are ten Geoheritage sites within the Wheatbelt region. These sites contain geological features considered to have significant scientific and educational value. Geoheritage sites are managed by the Department of Mines and Petroleum and it is expected that they will be protected from other activities by State and local governments.

Implications for future Resource Management

As outlined in Sections 4.3 and 4.5, should there be a change and mining progresses as a new industry in the Shire, careful consideration and planning for the impact on road networks of the transport of mined product is important. As is supporting the provision of housing and facilities/ services for workers in the two major towns to bring additional benefits to the local community.

4.4 ENVIRONMENT

The environment section of the LPS looks into protect and conserve natural resources, recognise regionally significant natural areas, with significant scientific, aesthetic and cultural values, ecological linkages and avoid facilitating development that could potentially damage the environment. Regionally significant vegetation, threatened and priority fauna habitat, wetlands, waterways, threatened and priority flora and ecological communities and hydrological processes are considerations in this analysis.

4.4.1. CLIMATE AND LAND FORM

CLIMATE

The climate of Mt Marshall is typical of the Wheatbelt Region with average temperatures shown in Table 22. The average rainfall in Mt Marshall is 321mm and occurs mainly in winter from May to September.

Table 22: Average Daily Temperatures, Wheatbelt

DAILY AVERAGE TEMPERATURE	SUMMER	WINTER
Maximum	34°C	17°C
Minimum	17°C	5°C

LAND FORM AND GEOLOGY

The landform of the Shire varies from 320 metres (AHD) in the north western part of the district (Lake Moore area) up to about 500 metres in the southern corner of the north-easternmost part of the Shire. The satellite imagery clearly demonstrates the northern lake system, the uncleared land to the north and southern farmed areas of the district.

Most resource industry activity in Western Australia is subject to the provisions of the Mining Act 1978 and Geothermal Energy Resources Act 1967. Minerals, as defined by the Mining Act 1978, include all naturally occurring substances obtained from any land by mining, however construction materials such as limestone, rock, gravel, and sand are not considered to be minerals where they occur on private land.

The Geological Survey of Western Australia (GSWA) aims to meet the State government objective of achieving responsible development of industry and resources for the benefit of Western Australians. This is achieved through the provision of quality geoscientific data and information and advice to the mining and petroleum industries, government and public to encourage and support resource exploration and facilitate informed land use planning and State development.

GSWA has a responsibility for investigating and reporting on all occurrences of minerals in WA including industrial minerals and basic raw materials. The government department responsible for mining and industry regulation can make recommendations concerning the protection of strategic resources of specific minerals from sterilisation as a consequence of residential or industrial development or the construction of roads or other infrastructure. The responsibility for implementing such recommendations rests with local government, the government department responsible for planning, lands and heritage and the WA Planning Commission.

The majority of the Shire is typical of the region with igneous (granitic) and metamorphic rocks. The soils over the majority of the Shire are yellow deep sands, often with a gravelly subsoil. The salt lakes are mainly saline soils with calcareous loamy earths in the valleys leading to the salt lakes.

4.4.2. NATURAL AREAS

LANDSCAPE

Landscape is integral to community perception of the region’s identity. Besides their community value, the landscape assets of the Wheatbelt define key tourism opportunities for the region. There is a need to manage the Wheatbelt’s visual landscapes, and the ways in which they are experienced, to protect their valued characteristics. This includes preservation, recognition and promotion of regionally important views through the land use planning system.

POTENTIAL CONSERVATION ESTATES

The Wheatbelt Region Parks and Reserves Management Plan (2021) includes several Mt Marshall Shire reserves that there is an aspiration to enhance their key values through future management by the Department of Biodiversity, Conservation and Attractions. Currently, these lands are not part of the conservation estate or part of the planning area or managed by the department. Although these lands do not necessarily represent formal tenure proposals and may not eventuate as conservation estate.

All formal tenure proposals are considered through a process involving consultation with local government, traditional owners, existing vesting bodies and other government agencies and/or other stakeholders. It is relevant to include these identified reserves in the LPS, so the future planning for their use, management and protection is carefully considered and addressed with stakeholders, as outlined above.

Table 23: Potential Conservation Estates

LGA	Reserve number	Name/Tenure/Location	Area	Vesting	Purpose	Class	Native Title ILUA/Claim	Potential tenure change
Mt Marshall	12690	Crown reserve	62	unvested	water	C	MG	Vest in CPC and add to Wundowlin Nature Reserve (A22262)
	19513	Crown reserve	2	unvested	water fauna	C	MG	
	22082	UCL (PINs 1000962, 1000963, 1089265)	175	Mt Marshall shire		C	MG	
	13509	Crown reserve	96	Mt Marshall shire	water & parkland	C	MG	Vest in CPC as a nature reserve
	15828	Crown reserve	3186	Mt Marshall shire	parklands, walktrails and conservation	C	MG	Vest in CPC as a (amalgamated) nature reserve
	20524	Crown reserve	1639	DWER	water	C	MG	
	20523	Crown reserve	969	DWER	water supply	C	MG	Vest in CPC as a nature reserve
	20529	Crown reserve	547	DWER	water & conservation of flora and fauna	A	MG	Vest in CPC and add to nature reserve A39703. 2ha excision for Dajoin Well tourist site to be considered further.
	25323	Crown reserve - North Cleary	178	unvested	water	C	MG	Vest in CPC as a nature reserve
	29370	Crown reserve	1071	unvested	gov't requirements	C	MG	Vest in CPC as a (amalgamated) nature reserve
36300	Crown reserve	0.4	unvested	trigonometrical station	C	MG		
		Crown freehold – department interest (Lot 403 on Plan 2666)	658				MG	Vest in CPC and investigate the most appropriate tenure category

4.4.3. NATURAL RESOURCES

FLORA, FAUNA AND THREATENED ECOLOGICAL COMMUNITIES (TEC)

The Shire encompasses diverse and vulnerable flora, fauna, and ecological communities, with a recorded count of 136 threatened fauna and 2 other specially protected species distributed throughout its territory (Figure 13). Within Beacon and Bencubbin, the townsite boundaries and surrounding areas harbor a significant population of threatened fauna. In terms of threatened flora, 45 species have been documented, primarily found beyond the immediate vicinity of the townsites. This underscores the significance of the surrounding areas for the majority of these flora species in terms of their conservation and protection.

The identification and protection of these natural assets will need to be carried out at the stage where a significant change in use is proposed. It is the Shire’s view that the onus for detailed research and protection of identified flora and native remnant vegetation needs to be placed back to the proponent as rural Shire budgets do not permit the appropriate level of investigation. The Shire (and EPA) will ensure that this research is conducted at the Scheme Amendment stage.

Identifying and protecting fauna, landscapes and wetlands involves the same principles as for flora and native remnant vegetation. Any change in use will trigger an appropriate level of assessment.

Threatened Ecological Communities (TECs) are naturally occurring assemblages of organisms that exist within specific habitats and are considered threatened or at risk of complete destruction. These communities undergo a non-statutory evaluation process to determine their status, and if they are deemed to be in danger of total destruction, they receive legislative protection under the Environmental Protection Act 1986 and Environmental Protection (Clearing of Native Vegetation) Regulation 2004.

The Shire encompasses numerous TECs, which cover a significant portion of land, including multiple townsites such as Bencubbin and Beacon. Given their legislative protection, any activities that could potentially have a significant impact on these TECs necessitate the Shire’s involvement in ongoing protection and the careful management of pastoral lands. This ensures that these valuable ecological communities are safeguarded, and any potential risks to their existence are mitigated through appropriate management practices.

WATER QUALITY PROTECTION

There are no water protection areas within the Shire.

BUFFER REQUIREMENTS

Buffer requirements are required around chlorine stores (100m), rubbish tips and quarries (500m). The Shire has no abattoirs or other noxious industries that currently require buffers. Any new strategic industrial areas (to perhaps cater for these higher impact activities) will need to be assessed in more detail prior to amending the Scheme.

POTENTIAL POLLUTANT OUTPUTS

There are no potential pollutant outputs that have impacts other than mining activities. These mining activities are administered by the Mines Act and are not determined by the planning statutes, however a Local Planning Policy has been prepared to convey the Council’s views about the location of mining camps. In the event that any are identified they will be appropriately dealt with to ensure the continued safety of the residents, workers and ratepayers.

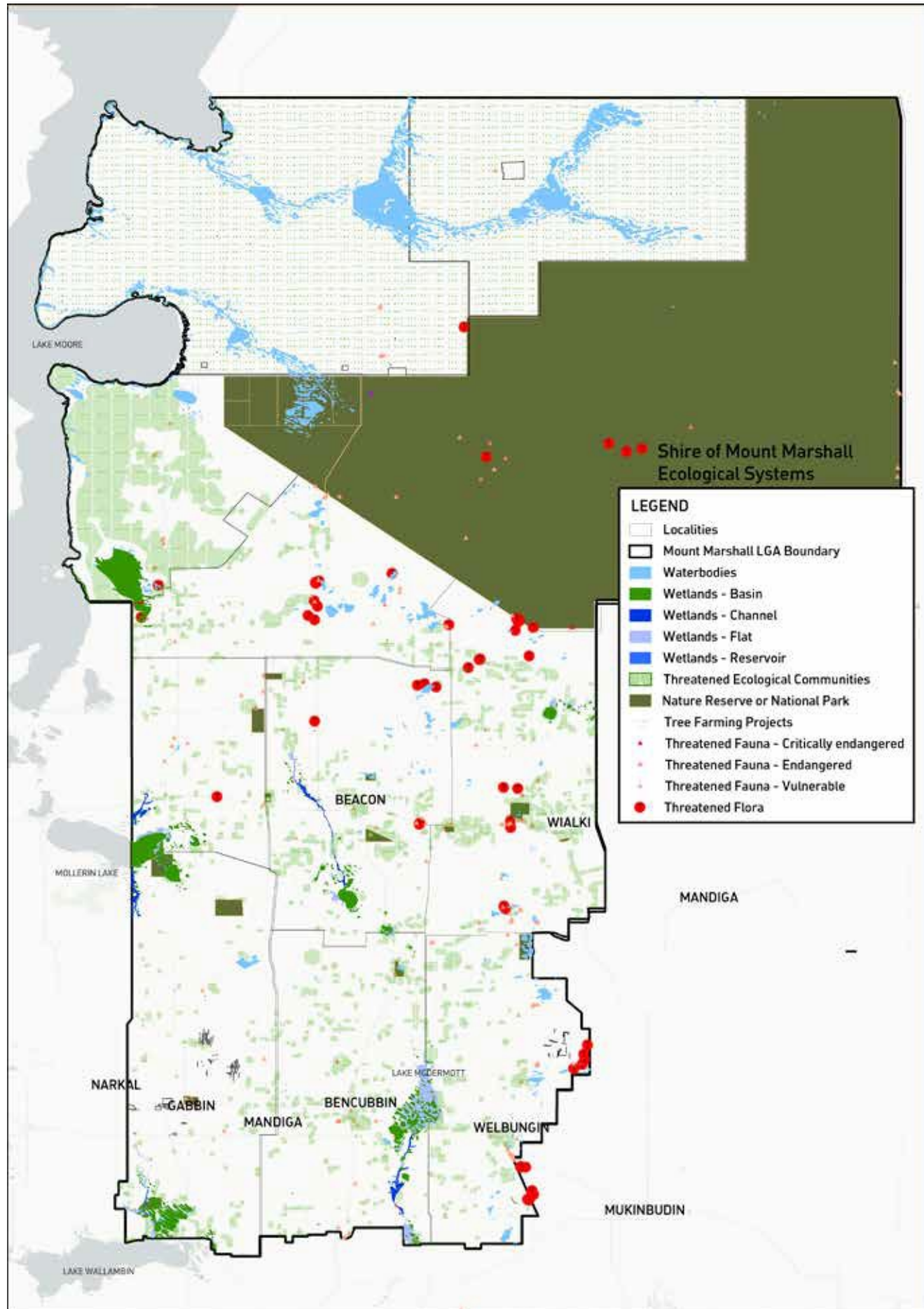


Figure 13: Ecological Systems

Implications for future Climate & Landform, Natural Areas & Natural Resources

As outlined in the previous analysis, the value of landscapes, views and landforms, such as Mt Marshall, to both the community and visitors is a priority. Through its Corporate Business Plan 2021- 2025 the Shire identified a service objective of conserving, enhancing, promoting and rehabilitating the natural environment to ensure appropriate management and use. The LPS should propose the investigation of nature reserves to be established and developed as conservation estates. This has been raised and identified by the Department of Biodiversity, Conservation and Attractions so would occur in partnership with the Department and following appropriate stakeholder engagement.

4.4.4. NATURAL HAZARDS

TOWNSITE SALINITY

The risk of salinity to town sites within the Wheatbelt is often significant as settlements were historically located low in the landscape. The Rural Towns – LiquidAssets program has assisted many communities to develop approaches for managing townsite salinity impacts, water management and limiting damage to buildings and infrastructure. Options for reducing the risk of rising saline groundwater in town sites includes limiting scheme water use; stormwater harvesting, water recycling, repair of leaks from water pipes, pools, dams and drains; replacing septic systems with sewer systems; revegetation and protection of remnant vegetation.

SOIL ACIDIFICATION

Parts of the Wheatbelt are affected by soil acidity, and Wodjil soils in the eastern and north-eastern Wheatbelt are naturally acidic. Acidic soils cause losses in crop production and restrict crop choice, with reduced plant growth leading to increases in erosion and nutrient leaching. Soils can also become more acidic with product removal, legume rotations and the use of ammonium-based fertilisers. More than 14.25 million hectares of Wheatbelt soils are estimated to be acidic or at risk of becoming acidic and restricting production (Department of Agriculture and Food WA, 2009). This is more land than that affected by dryland salinity. Estimates for the Avon River Basin indicate that about 93% of surface soils and 83% of subsurface soils have a moderate to high risk of acidification. The primary means of addressing soil acidification is by application of agricultural lime. However, research suggests that farmers are using less lime than required to maintain existing acidity levels.

ACID SULPHATE SOILS

A different issue is that of acid sulphate soils. Acid sulphate soils may be found in some parts of the Wheatbelt where salinisation has occurred (such as near Brookton and Beverley) and are also likely to be associated with wetlands in the coastal parts of the region. Acid sulphate soils are naturally occurring and are benign in their natural state. However, once exposed to the atmosphere they oxidise, producing sulphuric acid and iron compounds. Exposure of acid sulphate soils can have a number of adverse impacts, such as corrosion of infrastructure e.g. concrete, steel pipes and bridges, and harm to waterways and wetlands.

FLOOD RISK

Flooding is not considered a risk in Bencubbin or any other townsite in the Shire. Engineering design of roads, culverts and reserves prevents any damage from heavy downpour events.

BUSH FIRE PROTECTION

Bushfire protection is a land use planning and development issue in those parts of the Avon Arc and coastal shires where residential and rural living settlement is occurring in hilly, vegetated areas.

Significant portions of the Shire of Mount Marshall are declared bushfire prone by the Fire and Emergency Services Commissioner. Accordingly, planning proposals must be prepared with consideration given towards State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7). This policy sets out the objectives and principles to be addressed where bushfire risk and management matters are present across Western Australia.

This Strategy does not assess bushfire risk as no immediate development intensification is proposed. Where development intensification is proposed, investigations, including the preparation of a bushfire management plan, may be required.

Bushfire protection measures such as the construction of fire breaks in steep terrain and the removal of vegetation from around dwellings can have adverse environmental impacts, such as soil erosion and altered drainage patterns. Conversely, measures designed to address land degradation issues, such as de-stocking and revegetation of understorey species, may increase bushfire hazard over time.

Fire management in the Shire, as is common in most country towns, is run by a local volunteer fire brigade based in Bencubbin with facilities in Gabbin, Welbungin and Beacon.

Implications for future Natural Hazards

Monitoring the salinity in soils and the effect on agricultural production is important to retaining the core economic and employment focus of the Shire. Future residential development and housing in the Shire and the bushfire risk management associated with it is an issue to be carefully addressed according to SPP 3.7 and the guidelines.

4.5 TRANSPORT AND INFRASTRUCTURE

Transport planning is primarily the function of three State Government agencies, the Department of Planning, Lands and Heritage, the Department of Transport and Main Roads WA with the Shire providing input as a key stakeholder when required. The Shire is mainly responsible for local transport planning in through preparation of structure plans within the Shire which 'fills-in' the local road network within the broad regional road network, providing local distribution and access roads, generally in accordance with the WAPC Development Control Policy 2.6 - Residential Road Planning.

Refer to **Figure 6** which illustrates the transport infrastructure in the Shire and the broader region.

4.5.1. TRANSPORT NETWORKS

RAIL NETWORK

Westrail provides freight rail facilities in the Shire, though there is no passenger rail service. The closest service is located in Hines Hill where the Prospector to Merredin provides twice daily services to and from Perth. Though this 3 hour train journey still requires a 1.5 hour trip by car to reach Bencubbin.

AIRSTRIPS

The Wheatbelt region is serviced by more than 54 airports and airstrips. They are used for a variety of tasks, including fire fighting Royal Flying Doctor Services (RFDS), aviation training and recreational aviation such as leisure flights, skydiving, gliding, and ballooning. The Wheatbelt is ideally suited to establish and expand aviation training facilities including the establishment of an instrument landing system (ILS) as well as the establishment of niche businesses such as agri spraying and aircraft maintenance.

There are two airstrips in the Shire, a larger one servicing the town of Bencubbin. In 2019 the Beacon airstrip was upgraded with the assistance of Federal and State Government grants to RFDS standards including lighting to allow night take off and landings. This has significantly improved the health support and emergency assistance outcomes for the Mt Marshall community.

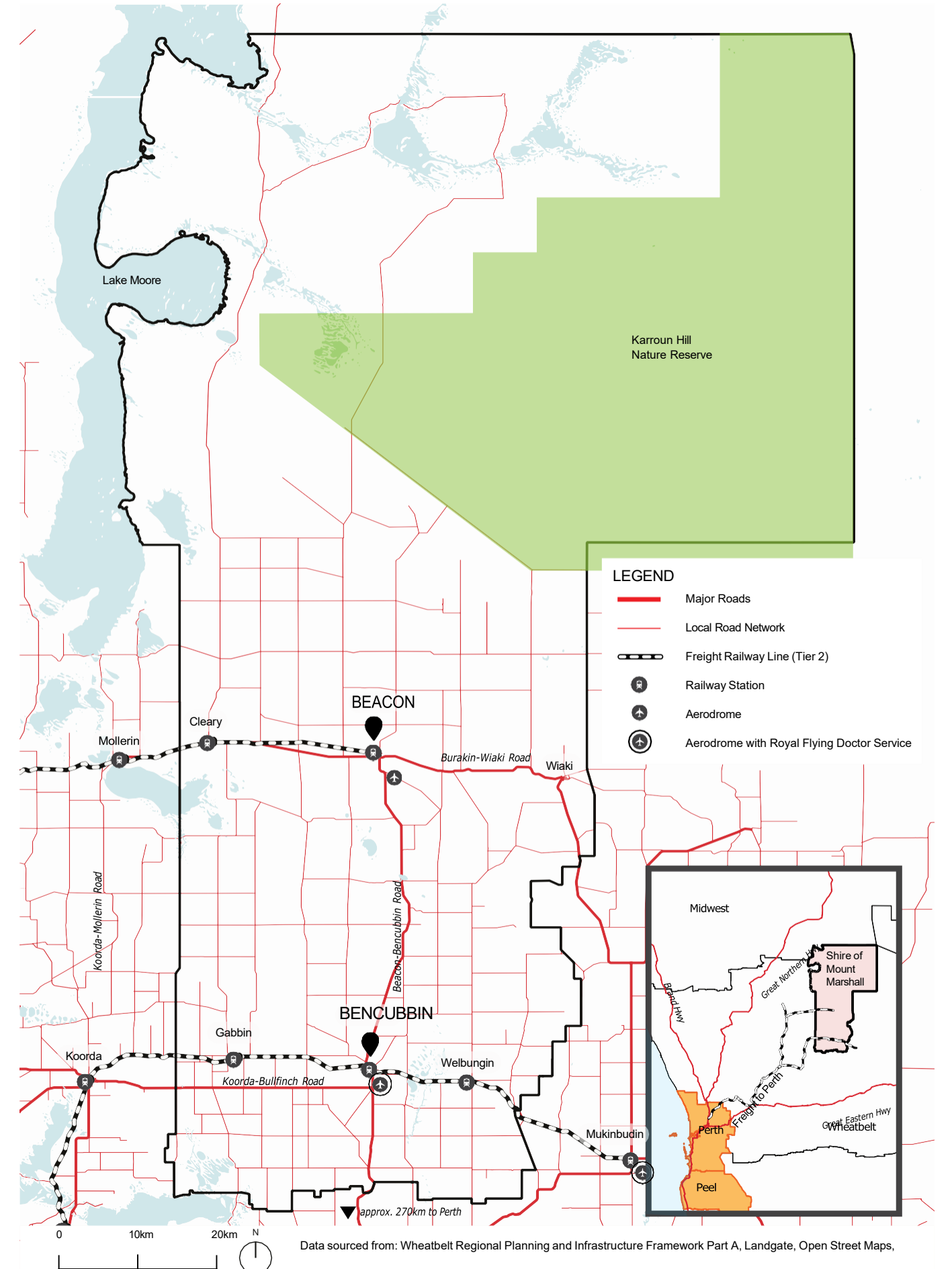


Figure 14: Shire of Mount Marshall Transport Network

4.5.2. ROADS

ROAD NETWORK

The Wheatbelt has a high level of access to the National and State transport networks and therefore to ports, strategic industrial areas and mining regions throughout Western Australia. National and State roads and highways that pass through the region include the Great Northern Highway, Great Eastern Highway, Great Southern Highway, Brand Highway, Indian Ocean Drive and Albany Highway (Figure 14).

The safe and efficient transportation of grains by road and rail to port is essential for maximising the contribution of Mt Marshall's agricultural sector to the Wheatbelt economy. This network is currently undergoing rationalisation as a result of the findings of an economic review of grain transport from bin to port prepared for the Strategic Grain Network Committee in 2009. The rationalisation process includes investment in the road infrastructure necessary to transport grain to Tier 1 and Tier 2 rail lines and to close Tier 3 rail lines. The Tier 3 lines were closed on 30 June 2014.

REGIONAL DISTRIBUTOR ROADS

Important Regional Roads which are under the responsibility of the Shire are:

- + Beacon-Bencubbin Road runs north-south between Bencubbin and Beacon and is used to carry agricultural produce, fertiliser, livestock and general freight. It is also used for tourists heading north during the wildflower season. A 6 metre sealed road will have economic benefits through increased tourism and reduced commercial travel time.
- + The Kellerberrin-Bencubbin Road provides access from Bencubbin to the Great Eastern Highway and Perth via Kellerberrin. The route is used to cart agricultural produce, fertiliser, livestock and general freight. Within Mt Marshall this has been increased to a 7 metre sealed road.
- + The Burakin-Wialki route travels in an east west direction through to Beacon. The road is part of a major inter-regional freight route providing access to the Great Northern Highway and the north-west (including Moora), for mining equipment and freight from the Eastern States. It is also a major link to the coast from the northern Wheatbelt areas. Agricultural produce, fertiliser, livestock and general freight are carried along this route and it serves local and tourist traffic. The whole length of the road has been widened to the required standard but only 6% has been sealed.
- + Bimbijy Road provides access to Tampu off-rail grain receival facility and tourist access to Bimbijy Station. The planned standard is a 6 metre seal, however to date although the entire length has been widened only 11% of the road has been sealed. The intent of CBH to sell the Tampu bin site outlined earlier, could affect the future traffic volumes accessing this road.
- + Mandiga-Maringo Road provides access to the primary Koorda CBH grain receival facility, and to the Beacon, Bencubbin and Gabbin CBH receival facilities. Main Roads WA sees a need to upgrade this route to cater for the increasing number of heavy vehicles carting grain.
- + Mouroubra Road primarily services the abutting agricultural and pastoral properties, but also provides a useful link between the Mid West and northern Wheatbelt regions. Other users include mining traffic and tourists (during wildflower season).
- + The Mukinbudin-Wialki Road only passes through the Shire near Wialki. The road is used as an

important link to the regional centres from the north-east areas of the Wheatbelt. It is primarily used for carting agricultural produce, livestock and general freight. The road is planned to be upgraded to a Type 4 road (6 metre seal) over the next few years.

- + The Koorda-Bullfinch Route is also a major inter-regional freight route providing access to the Great Northern Highway and the north-west, for mining equipment and freight from the Eastern States. It is also a major link to the coast from the eastern Wheatbelt areas. The road carries seasonal grain and fertiliser traffic as well as local and general freight traffic. Main Roads considers that the 6 metre seal on both of these roads is adequate for the increasing traffic volumes. To date this has been 85% completed.
- + Ingleton Road provides access to the Primary Beacon grain receiving facility for grain freight from the agricultural areas north and north-east of Beacon and Wialki. Increased traffic justifies a Type 4 road (6 metre seal).

Implications for future Transport & Roads

Due to the town's location away from a major highway it is essential that the roads leading to Bencubbin and the district are as inviting and accessible as possible. This implies that major access roads must be kept in good condition and signposted to invite traffic to the towns, or at least through them. The treatment of entry statements and verge planting (including wildflowers) may add to the attraction to the district.

Exposure to traffic is an essential ingredient in increasing trade and tourism. Every effort must be encouraged to ensure that any new regional transport initiative or strategy does not bypass the towns. Input to these proposals must be on-going and active. In order to attract tourist traffic to the district the road conditions must be made more suitable (i.e. safer and more attractive journeys).

Town centre streetscape improvements and footpath network upgrades were identified in both Beacon and Bencubbin as priorities for the Shire in the Corporate Business Plan 2021-25, changes that will improve both the transport function and place value for the community.

Should there be a significant increase in the Shire's resident population over the life of this Strategy, initiatives such as improved bus access for students and those unable to drive may need to be investigated. Providing alternative transport options to the Shire's townsites can improve education and recreation outcomes for the community.

4.5.3. FREIGHT

WHEATBELT SECONDARY FREIGHT ROUTE

The Wheatbelt Secondary Freight Route (WSFR) network in the Main Roads WA Wheatbelt region comprises some 4,400km of Local Government managed roads that connect with State and National highways to provide access for heavy vehicles into the region. These roads are intended to enable large, high productivity trucks safe and cost effective access to businesses. The WSFR project is developing a business case, with the supporting evidence and documentation required, to seek the addition of a program of road improvements across the network be added to the Infrastructure Australia Priority List.

ROAD

The network of regional distributor roads outlined earlier in section 4.5.2 highlights the current widths, sealing and condition of these routes as well as their role for various users, including freight.

RAIL

There are two rail corridors running through the Shire. ARC infrastructure operates the freight rail in the Shire through track and signalling maintenance activities. The northern corridor runs east-west from Bonnie Rock to Burakin and the Southern line operates from Wyalkatchem to Mukinbudin. The northern corridor, Bonnie Rock to Burakin, currently only operates between Beacon and Burakin. The rail infrastructure between Bonnie Rock to Beacon would require significant upgrades to function.

ARC's network and associated industries support regional communities through employment opportunities that are much wider than the direct employment footprint of ARC infrastructure.

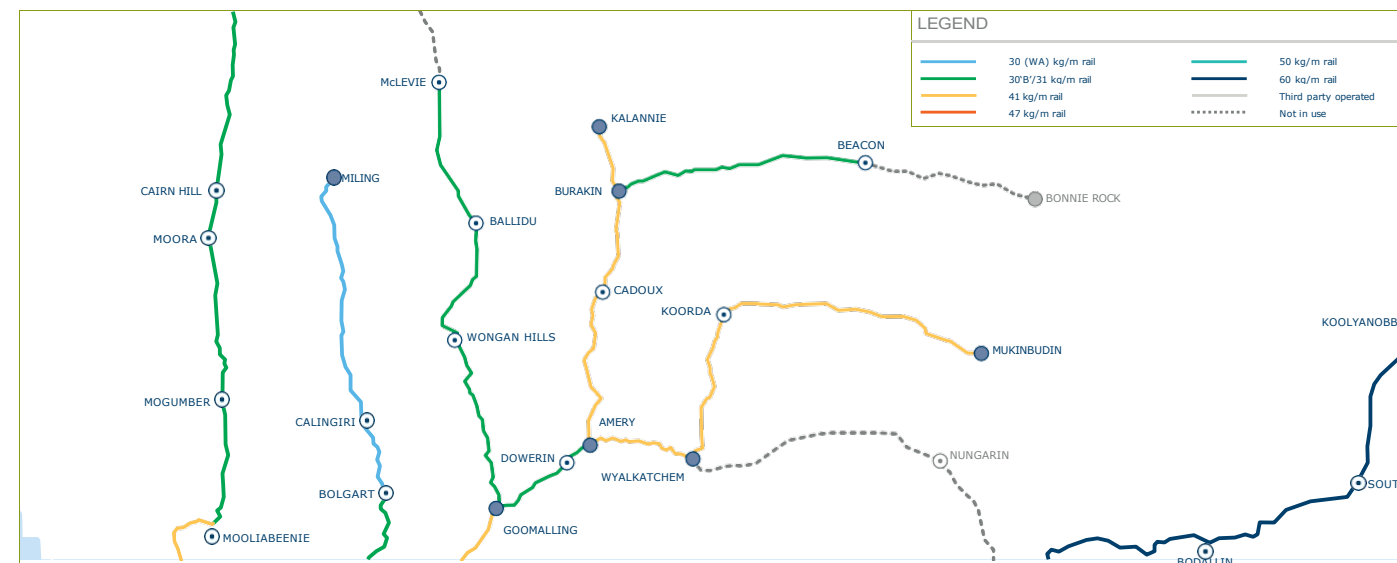


Figure 15: ARC Rail Infrastructure (Source: ARC Infrastructure)

Implications for future Freight

Freight requirements for the Mt Marshall Shire are interlinked with the Wheatbelt Region's network and are therefore unable to be determined or altered by the Shire's needs alone. Therefore, monitoring of the condition and usage of freight routes through feedback from the businesses (mostly agricultural producers) utilising the roads and rail lines to inform future investment and upgrades should be the focus of the Shire.

4.5.4 UTILITIES

WATER

The availability and provision of water to support population growth and economic development is a key planning consideration for the Wheatbelt region. The Shire's water supply is part of the Goldfields and Agricultural Water Supply Scheme that provides a water supply to the district from the Mundaring-Kalgoorlie pipeline. The scheme has limited capacity in some areas and any significant increase in demand will require investigation. All towns in the Shire have some access to a scheme water supply.

Approximately 60 per cent of water delivered by Water Corporation to the Wheatbelt is consumed in towns and 38 per cent is used on-farm. Water is predominantly used for residential purposes, with local government, industry and commercial users utilising the balance. Dams are common throughout the region and are primarily used for the watering of stock and gardens. During periods of drought there is significant reliance on scheme water by the livestock industry.

Water demand is expected to increase as a result of peri-urban residential and rural living growth, industrial expansion and horticultural and agri-industry development. Some of the additional demand can be met through water efficiency measures, water recycling, the use of rainwater tanks and utilisation of storm water but upgrades to water supply infrastructure may be required in some areas. Future development proponents should engage with Water Corporation to determine necessary investigations and infrastructure works. Land owners/developers must ensure the requirements of the Government Sewerage Policy (2019) are adequately met and addressed.

WASTEWATER

Reticulated sewer is the Government's preferred approach to wastewater disposal, owing to the environmental and human health benefits.

Where reticulated sewer is not available the most common type of disposal method is on-site septic systems. However, sometimes topography and shallow soils do not allow these systems to effectively operate, which can result in localised public health risks.

The Shire's townsites do not have reticulated sewer, with on-site treatment systems widely used. In Bencubbin, the Hotel, Silver Chain buildings and four Shire houses (on Monger Street) have their leachate pumped to a septage pond. This current approach to wastewater disposal is considered fit for purpose for the Shire.

WASTE MANAGEMENT

The State Planning Strategy identifies waste disposal, treatment and recycling facilities as an essential infrastructure item related to Western Australia's growth. The Strategy identifies that a network of strategically located waste management facilities and infrastructure sites are required to cater for this growth. Local governments in the Wheatbelt are working together (e.g. RoeRoc) to develop and implement best practice approaches to meet localised waste management needs. The focus is on avoidance, re-use, recycling, recovery and disposal. In addition to servicing their own community needs, there is potential for Wheatbelt local governments to establish facilities that accept and manage waste from the Metropolitan area or to develop specialist waste treatment operations that service a much wider geographic area.

Avon Waste provides a waste disposal service to the Shire. The rubbish tip is located 5

kilometres north of Bencubbin. Another landfill site is located 10 kilometres east of Beacon.

ELECTRICITY

The Wheatbelt is supplied with energy by Western Power's South West Interconnected System and serviced by the North and East Country load areas. The East Country load area covers the eastern Wheatbelt region. Growth in power demand was slow prior to 2007 and then experienced a significant increase due to mining and resource development in the area. The power supply to Mt Marshall is part of the state grid system operated and maintained by Western Power.

The geographic reach of the South West inter connected system is vast, and supply can be variable in the extremes of the network. The large number of aged wooden power poles also creates ongoing management issues for suppliers, and replacement and maintenance programs are unable to deal with all of them.

The Wheatbelt offers an abundant source of renewable energy. The climatic and geographic conditions of the Wheatbelt are conducive to alternative energy generation such as wind, solar, geothermal and biomass generation. Renewable energy offers the capacity to reduce reliance on centrally distributed energy.

GAS SUPPLIES

LPG Gas is supplied in cylinders by a local distributor. Possible options for delivery of gas may include town reticulation from large 'bullets', delivered by road or rail and the potential for an extension of supply from Perth. To achieve regional access for gas, sufficient demand would need to be demonstrated by a large foundation customer.

TELECOMMUNICATIONS & DIGITAL INFRASTRUCTURE

Telecommunications infrastructure is essential to underpin the region's economic opportunities and optimise service delivery, particularly access to broadband internet services. It is understood that although there is much improved internet connection across the Shire (Crisp Wireless), there are still a number of mobile blackspots. Feedback from the community engagement sessions undertaken for the LPS highlighted the negative impact of digital infrastructure gaps which affect them especially during power outages.

The National Broadband Network can enable improved access to information and services for some Wheatbelt residents. It may also provide opportunities for the establishment of new businesses such as software development, e-business, e-health and e-education and call centres. The National Broadband Network and digital television present increased opportunities for the Wheatbelt. However, future planning and investment is required to soften the effects of ongoing service and maintenance costs of infrastructure.

The priority is to maximise access to the new telecommunication technologies across the Wheatbelt. Many households have Crisp Wireless (fixed wireless internet service) which is a Narrogin based ISP business providing regional WA with faster, more reliable internet and addressing connectivity shortfalls.

Implications for future Utilities

Investigating renewable energy generation in future may assist in addressing the challenges of power supply and maintenance of traditional systems and types. Ensuring the Scheme includes permissibility of renewable energy uses is an enabler of this potential change. Secondly, the monitoring of water usage and adoption of water efficiency measures is a prudent approach given the demand for water may grow over the longer term with new population or economic sectors.

APPENDIX A



MT MARSHALL LOCAL PLANNING STRATEGY & SCHEME REVIEW



Revision letter	Date	Reason for issue	cM
A	18-07-2022	Draft For Review	RS
B	10-08-2022	Final Report	RS
C	29-06-2023	Minor edits	RS

Project No: 44467

Project Name: Shire of Mt Marshall Local Planning Strategy and Scheme Review

Prepared for: Shire of Mt Marshall



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01

INTRODUCTION



INTRODUCTION

Hames Sharley has been engaged to complete a Local Planning Strategy and Scheme review on behalf of the Shire of Mt Marshall. The review and production of a new Local Planning Strategy and amended Local Planning Scheme No.3 (the Scheme) presents an exciting opportunity for the Shire to facilitate the community's vision through an updated local planning framework.

An important part of the review process is collecting and understanding the values and experiences of the local people of Mt Marshall. This will ensure that the Strategy and LPS3 are reflective of the community's desires and aspirations. To achieve this the Shire sought comment and input through two community engagement sessions. This involved two project leaders from Hames Sharley visiting the Shire of Mt Marshall in June 2022 to engage with community in the main townsites of Bencubbin and Beacon.

Hames Sharley also provided a presentation to the Shire council to summarise our role and to receive input from elected members. The purpose of this report is to summarise the stakeholder engagement process and activities undertaken. These will help inform preparation the Strategy and Scheme.

ENGAGEMENT METHODS

Two community drop-in sessions were hosted in the two main towns of Mt Marshall, Bencubbin and Beacon. These were hosted on:

- + Tuesday 21 June 2022 in Bencubbin
- + Wednesday 22 June 2022 in Beacon

Engagement sessions were advertised through the following channels:

- + Local newspaper articles
- + Emails sent out from the Shire

Both sessions had similar attendance numbers, with 10 in Bencubbin and 11 in Beacon. The engagement sessions provided an informal opportunity for community members to ask questions, make observations and provide feedback about their local experience which could influence changes or improvements in the Local Planning Strategy and/or Scheme.

Feedback was collected through discussions with community members and key points were documented by the team on post-it notes. These discussions were facilitated by large maps of the Shire and two towns as well as the four primary elements of a Local Planning Strategy (as set out in the State's guidelines):

1. Community, Urban Growth and Settlement;
2. Economy and Employment;
3. Environment and Heritage;
4. Transport and Infrastructure.

LOCAL CONTEXT

The Shire of Mt Marshall is home to 459 people as recorded in the 2021 Census. The median age of residents is 47 years. A significant number of families live in the shire with 47% of families being a couple without children and 41% a couple with children. The two main towns of the Shire and Bencubbin and Beacon.

Bencubbin is the larger of the two towns in the Shire of Mt Marshall. There were 203 residents recorded in the 2021 Census with a median age of 47 years.

The community identified Bencubbin to be a safe and friendly place making it well suited to raising a family. These features have attracted people to the area.

However, the community have begun noticing a feeling of apathy as it feels as though nothing changes.

Beacon was recognised by the community as being a safe place with a strong community spirit where people are committed to going above and beyond to make a positive place to live.



02

SUMMARY OF FEEDBACK

In each drop-in session, the topics discussed with community members were derived from the Local Planning Strategy framework. The four topics were:

1. Community, Urban Growth and Settlement;
2. Economy and Employment;
3. Environment and Heritage;
4. Transport and Infrastructure.

The engagement feedback and inputs have been separated for Bencubbin and Beacon under these themes.

2.1 COMMUNITY, URBAN GROWTH & SETTLEMENT

The issues to consider in a Local Planning Strategy review and development include: population stability, housing needs and adequacy, community and civic facilities, public open space, opportunities for mixed use development or redevelopment, improving safety through urban design measures. These issues were used as prompts for discussions with the community.

The following tables summarise the key issues and opportunities identified by community members in the engagement discussions.

BENCUBBIN

The community primarily discussed issues and opportunities related to education and childcare, and community infrastructure. Major concerns were the retention and attraction of childcare and primary school staff. Opportunities included improvements to the main street and the development of a community playground area as well as community groups. The community is supportive of attracting more people to live in Bencubbin as population stability is a concern.



Figure 1: Bencubbin Entry Signage

Table 1: Community Feedback on Community, Urban Growth and Settlement in Bencubbin

THEME	ISSUES	OPPORTUNITIES
HOUSING NEEDS AND CONDITION	<ul style="list-style-type: none"> + Some dilapidated and unoccupied private residences from population who have moved away. + There are not many family homes available. + The cost of renovations to housing is high due to distance from Perth. There are trades located in the area but they are busy. + Difficulties with maintenance, pest control, lack of availability of contractors to help. These issues are being faced by childcare and homes. + Kaolin mines are possible but Shire timing to be development ready for housing is crucial. If the potential of Kaolin mining is to be realized it is important that the timing is right. 	<ul style="list-style-type: none"> + Single housing that is easy and low maintenance will help to keep DIDO transient community members in the Shire. + One attractor to the town is that rents are low. Rent is around \$175 pw compared to \$350 pw in Merredin. + Community raised the point of who might fund housing in town? Could farming co-ops do it? This may be an opportunity as most workers stay out of town on farms. + Key worker housing - Koorda has done it. Could get NEWROC funding. + There are old houses near town on Brown Street where the Shire are going to issue notices. This could lead to an opportunity to develop this land. + The owner of Lot 171 (6) and Lot 172 (8) Collins St, Bencubbin, wishes the zoning on Lot 172 to be changed from "recreational reserve" on the Town Planning Scheme No. 3 to residential.
COMMUNITY AND CIVIC FACILITIES	<p>Childcare</p> <ul style="list-style-type: none"> + Retaining staff at the childcare is an issue. Childcare needed for working parents and to attract and retain families. It is important for also retaining and attracting professional women who need daycare to access job opportunities. Shire should provide an incentive to encourage Certificate III in childcare training. This will help to have relief staff. <p>Health</p> <ul style="list-style-type: none"> + Health staff needed in Koorda. There has been no doctor for over 1 year. There is a doctor in Bencubbin. <p>Education</p> <ul style="list-style-type: none"> + There is a gap in high school education access – this forces people with high school aged children to move away or send their children to boarding school. It is costly to pay for boarding school for years 7-12, or alternatively one parent (primarily Mum) and children move to Perth and Dads' stay in town on farms to work. E.g. Clubs feel the impact of less Dads in town as many drive to Perth to visit family on weekends. + There is also the issue of attracting and retaining primary school teachers to keep quality of education high. + There are activities for 2-year-olds but less for children aged 5 years+. 	<ul style="list-style-type: none"> + Can do tele health in Community Resource Centre. This facility is currently set up. + Community want a playground audit – there should be one good one with a skate park and BBQ area together in one spot. + Support for the enhancement of Monger Street. A new museum was suggested as the current one is run down. + The creation of a Men's Shed is supported by the community however they foresee 'red tape' as an issue. Suggestion of a 'Community' shed may be better, like Mukinbudin, not just for men. + Biannual Benny to Beacon cycling event was stopped due to COVID. Support for this to be funded and run again in the future.

THEME	ISSUES	OPPORTUNITIES
POPULATION STABILITY	<ul style="list-style-type: none"> + Often young people who attend boarding school don't return to the town permanently. The town lacks jobs that attract this population back once qualified. This also impacts sporting club viability. + Lower socio-economic change. Less professionals to escape cost of living in Perth - cheaper housing but other costs are higher than Perth. 	<ul style="list-style-type: none"> + The community want to limit DIDO population that may occur with mines. + As a Shire and a Council - keep encouraging locals to love where they live! Don't make things difficult. Encourage progress and modernisation to existing buildings and history. Listen to the people who live, work and volunteer here.
FOOD AVAILABILITY	<ul style="list-style-type: none"> + Issue of accessing food, groceries and other goods in Bencubbin. Community try and want to buy local. This leads to people shopping for food and groceries out of town e.g. click and collect from Northam. 	

Non planning related notes:

- + There are five aged care units located in Bencubbin.



Figure 2: Tourist Accommodation unit, Bencubbin



Figure 3: Local Primary School Signage



Figure 4: A Dilapidated Home in Bencubbin

BEACON

There are major concerns from community members around the population stability of Beacon. Residents are keen to support mining workers for future Kaolin mines to address this uncertainty. Recent upgrades to the recreation centre are well supported and there are plans for a community park. There is a desire for

zoning to be reconsidered along the main street and in the railway zone, as well as zoning that supports the subdivision of land.

Table 2: Community Feedback on Community, Urban Growth and Settlement in Beacon

THEME	ISSUES	OPPORTUNITIES
HOUSING NEEDS AND CONDITION	<ul style="list-style-type: none"> + Shire houses are in the best condition at approximately 15 years old whereas other housing was built in the 60s/70s mostly. Community wants community housing of a good quality - who's responsibility is this? The State? 	<ul style="list-style-type: none"> + Community believe housing for future mine employees should be flexible to allow people to live in either town (Beacon or Bencubbin). + When mine starts up need to cater for: workers accommodation, better facilities.
COMMUNITY AND CIVIC FACILITIES	<ul style="list-style-type: none"> + Community noted while there is aged care housing there is no home and community care for the elderly. Community emphasised that it shouldn't matter where you live, this support should be available. + Community want the Beacon Progress Association to be consolidated. + Currently no local cricket teams and footy struggling to make a team. + Need more mental health and police resources, some professionals too to support population. + Fresh food impacted by power outages. + Childcare issues/gaps for 0-4 year and 12+ year-olds. + Limited access to pony clubs and riding which are 'miles away'. 	<ul style="list-style-type: none"> + Support for a Women's Group (like the Men's Shed) to support mental health. Could be a craft group, once a month like Country Women's Association used to be. + Beacon Recreation Centre upgrades have been completed and the gym is 24 hours. This should be kept as an attraction for mining employees. + No park in town. There is a playground but it's old. There are plans for a community park at the complex BBQ, revamp. Stage 2 includes water and skate park. + Community happy with current Men's Shed and Community Resource Centre. + Gun Club – attraction for people from other towns with 7-31 members. + Gun Club Hosts State Titles which draws 30-40 competitors and visitors. + Beacon Gold Club and Arts Theatre Club (10-15 people) are attractive to community. + Country club is the "third place" for meeting.
POPULATION STABILITY	<ul style="list-style-type: none"> + Number of people in Beacon so few that the viability of the town is uncertain. + Kids don't return after Boarding School generally. + Need a mix of socio-economic backgrounds and cultures. 	<ul style="list-style-type: none"> + People who come up to the Shire are drawn to an improved lifestyle and access to nature. + There are sporting teams and things to do which can be used as an opportunity to attract more people.
USES AND ZONING	<ul style="list-style-type: none"> + There is a mismatch of uses on the main street - retail co-op sits next to a chemical storage site. + Want consolidation of facilities not expansion/growth. + Lifestyle blocks don't exist - need zoning to support. + Fringe of town has rural residential lots 2-4 acres. 	<ul style="list-style-type: none"> + The Railway zone should allow for uses such as accommodation, arts and culture. + Improve the flexibility to subdivide. + General issue - paying for headworks to land.



Figure 5: The Beacon Men's Shed



Figure 6: A Beacon Residence

2.2 ECONOMY & EMPLOYMENT

The issues to consider in a Local Planning Strategy review include agriculture, local business and comparative advantage industries, economic growth opportunities, co-operation within the region, workforce participation rates, tourism.

The following tables summarise the key issues and opportunities identified by community members in the engagement discussions.

BENCUBBIN

The main employers in Bencubbin are the Shire, the School and farmers. There are also several Mums at school who run their own businesses. Major concerns from the community were staff shortages caused by barriers to increasing the workforce.

Table 3: Community Feedback on Economy and Employment in Bencubbin

THEME	ISSUES	OPPORTUNITIES
WORKFORCE RETENTION AND AVAILABILITY	<ul style="list-style-type: none"> + Political problems/policies stopping backpacker labour from being an option. Can't fill positions. + Visa problems not allowing staff in + Issue with DIDO - limited input back into community. How to counteract DIDO vs community input - how to employ families? + Staff shortages are the biggest business issue. + Issue of attracting skilled labour and competing for people and then housing availability affects the problem too. 	<ul style="list-style-type: none"> + Example: Dept of Justice work camp. Work in our town would be welcomed. + Finding ways to employ both partners in a family will assist in reducing DIDO tendency. + How to keep current staff? Childcare and education options, there are also lots of opportunities for growth and development to keep people.
LOCAL BUSINESSES	<ul style="list-style-type: none"> + Scale of farms - Farms becoming mini stations which results in less interactions with town, and less trading with local businesses. + Gift shops in main street and post office. 	<ul style="list-style-type: none"> + Many artists in the community. + Honey People Beacon. + Photographers.
TOURISM	<ul style="list-style-type: none"> + Lack of tourists. + Tourism discouraged by dilapidated unoccupied privately owned houses. Population have moved away and left. 	<ul style="list-style-type: none"> + Photographers. + Great opportunities for tourists. e.g. Marshall Rock.



Figure 7: The Main Street of Bencubbin, Monger Street



Figure 8: Road Train



Figure 9: Beacon Daycare Facility

BEACON

Similarly to Bencubbin, Beacon also faces staff shortages and is struggling to find people for jobs. Many opportunities for tourism were identified which relate to the natural environment. There is a desire to improve the tourism business in town.

Table 4: Community Feedback on Economy and Employment in Beacon

THEME	ISSUES	OPPORTUNITIES
WORKFORCE RETENTION AND AVAILABILITY	<ul style="list-style-type: none"> + Can't find people for jobs, what do we do to make it attractive? People are scared to settle here - backpackers don't give it a try. + Upgrades to recreation facilities required (squash and toilets) + Heavy volunteer load to operate facilities. Need more Shire input and help. + Country Club, Telecentre, Co-op, all run and are a cost to the community not Shire like in Bencubbin. 	<ul style="list-style-type: none"> + Migrants and refugee families can help with employment, could be welcomed to town. + Day care: better packages to attract staff. Isolated women need to have this as a support network and to be able to access equal opportunities in the bush. + Cleaning of facilities in Beacon needs to be a priority. Lack of Shire staff in Beacon. Better payment and packages should be offered to attract people to the area to fill these positions. Change approach. Research. Why come and clean in Mt Marshall, when you can earn \$50/h at a checkout at Woolworths in Karratha, FIFO?
MINING		<ul style="list-style-type: none"> + Community want the Shire to be prepared for mining opportunities. Make sure zoning and allowing housing. Flexibility will be necessary. Facilitate camp?
LOCAL BUSINESSES		<ul style="list-style-type: none"> + Community highly supportive of CRC and see it as an asset to build on. Likewise with Community Shed. + Install and maintain an ATM in Beacon, as there is in Bencubbin. Beacon CRC is a willing site. Please contact Michelle Kirby - President. + Continue to offer accessible financial support to groups who own and run community buildings and businesses - as these businesses retain locals and support tourists and workers to the area.
TOURISM	<ul style="list-style-type: none"> + Facilities & Services Committee is considering the future development of the Caravan Park. this is in current budget though the timing yet to be confirmed for: an electrical upgrade, a campers kitchen and 5 additional powered drive through sites. + Caravan facilities dropped in standard. Needs online booking system, current approach leads to underutilisation. 	<ul style="list-style-type: none"> + Community's Vision: tourist hub of Shire. Activities including wildflowers. + Community think it should be easier to access caravan park. + Free parking is a good attraction, Caravan park is cheap. + Reorganise caravan bays so they are separate from BBQ area. + Provide locals and tourist footpaths with signage that states how many minutes/metres to get somewhere. Also signage for botanical gardens. + Should promote the Shire as the "Sandalwood Shire" - this should be added to the entry statement/sign.

THEME	ISSUES	OPPORTUNITIES
		<ul style="list-style-type: none"> + Wheatbelt Way tourism strategy. + A tourist group runs wildflower tours. + More double and family cabins at the caravan park. + A community member suggested renovations to the existing cabins. A theme for the decor and to make the cabins aesthetically pleasing to people staying in them. Example of cabins done well: Dowerin cabins. + Work with local tourism and history groups to start new tourism and history projects. Look further afield to the likes of Cue for inspiration.



Figure 10: A Farm of Beacon



Figure 11: A Farm of Beacon

2.3 ENVIRONMENT & HERITAGE

The issues to consider in a Local Planning Strategy review include: rural & pastoral areas, conservation and revegetation, salinity, recreation, public realm, cultural heritage.

The following tables summarise the key issues and opportunities identified by community members in the engagement discussions.

BENCUBBIN

The community are supportive of increased landscaping and improvements in the signage and appreciation of natural environment within the area.

Table 5: Community Feedback on Environment and Heritage in Bencubbin

THEME	ISSUES	OPPORTUNITIES
PUBLIC REALM, LANDSCAPING AND NATURE-BASED ACTIVITIES	<ul style="list-style-type: none"> + A lack of landscape on Monger St was identified. + Community believe positive actions on main street needed. More things in the main street such as tidy up the median. + The Shire is implementing an upgrade to the street to resurface it, add new and improved parking and remove the central islands in 2022-23 financial year. 	<ul style="list-style-type: none"> + Increase signage and information at environmental attractions. + Community want pride and visibility in town. Also want leadership to show this. + Examples of well received improvements: Yelbini have done the walk trail well (main street), Marshal Rock – good work there by Shire. + Lake McDermott as a ski lake upgraded - Recreation ability to hold water EDC.



Figure 12: Current Signage for Tourists



Figure 13: Bencubbin Salt Lake



Figure 14: Bencubbin countryside

BEACON

Community members in Beacon were also supportive of increased landscaping. There was also interest in heritage and culture with a desire to convert the church into a home and protect the Barracks.

Table 6: Community Feedback on Environment and Heritage in Beacon

THEME	ISSUES	OPPORTUNITIES
HERITAGE, LANDSCAPING AND PESTS	<ul style="list-style-type: none"> + Community mentioned Shire won't pay for cleaning on the weekends. This means there are days with no cleaning and reduces ability to book Caravan Park accommodation nights. The cleaner is happy to work weekends. + There is currently a problem with mice. 	<ul style="list-style-type: none"> + Support for the additions of plants/trees to Lucas Street (main street) and for the sides of the road to be cleaned up. A footpath project is budgeted and in planning for 2022-23 financial year and is to include a future access path into the Recreation Complex to provide safe off road walking routes. + Grants could be something to access e.g. RAC to improve environment and heritage aspects or streetscapes. + Zoning of church to allow residential use (\$1 price) so it can be used as a house/conversion. + Community support preservation of Barracks and want it to be on the Heritage list. Check this is on the Municipal Heritage register, it was meant to be. Local heritage register confirmed, however State listing was rejected. + Water wise gardens/landscaping at the caravan park. + More street scape planning and public gardens in Beacon Main Street and at public facilities. Picnic stops with lawn, attractive landscaped gardens, and seating. The public gardens between the two shires towns are not comparable. This presents well to tourists - these are the people who we are trying to encourage to visit and spend money in our towns. + Art: modern/historical/flora/fauna murals at all town facilities and camp spots to create interest and publicity on social media. Liaise with locals. + Beacon Community Park project is being planned by the Facilities and Services Committee. Considering whether to include War Memorial within the park design also. + Themed and clear signage at picnic spots of rules and regulations: <ul style="list-style-type: none"> + No wood chopping for campfires - must supply own (available in town at Ninghan Spraying) fines implemented for anyone chopping local flora. + Encourage/advertise local hashtags on signage. + Meals/Ice/provisions/souvenirs available at the following local businesses. + Work with Wheatbelt Way and local groups for better signage.

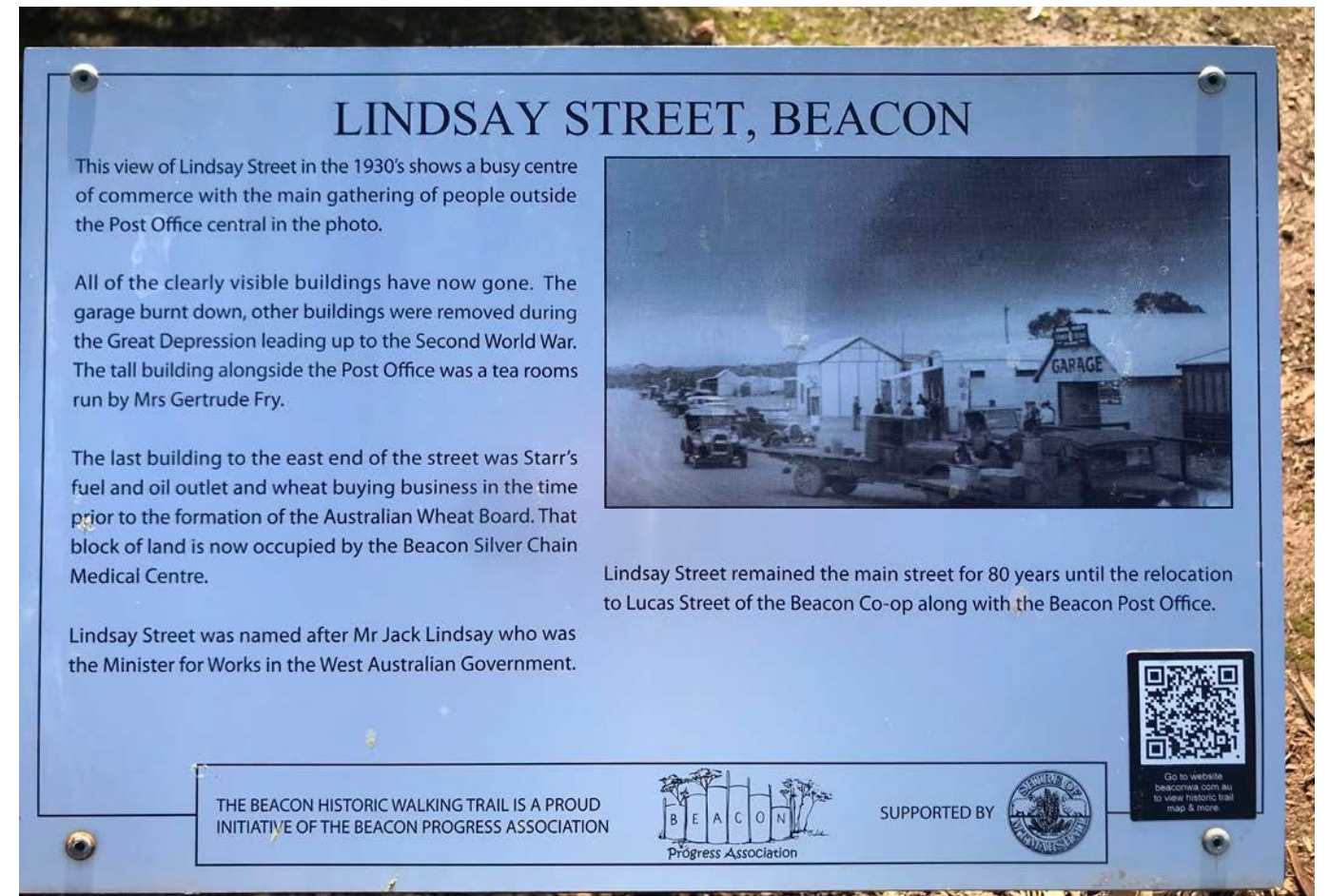


Figure 15: Beacon Heritage Trail Sign



Figure 16: Beacon Airfield

2.4 TRANSPORT & INFRASTRUCTURE

The issues to consider in a Local Planning Strategy review include telecommunication infrastructure, roads, pathways, future water needs and supply, connection within and between townsites, waste management and infrastructure, renewable energy.

The following tables summarise the key issues and opportunities identified by community members in the engagement discussions.

BENCUBBIN

Bencubbin residents are concerned about power outages with everyone requiring generators. There were opportunities for future road development identified by community as well as several urban design improvements to the town.

Table 7: Community Feedback on Transport and Infrastructure in Bencubbin

THEME	ISSUES	OPPORTUNITIES
TRANSPORT	<p>Rail</p> <ul style="list-style-type: none"> + Lack of trains and drivers for rail past Koorda identified by community as an issue + The rail facilities have limited loading in Bencubbin. 	<p>Roads</p> <ul style="list-style-type: none"> + Future road planning - agriculture, mining, Mukinbudin.
INFRASTRUCTURE	<p>Power and technology</p> <ul style="list-style-type: none"> + Issue of energy / power consistency. + Power outages happen often with around 2-4 outages per week. + Everyone has generators to back up power which is expensive. + No NBN only Satellite CRISP. + Community aware of rural/city disadvantage in terms of technology. <p>Paving</p> <ul style="list-style-type: none"> + Senior citizens need flat footpaths for their scooter/Gophers, so all footpaths need to be replaced and made smooth. Dangerous for pedestrians as well. The footpaths have been raised 2 or 3 years ago and they have still not been smoothed out. This is important as our seniors use their Gophers to drive to the shop, post office, CRC, café. 	<p>Urban Design</p> <ul style="list-style-type: none"> + Walking or Bike trails e.g. to Marshall Rock + More things in the main street - islands, tidy up edges and medians + Solar lights - link caravan park to recreation centre footpaths and signage. + Solar lighting on main streets



Figure 17: Bencubbin Road Conditions



Figure 18: Bencubbin Gravel Laneway



Figure 19: Monger Street

BEACON

Residents of Beacon also raised issues around power supply. Other issues mentioned were a lack of connection to public transport, poor road quality, and drainage issues.

Table 8: Community Feedback on Transport and Infrastructure in Beacon

THEME	ISSUES	OPPORTUNITIES
RECEPTION AND POWER	<ul style="list-style-type: none"> + CRISP WIFI calling an option however not everyone can use or afford this technology. + North-east of Shire the reception coverage is “useless”. + Power supply is intermittent and linked to mobile coverage. + Emergency services affected by power outages and community noted there was 12 hours where the mobile tower was down. 	
AIRFIELD	<ul style="list-style-type: none"> + Airfield used for aerial spraying and RFDS 	
PUBLIC TRANSPORT	<ul style="list-style-type: none"> + No bus to Beacon or Bencubbin by TransWA. The community would like a bus service. The closest stop is Wongan Hills which is 1hr 35min from Bencubbin and Beacon. 	
INFRASTRUCTURE	<ul style="list-style-type: none"> + Beacon needs funds put towards maintenance. Also, community want a second ‘preferred contractor’ for works. + Damage to water supply clay pipes when trucks drive over them. + Community noted a drainage problem in town, explaining that in front of the shops the water doesn’t drain away. + Currently there is no industrial land available in Beacon for businesses that have expressed interest and State Government does not have intention to develop blocks. Facilities and Services Committee of the Shire investigating options for supporting these industrial land requirements at May 2022 meeting. 	<ul style="list-style-type: none"> + Signage to advertise arrival on Burakin-Wialki Road. + Continue to upgrade and modernise facilities in Beacon. Hall. Complex. Other public amenities and facilities. + A purpose-built facility or extra play area at existing facility would be ideal in Beacon. This would free the hall courtyard for events. + Provide support to CRCs and with managing bookings and maintenance of Shire owned buildings.
ROADS	<ul style="list-style-type: none"> + Road safety identified by community as an issue. People notes that the road quality affects car maintenance as slippery and isolated roads can lead to accidents. + Poor road condition Scotsman Road Dalgouring. + Gravel parking bay on corner of Ayes Burakin-Wialki Road identified as needing an upgrade. + At the Wongan-Ballidu Shire border with Koorda there is a thin single lane road that is dangerous as trucks can’t pass each other. 	<ul style="list-style-type: none"> + Sheltered parking in car park on south side of town hall. And north side of town hall.



Figure 20: Beacon Road Condition



Figure 21: The Beacon Town Hall

03



CONCLUSION

The community engagement conducted by Hames Sharley will be highly valuable for the Local Planning Strategy review process. The findings outlined in this report will be used to assess whether there are ways that land use planning can contribute to achieving the values and aspirations of the Mt Marshall community. In addition, the project team is conducting meetings with businesses such as future proponents of Kaolin mining in the Shire to further inform the Strategy and Scheme review.

All participants and the broader community will be kept informed as the project progresses.

We are thankful to all the community members who participated in the two workshops or provided feedback via email afterwards.

CONCLUSION

04



APPENDIX 1

WORKSHOP NOTES

APPENDICES

Figure 22: Bencubbin Drop-In Session Notes, Community Urban Growth and Settlement

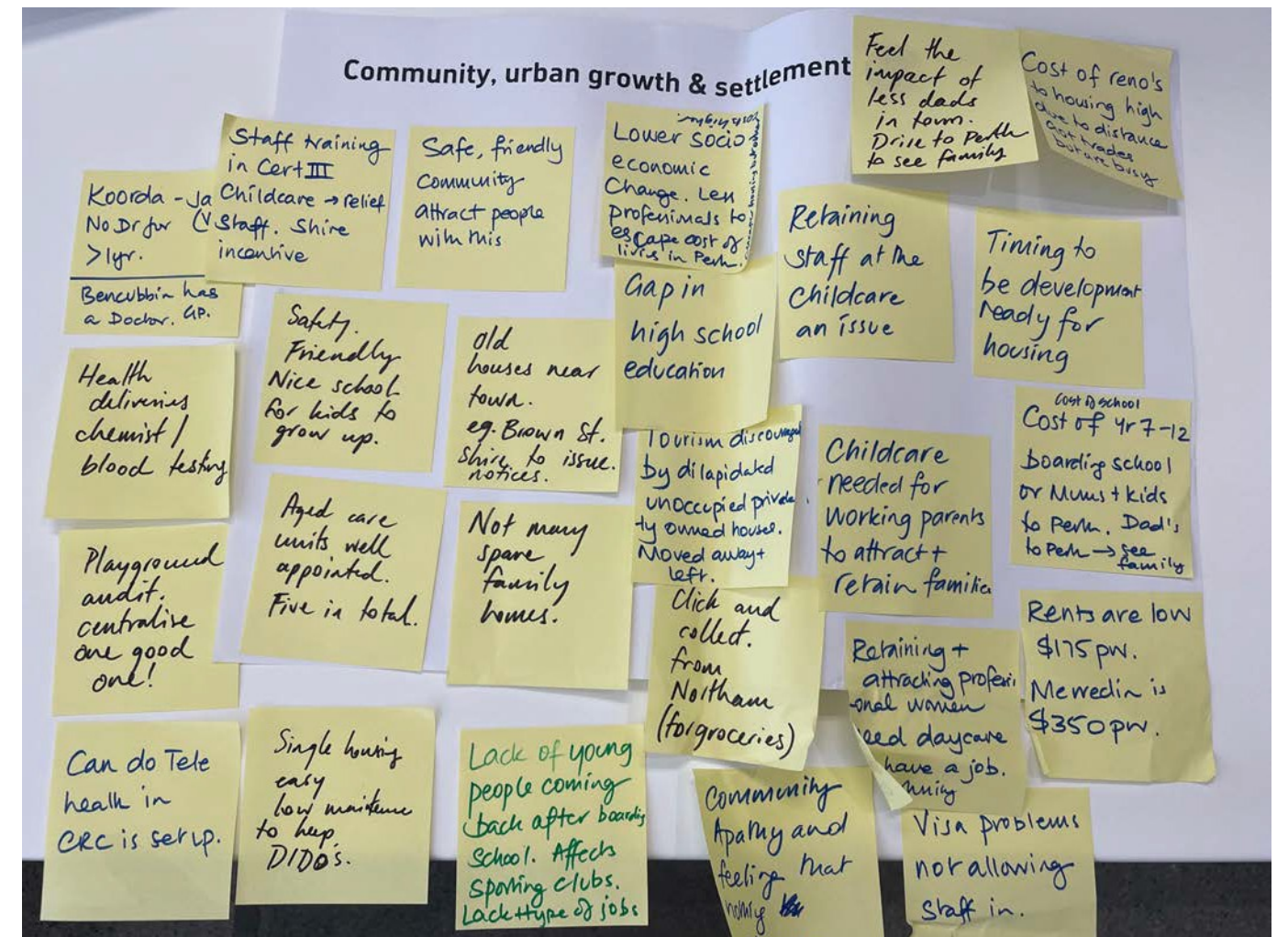


Figure 23: Bencubbin Drop-In Session Notes, Community Urban Growth and Settlement

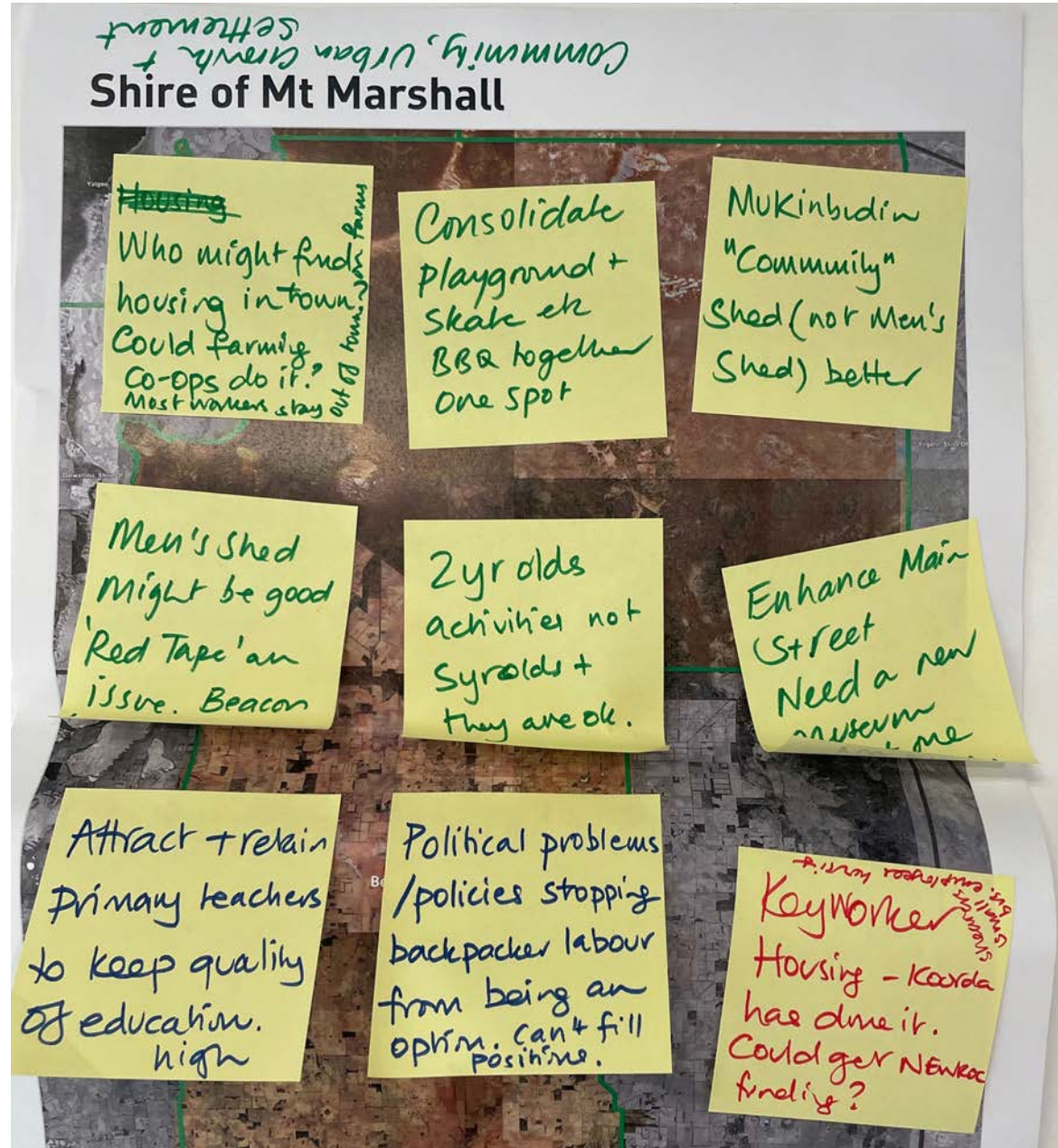


Figure 24: Bencubbin Drop-In Session Notes, Economy and Employment



Figure 25: Bencubbin Drop-In Session Notes, Environment and Heritage

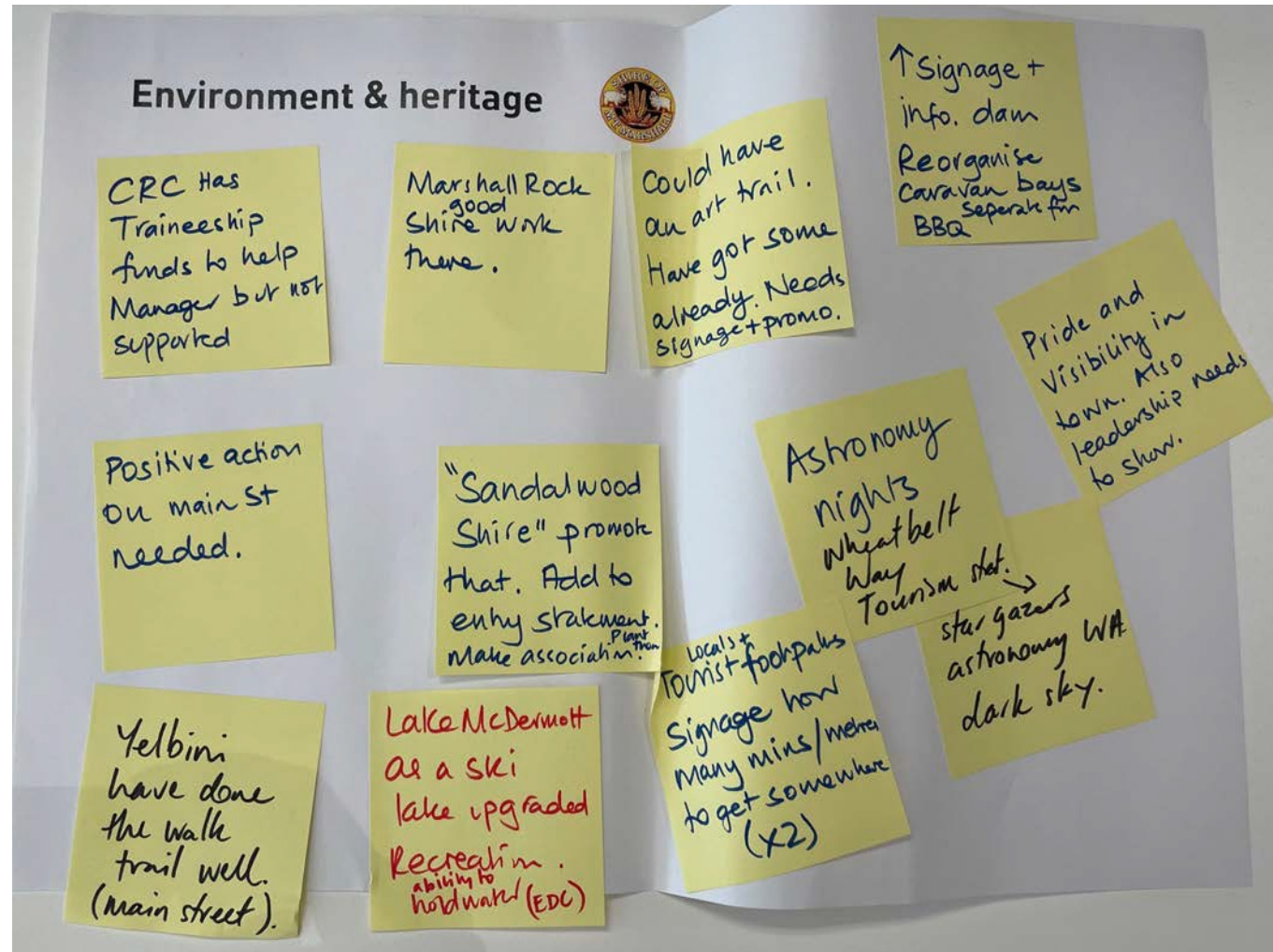


Figure 26: Bencubbin Drop-In Session Notes, Transport and Infrastructure

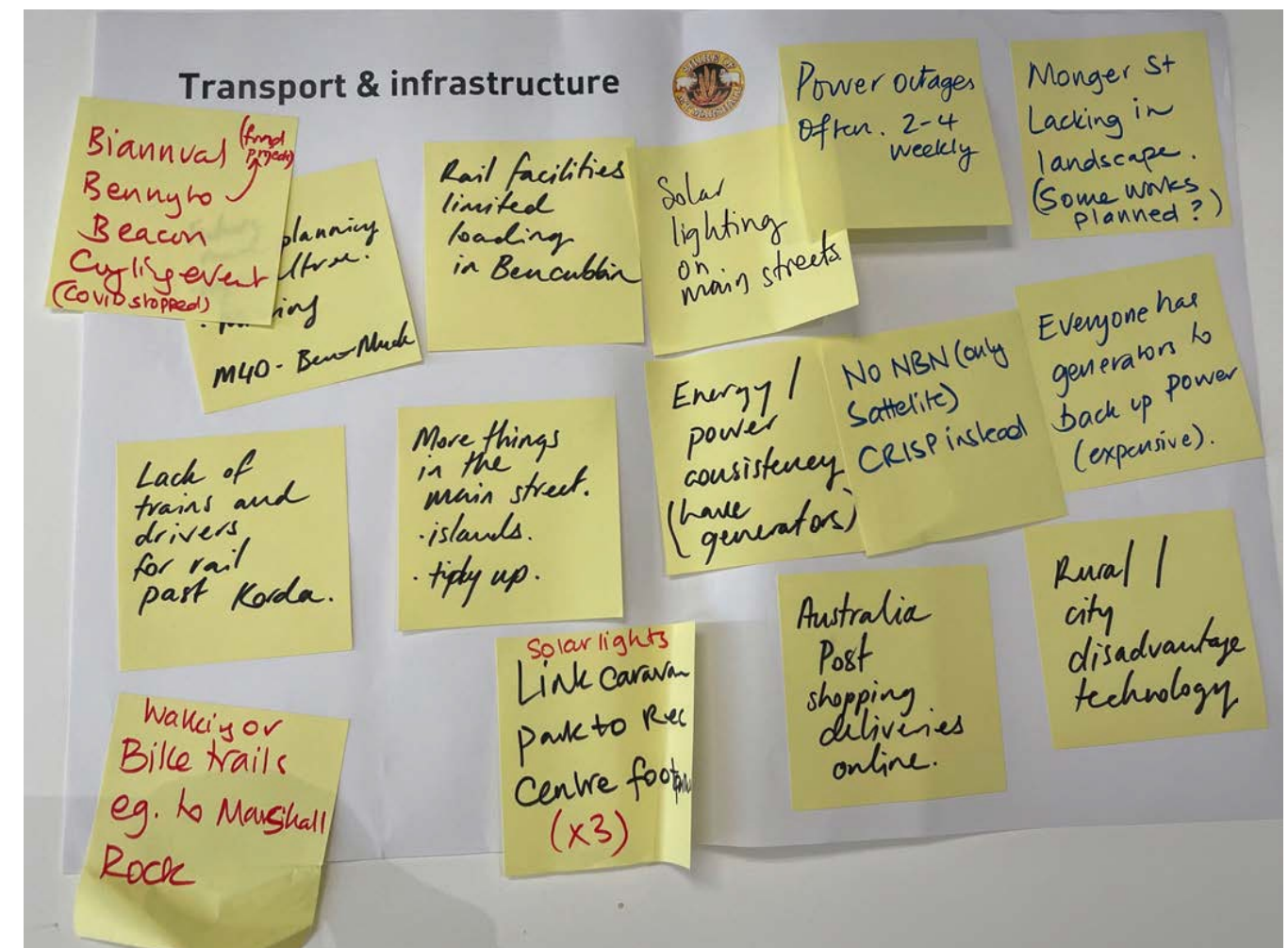


Figure 27: Beacon Drop-In Session Notes, Community, Urban Growth and Settlement

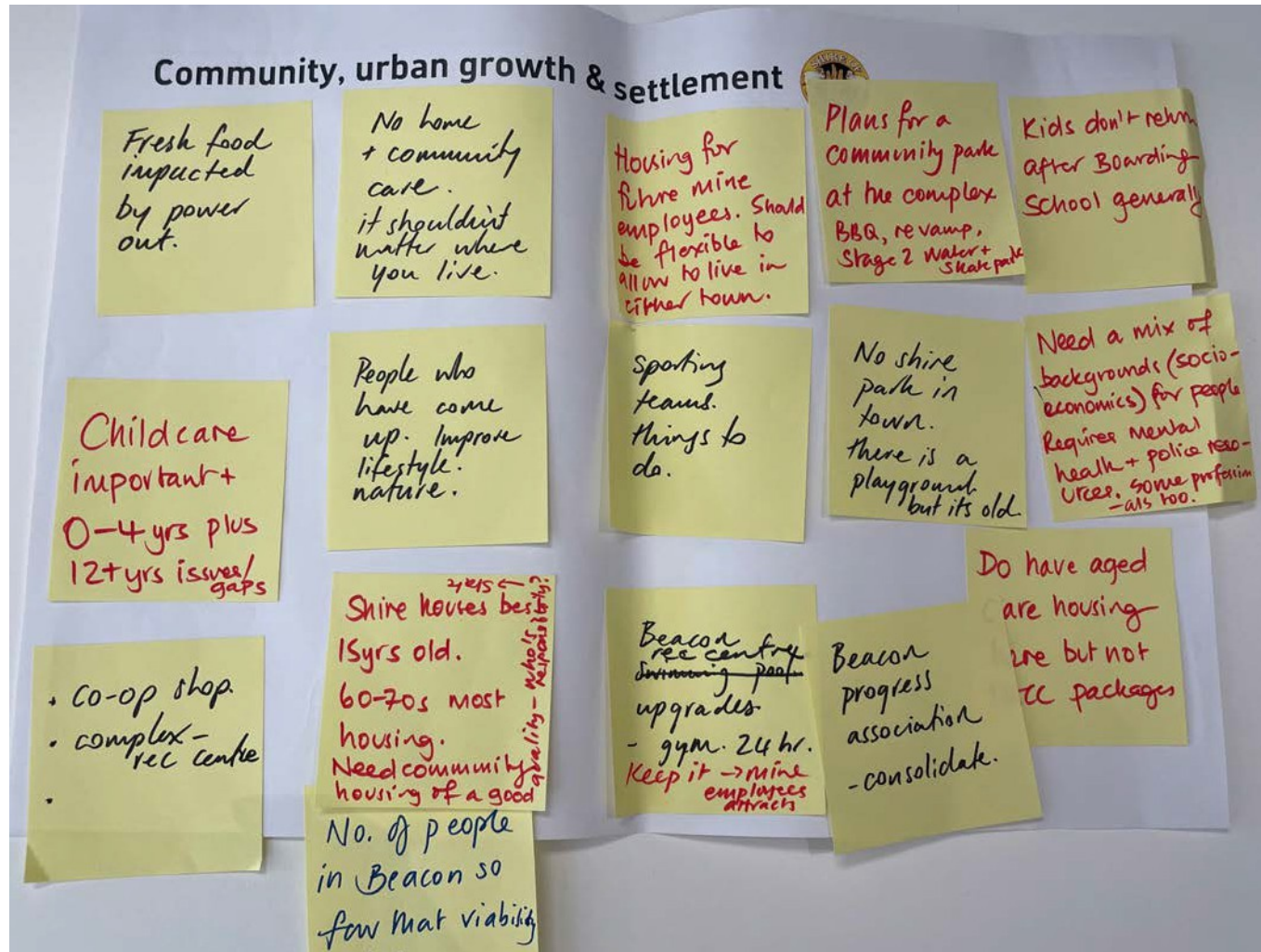


Figure 28: Beacon Drop-In Session Notes, Community, Urban Growth and Settlement

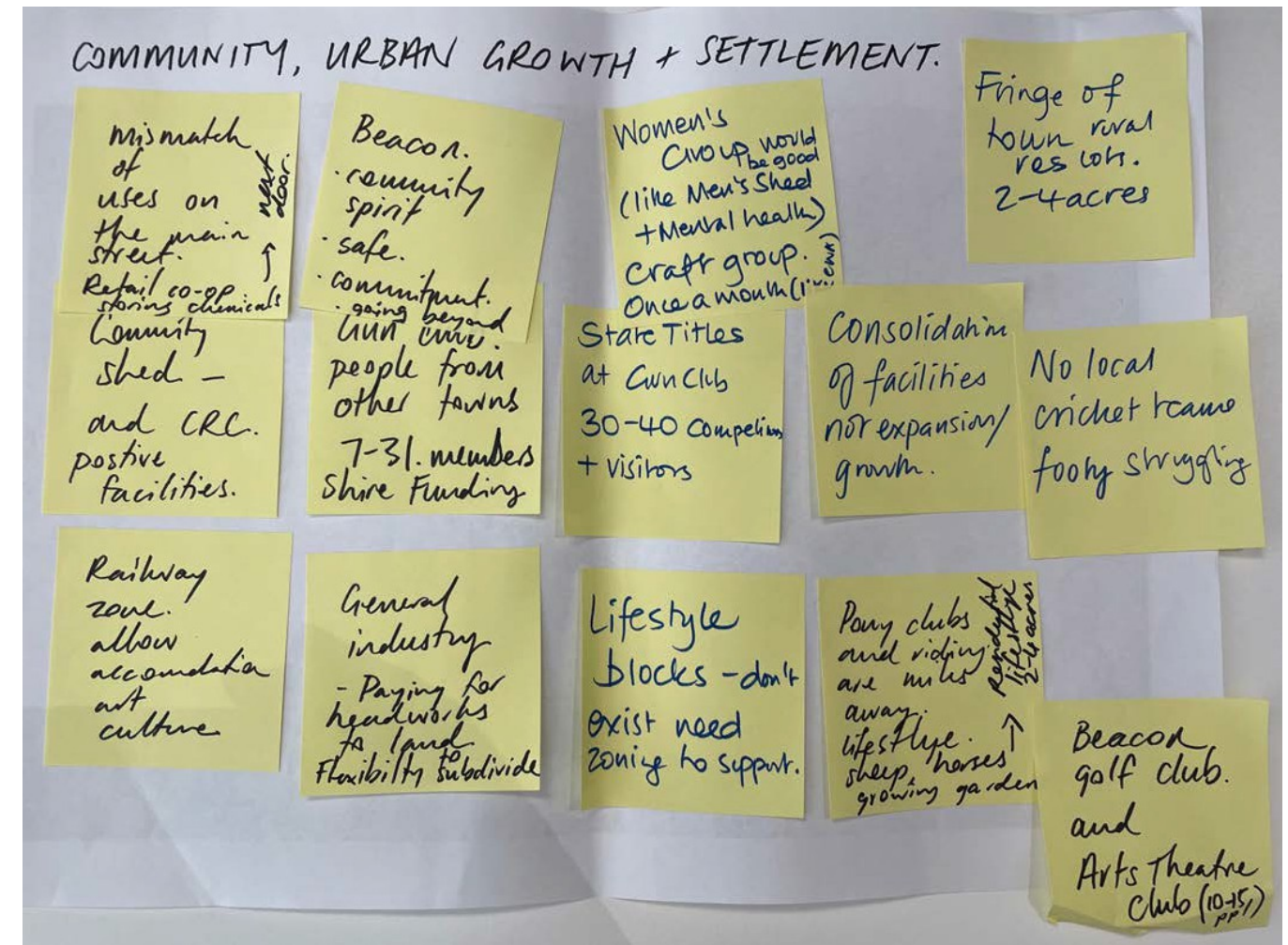


Figure 29: Beacon Drop-In Session Notes, Economy and Employment

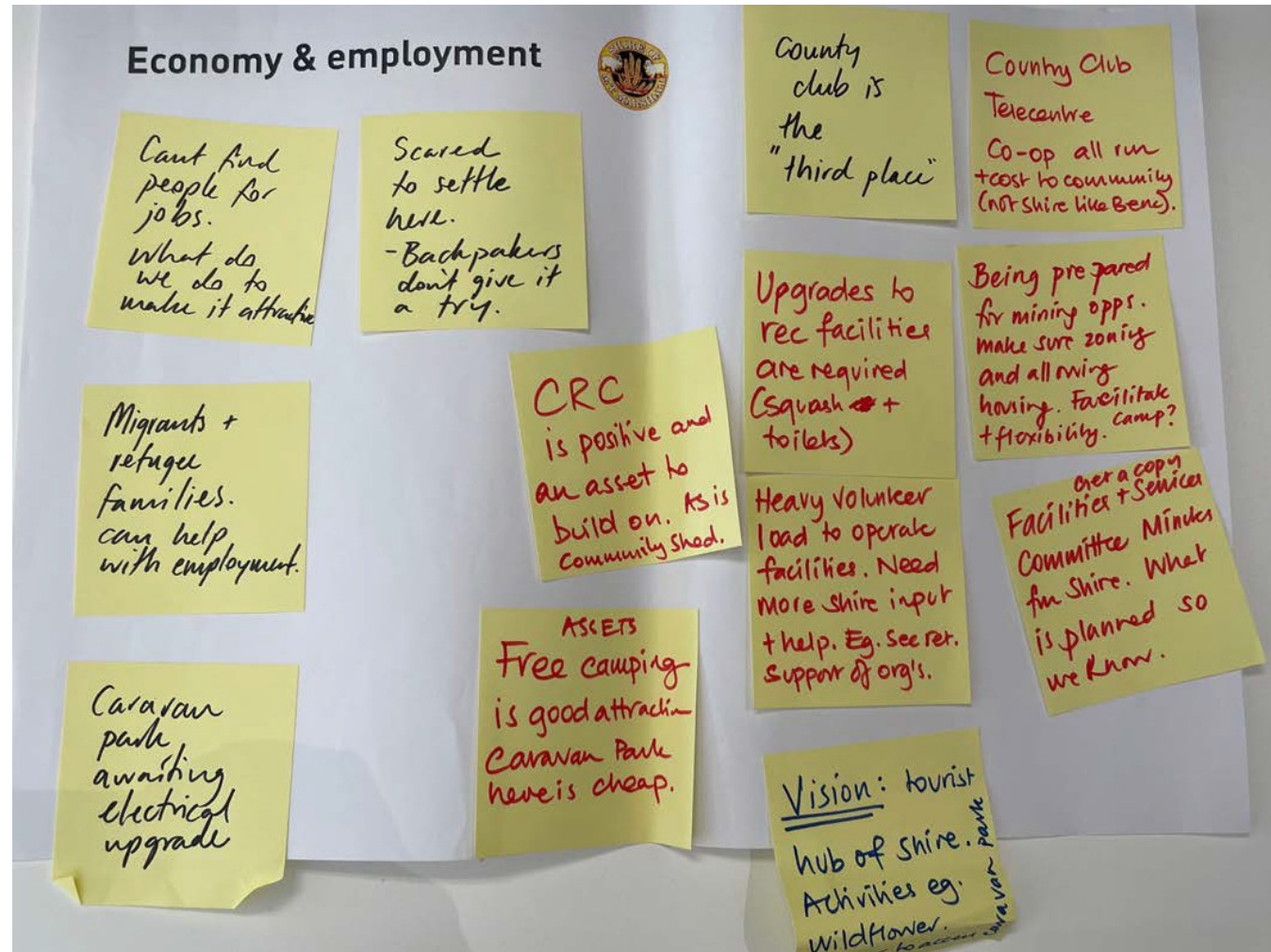


Figure 30: Beacon Drop-In Session Notes, Environment and Heritage

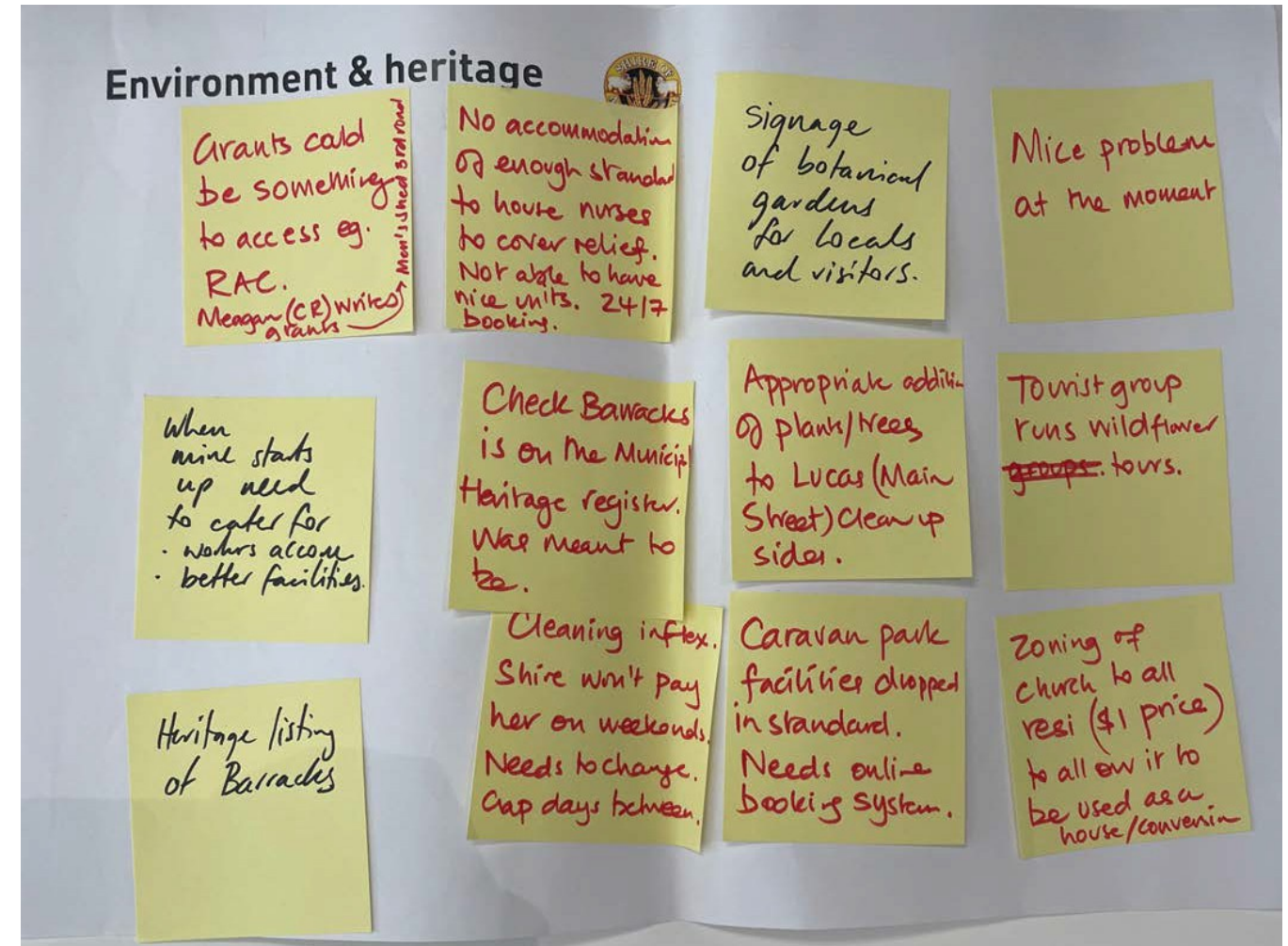
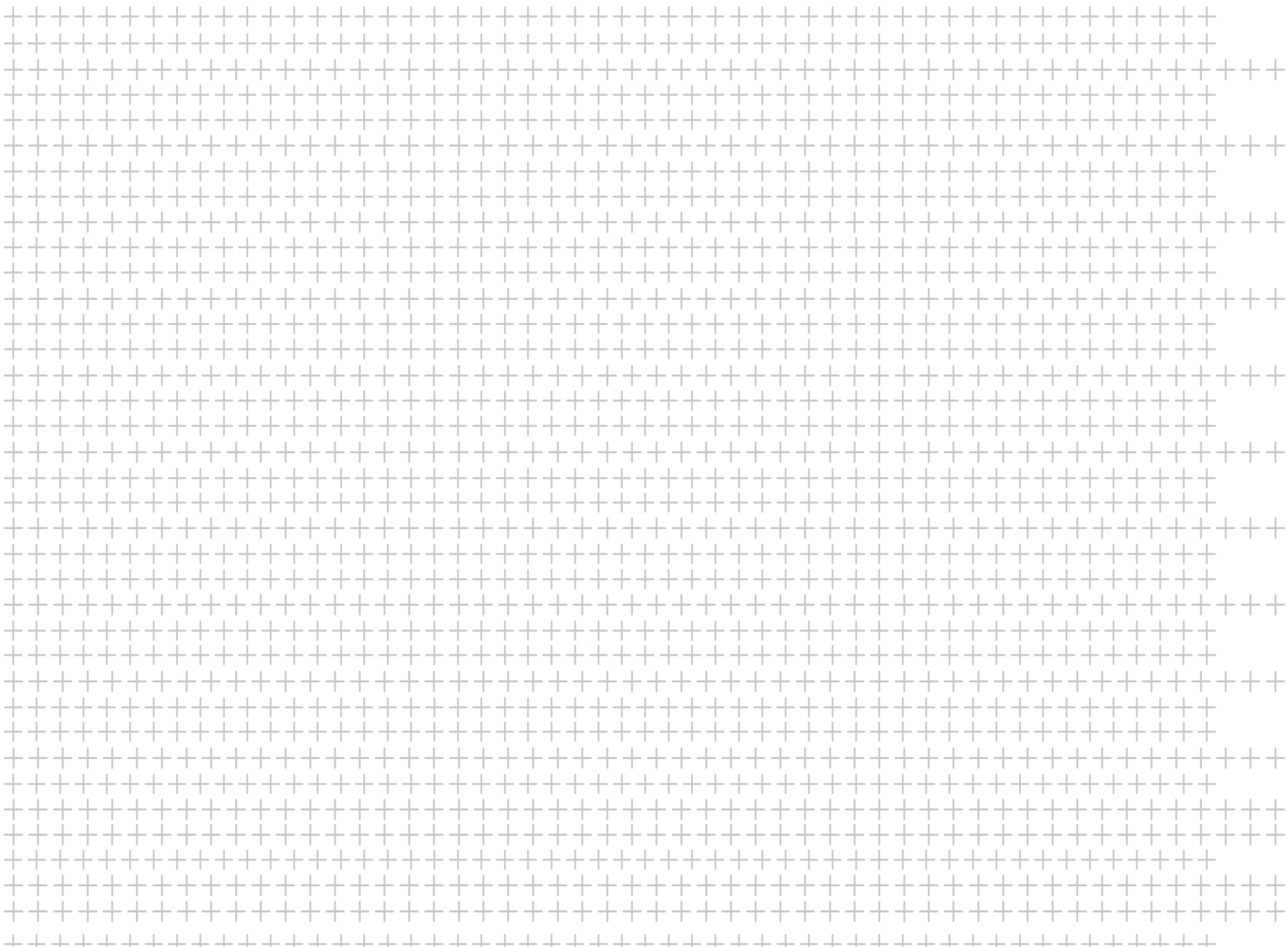


Figure 31: Beacon Drop-In Session Notes, Transport and Infrastructure





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