



SHIRE OF MEEKATHARRA

PART 1

LOCAL PLANNING STRATEGY

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PLANWEST

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LOCAL PLANNING STRATEGY

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1. INTRODUCTION

Regulation 11(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* states that a Local Planning Strategy shall:

- (a) set out the long-term planning directions for the local government; and
- (b) apply any State or regional planning policy that is relevant to the strategy; and
- (c) provide the rationale for any zoning or classification of land under the local planning scheme.

1.1. PREAMBLE

The Shire of Meekatharra's Local Planning Strategy has been prepared in two parts. The First Part (the Strategy) will contain an introduction with the main emphasis based on a series of **Objectives**, **Strategies** and **Actions**. This will provide an outline to guide the local government in the implementation of the Strategy, with an ability to monitor and track its progress.

The second part (The Background Information and Analysis) includes background information provided in support of the Strategy.

1.2. OBJECTIVES

The objectives of this Local Planning Strategy are to provide;

- a 'leadership' document which provides strategic planning direction for the next 10 years or longer and which manages that growth within a strategic framework;
- a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives;
- a document which gives direction to local government, the Department of Planning, the WA Planning Commission and the Minister in assessment of development proposals and provides strategic planning support for this decision-making;
- a document which provides the basis for coordinated decision-making on future servicing of the local government area by local, state government and any other service agency;
- a document which explains and justifies the strategic direction for growth and development to all stakeholders, and;
- a basis on which the Local Planning Scheme may be amended or reviewed.

1.3. PURPOSE OF A STRATEGY

The Local Planning Strategy (Strategy) is intended to be a 'leadership' document that supports the new Local Planning Scheme (Scheme) provisions and mapping and will form the basis for future decisions regarding any changes to the Scheme.

The Strategy will be used as a guide for the Council over the next 10-15 years, setting out the future path for growth and development and the strategic direction for sustainable resource management and development in the context of state and regional planning. It is a document which sets out the direction for economically, socially and environmentally



sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives.

It is a document that will provide the context for coordinated planning and programming of physical and social infrastructure at the local level and form the basis for coordinated decision-making on future servicing of the local government area by local, State Government and any other service agency.

It will apply state and regional planning policies, and provide the rationale decision-making in relation to proposed scheme amendments, subdivision and development

Part two will provide the relevant background to the strategy, including analysis of information and the rationale for the strategy.

This Strategy background assesses the adequacy of housing, industrial and commercial areas in the settlements. Population trends and projections are examined to forecast the needs of the Shire in terms of accommodation, services and infrastructure. This information may be updated periodically and includes a series of topics, some affecting the strategy more than others. It is intended the local planning strategy would integrate all relevant aspects relating to land use planning and development recognising the interrelationships between the individual elements of land use planning and development.

Review of the local planning strategy should be conducted in conjunction with the statutory five-yearly review of the local planning scheme. However, there may be occasions where changes in local circumstances necessitate a review or amendment such as those involving:

- major development initiatives not anticipated at the time the strategy was prepared;
- provision of major social or physical infrastructure (mining, educational, transport, communications, recreational and community);
- economic environment (employment, markets, industry, productivity);
- physical environment (climate, natural resource requirements, flora/fauna); and
- social makeup of the community (population, age, skills, health, lifestyle).

The strategy will be endorsed by the WA Planning Commission and will be posted on the local government and WA Planning Commission's website and updated as necessary as a consequence of any amendments made and approved from time to time.

2. LOCATION AND SNAPSHOT OF THE SHIRE

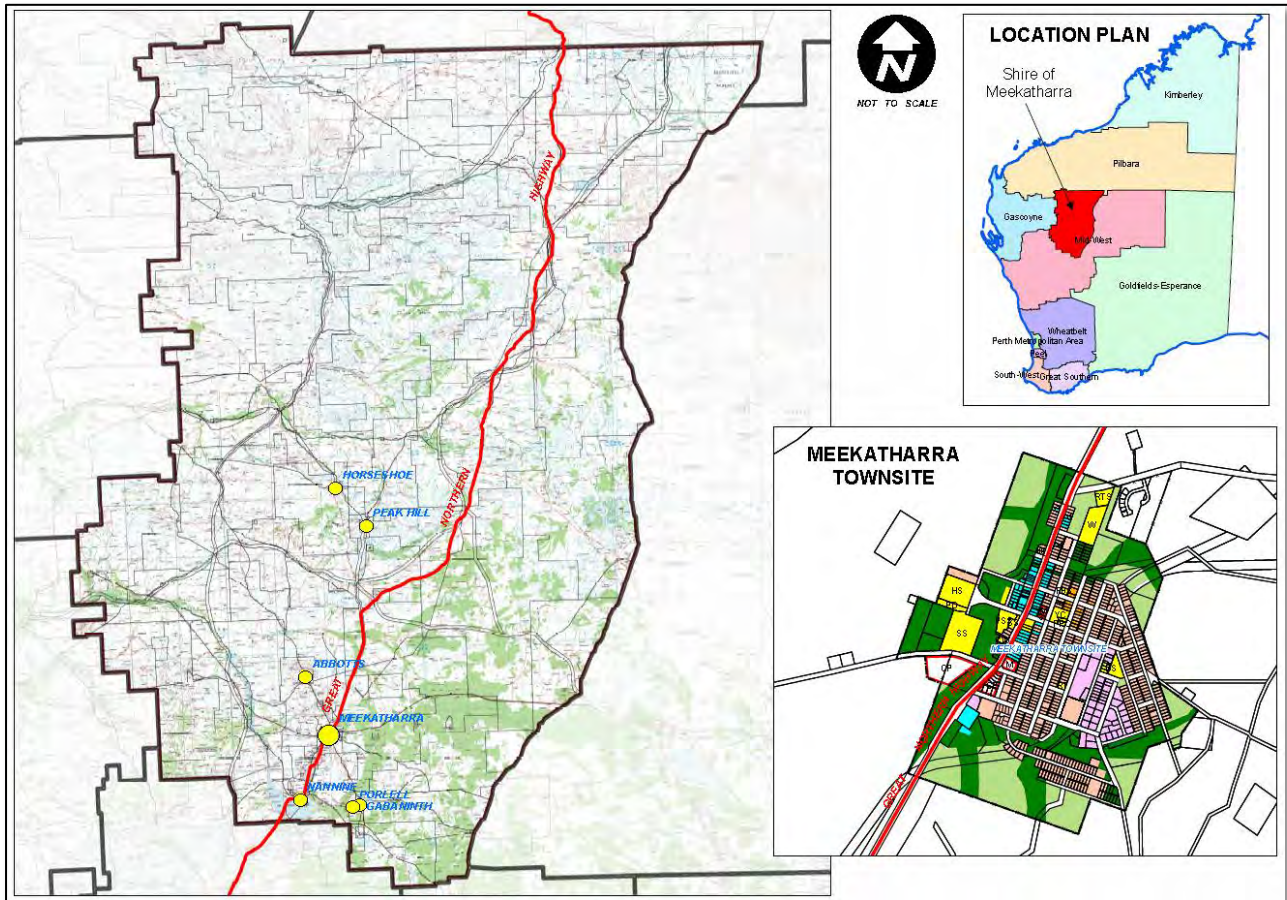
Figure 1 shows the location of the Shire in relation to the Regions and the Perth Metropolitan Region. The Meekatharra townsite is about 764 kilometres from Perth by road via the Great Northern Highway. As the crow flies it is about 665 kilometres from Perth CBD. The Meekatharra Townsite map shows existing Scheme zones.

The Shire of Meekatharra covers an area of 100,733 square kilometres measuring over 250 kilometres in an east-west direction and 430 kilometres in a north-south direction.

The Shire is located in the Mid-West Region of Western Australia with its northern boundary on the southern edge of the Pilbara Region.



FIGURE 1 - LOCATION MAP OF MEEKATHARRA



Source: PLANWEST, DoP, Landgate 2014

Some additional Council Statistics include the following;

Population:	1,377
Number of dwellings:	284
Length of sealed roads:	54km
Length of unsealed roads:	2,503km
Area:	100,733km ²
Number of Employees:	28
Number of Electors:	483
Total Rates Levied:	\$3,840,816
Total Revenue:	\$14,952,765

Source: WA Local Government Directory 2014

a golden prospect



3. MEEKATHARRA LOOKING FORWARD

This strategy will be the basis for future planning and possible changes to existing statutory plans. It will not only provide the strategic justification for the local planning scheme but also guidance for future scheme amendments.

The Shire of Meekatharra will endeavour to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic sustainability.

The Shire will endeavour to diversify its current economic base (of pastoral and mining industries) by establishing rural and tourism industries that rely on similar environmental conditions but aim to appeal to alternative and more diversified and sustainable markets.

The Shire will continue to promote the use of best management practices in all its activities particularly in the development of its culture, arts, tourism, hospitality and service sector.

The Meekatharra town will continue to provide modern and efficient services to meet its district service centre role and will be supported as the focus of recreation, administration, commercial and residential development for the Shire and District. To this end the Council will encourage the supply of a range of residential lifestyles (and lot sizes) to provide a choice of living environments to meet a diverse range of prospective residents.

The Shire will also provide for new light, service and general industrial areas in order to promote new businesses and jobs based on economically sustainable principles. These jobs may be in a variety of disciplines including, general and service industries, primary industry, solar power, geo-thermal power exploration, bio-diesel development, tourism and cultural awareness. The Meekatharra townsite is well located on the intersection of Great Northern Highway and the Goldfields Highway between Newman and Cue providing a central location for service industries operating in the district.

The Shire will support closer development in rural areas where development complies with the WA Planning Commission rural planning policies and the local planning framework.

The Shire will continue to promote its mining and cultural resources and unique landscape without jeopardising the integrity of either asset.

The Shire will continue to protect its valuable indigenous cultural resources. To this end the Shire will promote continuing cooperation between itself, its residents and the relevant agencies set up to provide advice and assistance in these social and land management issues.

4. KEY STRATEGY–RELATED ISSUES

These issues relate to those discussed in the background information and analysis report.

4.1 OPPORTUNITIES

4.1.1 IMPROVE TOWN FACILITIES AND AMENITIES

Accommodation, community facilities, youth activities, aged care facilities, encourage shops and entertainment/dining choices – implement revitalisation plan.



4.1.2 SERVICED LAND

Available serviced land, residential and commercial, highway frontage.
New industrial estate.

4.1.3 TOURISM

Areas of interest – capitalise on increased travel by baby boomers, improve Trail signage, continue with amenity and facility improvements, continue push to market Meekatharra.

4.2 CONSTRAINTS

4.2.1 TYRANNY OF DISTANCE

Time to travel to Meekatharra; provision of land for local servicing depots, provide for further Highway improvements.

4.2.2 CLIMATE CHANGE

Better understand changing rural land use patterns and implications for flora and fauna and increased severe weather events including bushfires and droughts.

4.2.3 MINING ACTIVITIES NEAR TOWNSITES

Constraints to town expansion due to mining activity areas and buffers from mining areas and open cut mines.

Impact of mining on town history and historic remains in smaller abandoned townsites.

4.2.4 SERVICING REMOTE SETTLEMENTS AND DEVELOPMENT

Cost of travelling/contracts to manage services, development control etc
Water, power, rubbish, mining.

5. OBJECTIVES, STRATEGIES AND ACTIONS

5.1 CLIMATE CHANGE AND ENVIRONMENT

Climate change is associated with various implications that have the potential to damage the future livelihood of Meekatharra. Climate change has the capacity to affect human health, water and energy supply, agriculture, ecosystems and biodiversity. Furthermore a changing climate not only has environmental and social implications, but also can cause a detrimental effect on the economic prosperity of a district. Therefore the Shire's capacity to adapt and mitigate the potential effects of climate change is a key concern for the future livelihood of the region.

The following strategy recognises the importance of climate resilient infrastructure as well better response services and systems such a bushfire management, which have the capacity to mitigate the effects of climate change.

Furthermore, Sustainability is a key response to climate change and environmental management. Therefore the Shire should continue to encourage the adoption of sustainable practices including the introduction of land use management to ensure land use activity is sustainable. Additionally, the Shire should promote and encourage renewable energies and sustainable technologies in order to reduce current energy and water consumption levels.

Key Considerations



- A small population and the sensitive economic base provide less capacity to respond and adapt to the changing climate.
- The Shire's limited access to goods and services questions the ability to adopt sustainable practices such as solar energy and the implementation of water wise development requirements.
- While bushfires are not a significant concern, given the nature of the landscape, it is acknowledged that such events must still be considered and appropriately managed.
- The need to protect the areas ecosystems and biodiversity, and promote the understanding of such systems within the community.
- Recognition to the importance of volunteerism and telecommunications in the case of a natural disaster.

OVERALL ENVIRONMENTAL OBJECTIVE

- *To acknowledge the changing climate and its associated implications on the natural and built landscapes, in order to respond in a sustainable and appropriate manner.*

STRATEGY	ACTION
Identify conservation areas and make residents and visitors aware of such areas and their cultural significance.	<p>Create a 'Conservation' reserve in the Local Scheme to demonstrate Crown Reserves that are designated for 'Conservation' purposes.</p> <p>Maintain an appropriate level of equipment along with an emergency response team to manage and maintain such conservation areas.</p> <p>Utilise appropriate infrastructure to protect such conservation areas e.g. broad walks, path ways etc.</p>
Diversification of income bearing activities, to improve the Shire's capacity to respond to climate change	<p>Encourage diversification of activities in the pastoral areas, where income producing activities rely primarily on climate.</p>
Establish an on-going and sustainable means of maintaining the parks and recreation areas and facilities in the district.	<p>Form a partnership with the local School to provide a non-potable water supply for the ongoing maintenance of the school's recreational facilities.</p> <p>Ensure the provision of adequate water supply to recreational areas in order to improve their amenity and useability.</p> <p>Investigate the potential and capacity of other such sources to provide water for irrigation.</p>
Ensure that all new development is built and maintained in a sustainable manner.	<p>Introduce Government incentives for households that adopt water wise and energy efficient technologies.</p> <p>Adoption of the Commonwealth's Design for Climate principles, to apply to all new development.</p> <p>Preparation of a Local Planning Policy that provides design guidelines for climate responsive housing design.</p>



Promote sustainable development through advertising to encourage new homebuilders to adopt such methods.

Hold community meetings that educate citizens on the concept of Sustainability, encouraging residents to adopt such sustainable methods.

Ensure the region is prepared to respond in the case of fire and emergency situations.

Introduce bushfire management activities such as fire prevention and preparation to minimise the impact and occurrence of such a natural disaster.

Emergency response practices within the region to ensure the community is prepared in the case of and emergency.

5.2 DEVELOPMENT OF SETTLEMENTS

There is a need to minimise the opportunities for scattered development throughout the Shire. The purpose of this strategy is to ensure that the Council's resources are not spread to thinly placing stress on existing levels of service.

The analysis of privately owned properties in the background report identifies the several properties, especially in abandoned townsites, that have to potential to be developed.

Where a private owner may want to develop in an abandoned townsite the Council will consider swapping land in that townsite for an alternative site held in Council's ownership in either Meekatharra.

Key Considerations

- Servicing scattered communities throughout the Shire.
- Offering owners in smaller undeveloped townsites the option of surrendering or exchanging land.
- Whether surrendered properties should be transferred to Council, or to Crown Land or Reserves.

OVERALL DEVELOPMENT OF SETTLEMENTS OBJECTIVE

- *To ensure that urban development in the Shire be consolidated in Meekatharra townsite and serviced with the appropriate infrastructure.*

STRATEGY	ACTION
Ensure urban development is restricted to Meekatharra townsite to assist in providing sustainable Shire services.	<p>Restrict new development to occur only in areas easier and sustainable to service.</p> <p>Offer Council owned lots at a discount rate to encourage development.</p>
To divest the Council of on-going management obligations on land owned but not required by the Council.	<p>Dispose of Council owned land no longer required by the Council and not appropriately located to exchange.</p> <p>Transfer the land to either a potential developer/resident or to the Crown.</p>



Ensure that the major road network infrastructure is maintained to a level commensurate with its use.

Interact with MRWA to identify and upgrade areas of the Great Northern Highway that need improvements to maintain an acceptable safety level.

Support the continual upgrades to the Goldfields Highway including the intersection with the Great Northern Highway.

Assess the needs of the current and future community facilities.

Adopt and implement the findings of the Meekatharra Revitalisation Plan (CCS Strategic, 2014).

Extend median strip southwards on Main Street for pedestrian refuge.

5.3 ECONOMIC DIVERSIFICATION AND EMPLOYMENT

Presently there is limited economic diversification within Meekatharra, with the mining, tourism and pastoral industries acting as the regions primary sources of economic development. In terms of employment, the mining sector acts as a main employer within the community. However relying solely on an industry as volatile as the mining sector is not economically sound. Furthermore, pastoral activities are continuing to decline as a result of climate change and competition associated with areas that have better access to ports, labour, and significantly shorter routes to markets.

However, Meekatharra holds potential for the establishment of an industrial estate located north of the town site. Such an industrial area has the capacity to accommodate the growing demand for a more diverse array of services and employment in the district. The location of such an area will need to be appropriately assessed to avoid any prospective areas and sensitive uses but still maintain easy access to transport routes like the Great Northern Highway and Goldfields Highway.

Additionally, there is potential to expand the tourism industry through the provision of more tourism accommodation i.e. Bed and Breakfasts, Farmstay etc. Such opportunities would further aid in the diversification of the economy of pastoral stations in the district.

The Council has commissioned an Economic Development Strategy for the Shire (Urbis 2014) and will be assessing the Draft for adoption. The Strategy addresses several issues including the centre revitalisation, the setting up of a one stop shop for business information, establishing a regional partnership with the Federal Department of Social Services and participation in a regional tourism network.

Key considerations

- The level of uncertainty and unpredictability amongst the local community and potential stakeholders, regarding the capacity of future mining and pastoral activities.
- The extent to which prospective areas and existing mining activities limit further expansion of the town and therefore the potential for the region to grow and become more diversified.
- Requirements for the development of new industries including an industrial estate, which would also require improved road infrastructure in order to make potential industries accessible to residents.



- The need to protect any viable pastoral land to ensure sustainability of the agricultural industry, which plays a significant role in the economic base of the region.

OVERALL ECONOMIC AND EMPLOYMENT OBJECTIVE

- *To provide a more diversified economy to allow for a more robust range of employment opportunities.*

STRATEGY	ACTION
Provide a new general and light industrial area with adequate separation distances from sensitive uses, space for expansion and access to major transport routes and services.	Investigate the options for a new 'General and Light Industry' area within Meekatharra. Provide for a new general and light industrial area.
Protect areas of prospectivity from development.	Avoid zoning additional land for urban uses and zone prospective areas outside the townsite as 'Rural'.
Encourage diversification of pastoral activities to increase income from rural areas.	Provide information guidelines on applications for diversification permits to allow pastoralists to generate alternative income streams. The permit allows Pastoral lessees to use parts of their land for non-pastoral uses such as agriculture, horticulture, aquaculture, tourism & forestry. Advertise and demonstrate the benefits associated with such permits to encourage more Pastoral lessees to apply.
Assess the current and desirable direction for an economic development strategy for the Shire.	Adopt and implement the Economic Development Strategy (Urbis, 2014).

5.4 DEVELOPING THE TOURISM INDUSTRY

Tourism is an important industry in Meekatharra. Therefore more focus needs to be put into making the area more attractive to visitors. This can be achieved through adequate provision of services and amenities as well as diversification of the market, which will cater to both residents and visitors. Furthermore the following strategy acknowledges the importance of the preservation and maintenance of key tourist sites.

The potential for tourism development in Meekatharra is extensive, with the Meeka Rangelands Discovery Trail providing a fascinating insight into indigenous heritage, natural wonders, settlement history and rich, red landscapes, and the Meeka Town Heritage Walk also acknowledging the rich history of the town, acting as popular attractions for visitors.

The tourism industry has the capacity to help stimulate economic growth, as well as provide alternative forms of income to local residents and the Shire, through Council assets such as recreational parks and camping grounds. As a result, such an industry may stimulate both private and public investment, contributing to the upgrade of infrastructure and services of the area.



Furthermore, opportunity exists for the Shire to develop additional visitor facilities such as camping grounds or a hostel, to cater for the potential increase in 'Grey Nomads' travelling to or passing by the district. However, significant funding is required in order to improve the services and amenities of the area to attract tourists. In this regard contribution to tourism initiatives could potentially be supported partly through relevant grant programs as they become available.

Additionally, commonly mining operations are seen as a deterrent to tourism. However there is potential for such operations to be promoted as an attraction. Viewing platforms, information about the process and operations, and tours of facilities may form part of a tourism circuit.

Key Considerations

- Increase and upgrade of signage within the area identifying the presence, location and routes of the various attractions.
- The need to increase and diversify accommodation within the town, to cater to different demographics.
- The need to improve tourist facilities and infrastructure in order to promote Meekatharra as an attractive tourist destination.
- Improvements to the harsh roads and trails, which link people to the attractions, so visitors not deterred to explore such sites and routes.
- Increase investment in the tourism industry through access to external funding sources.
- Monitoring of mining activity in regards to tourism attractions, as significant vehicle movements and noise/dust pollution associated with mining activities, have the potential to impact the attractiveness of an area from a tourism perspective.
- Encouraging local mining operations to make their facilities visitor friendly.
- The protection and conservation of natural and historical tourism attraction, to ensure some degree of sustainability within the tourism industry.
- The provision of historic information and 'stories of interest' relating to the historic buildings and areas within the region.

OVERALL TOURISM OBJECTIVE

- *To ensure the Shire provides tourist facilities and amenities that are able to respond to the increasing demands of a vital and growing industry.*

STRATEGY	ACTION
To promote Meekatharra as a tourism destination.	<p>Provide brochures detailing tourist information of the District and make these readily available.</p> <p>Better advertise the area as a tourist destination.</p> <p>Encourage mining companies to help advertise the area through their operations.</p>
Ensure that the townsite provides suitable facilities and amenities to attract and retain tourists.	<p>Provide more diverse short stay accommodation through supporting the establishment of bed and breakfast accommodation, as well as improvement of hotel facilities.</p> <p>Ensure the provision of quality services and facilities, which will aid in retaining visitor in the area.</p>



Improve night vitality through the provision of night-time markets, outdoor cinemas etc., which will encourage tourists to extend the duration of their visit.

To ensure popular attractions are properly signposted and promoted.

Increase the use of signs to advertise popular tourism attractions.

Upgrade existing signs where they are ineffective and rundown.

Include plaques within the town, which educate tourist as to the history behind heritage buildings and sites.

Provide signage to attractions on main tourist routes such as the Goldfield Highway.

To have mining companies promote their operations as a tourist attraction.

Form partnerships with mining companies that allow limited access to their operations as a tourist attraction, which is mutually beneficial for both stakeholders.

Ensure mining operations undertake the appropriate health and safety measures, which enable visitors to access the site, however limited.

Capitalise on the district's culturally significant areas through their narration, promotion and access to such sites.

Facilitate the development of a pocket history of the district including sites, photographic records and stories.

Encourage the preparation of an information package, in hardcopy and on the Council's web site, outline the cultural assets of the district.

Allow access to such areas with the appropriate infrastructure such as walkways and fencing to ensure visitors do not degrade sites.

5.5 MINING AND PASTORAL ACTIVITIES

It can be assumed that mining activities are likely to continue to be the predominant economic base within the Shire with traditional pastoral station activities taking a less significant role. While mining can be viewed as both an issue and opportunity, in Meekatharra it is seen significantly as having a positive influence on the community, providing both direct and indirect economic benefits including the use of local accommodation and facilities.

The challenge remains to ensure that future mining activities do not conflict with existing land uses, particularly the pastoral industry, which is also a main economic base in the region. Additionally, it is important to note that under the WA Mining Act 1978, mining activity is exempt from planning approval and is instead determined in accordance to the provisions of that Act. Section 120(2) (b) of the WA Mining Act 1978 does however require that mining activity must have due regard to the provisions of any relevant Local Planning Scheme. Therefore, in considering the future implications of mining activity within the Shire, it is important to maintain a close liaison with the Department for Minerals and Petroleum to



ensure that any proposal to commercially extract minerals does not unduly conflict with any provisions of the Scheme or Local Planning Strategy.

Another major issue related to mining activities is the factor of uncertainty associated with such an industry, and the effect that a potential mining downturn could have on rural areas such as Meekatharra. These mining activities have the potential to prevent the further expansion of the town, which in turn restricts the town's capacity to grow and meet future demands.

However, there are opportunities for the formation of partnerships between the Shire and various mining operators. As mentioned in the previous section, there is an opportunity for mining companies to capitalise on tourism through the inclusion of viewing platforms on operational open pits, or guided tours of operational facilities.

Mining operations can be encouraged to aid in the stimulation of the local economy through the housing of employees within the existing Meekatharra townsite. This will have significant spin-off benefits for the local economy in terms of the purchase of goods and services from local outlets.

Key considerations

- Mining activities have both direct and indirect benefits on the community, e.g. provision of employment opportunities for residents, and the utilisation of local accommodation, amenities and facilities.
- To monitor and cater for mining activities and associated works.
- To encourage the residential component of the mining operations to locate in the main townsite.
- Under the WA Mining Act 1978 mining activities are exempt from development approval.
- Land use conflict may occur between mining operations and other land use activities, particularly the pastoral industry.
- Mining activities restrict the expansion of urban development due to their impact buffers.
- Mining operations can significantly impact the visual amenity of a town, which can be a major deterrent for tourists and potential residents.
- There is potential for partnerships to be formed between the Shire and mining companies, such partnerships have the capacity to enhance economic development of the town.
- To support mining activities where an environmental management plan has been prepared and is acceptable to the Council and Environmental Protection Authority.

OVERALL MINING AND PASTORAL OBJECTIVE

- *To ensure that the mining industry is not restricted by urban development and that mining operations contribute to the local economy and are sensitive to the cultural and historic features of the Shire. Additionally ensuring that quality pastoral land is protected to ensure the industry's survival.*

STRATEGY	ACTION
Ensure that the DMP understands the implications of a Local Planning Scheme and the need to consult with the community where a conflict may arise.	<p>Develop an understanding with the DMP that enhances the lines of communication and ensures a mutual acknowledgement of the issues for each party.</p> <p>Ensure that mining activities are closely monitored where they may impact settlements.</p>



Protect areas of prospectivity.

Zone prospective areas for 'Rural' to avoid urban development taking place.

Avoid zoning land for urban uses when the site has been identified as being prospective.

Encourage the residential component of mining operations to establish in the Meekatharra townsite.

Through the formation of a partnership, the residential component of mining operations will be encouraged to establish in the Meekatharra townsite.

Provide the facilities and services that cater to the residential component of such operations to ensure employees are comfortable.

Encourage local mining operations to use local employment.

Formation of partnerships with mining operations will encourage such companies to make use of local employment.

Provide adequate services and facilities to encourage companies to utilise these establishments.

Monitor the status of mining operations including rehabilitation activities.

The establishment of a partnership between the Shire and the DMP will enhance communication about any concerns the Shire has regarding mining operations.

Encourage local partnerships between the Shire and local operators to help stimulate potential investments for town improvements.

Ensure mining operations that their contribution will be promoted and acknowledged on the completed development.

Educate mining operators on the potential benefits such contributions could have for the company's reputation and social standing.

Encourage the continued use of land for pastoral station activity and encourage best practices.

Maintaining efficient structure of transport routes for agricultural freight through the Shire will assist in the efficiency of pastoral activities.

Incorporating best practice activity will ensure improved degree of sustainability within the industry.

Ensure quality pastoral land is protected.

Ensure that quality pastoral land is zoned as 'Rural' to protect land from being used by other conflicting land uses.



5.6 LAND SUPPLY, INFRASTRUCTURE AND SERVICES

Maintaining a satisfactory land supply in country towns has been a serious economic issue for decades. The cost of buying an existing lot in a rural townsite is generally minimal compared with the cost of creating new lots – no matter what the proposed use is.

The cost associated with the servicing of land is the most significant challenge for the creation of new lots. Support funding by way of government development initiatives and programs, or some other external funding source is often how these cost challenges are addressed.

The area north of the Meekatharra Townsite, east of Great Northern Highway, is ideally located to provide for a new general industrial estate. There is little to no industrial land designated in Newman, however there is a substantial infrastructure developing in Capricorn (just south of Newman) that provides for several major activities including the Capricorn village (324 rooms), Capricorn Roadhouse, Outback Travel Centre, Ampol service station and a new truck servicing facility. This is fulfilling an unmet demand for such major land uses.

The Meekatharra townsite is located nearly 400 kilometres south of Capricorn over 100 kilometres from Cue, 180km from Mount Magnet and over 500km from Dalwallinu. There are very few constraints that would preclude the designation of this area for industries that require large areas of land for activities like transport depots, regional depots, mining services and the like. In order that the area can be appropriately planned for the longer term with a comprehensive drainage system, appropriate servicing infrastructure and a range of large and very large lots, a large area of over 200 hectares has been designated. Although the development will be staged to monitor lot size and locational demands the Council is keen to designate the whole site in the Strategy however the Scheme will only be zoned following the preparation and approval of a structure plan. In the meantime the estate area will be designated '*Future Industrial Land – Investigation Area*' in the strategy.

The supply of land zoned for industrial development in the existing Scheme is currently confined to land around Railway and Marmont Streets - with sensitive uses as neighbours. This factor puts restrictions on the accessibility of the sites by large articulated vehicles and the use of land for general industries.

The Council often receives inquiries about the availability of industrial land in the Meekatharra townsite – the most recent for a concrete batching plant.

General industries include those that can have an impact on the surrounding activities and are therefore best segregated from urban uses where possible.

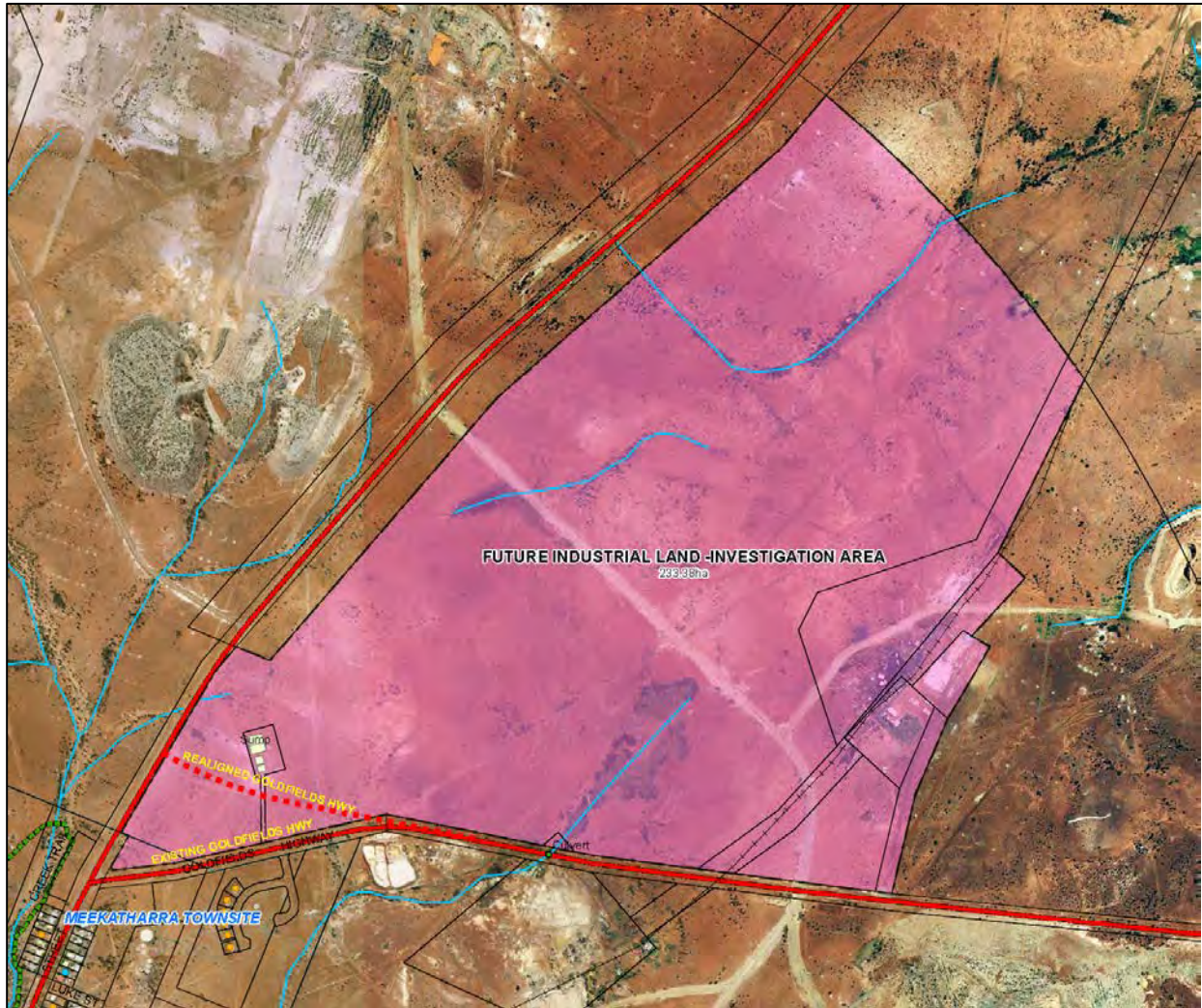
Figure 2 provides a potential site for a future general industrial estate. The location and design will need to be developed in consultation with the Department of Planning as well as Main Roads WA.

The area has several advantages including;

- There is little to restrict its expansion in the future – if required;
- it can provide for a variety of lot sizes to suit any industry type;
- it is separated from sensitive urban uses;
- the drainage requirements can be managed as part of the design; and
- access to both the Great Northern Highway and the Goldfields Highway.



FIGURE 2 - FUTURE INDUSTRIAL LAND – INVESTIGATION AREA



Source: DMP, PLANWEST

In Meekatharra townsite there are 123 vacant lots that are zoned 'Residential' the majority of which are not owned privately or by the Shire. 76 of these vacant residential lots are Crown lots (or VCL), with only 4 owned by the Shire. Nine vacant lots are zoned 'Commercial' with 4 owned by the Shire. Of the 8 vacant lots zoned 'Industrial' half are privately owned but none owned by the Shire, however when the new industrial area is established it is possible that the Council may relocate its depot from Oliver Street thus freeing up another 2.6 hectares for other light or service industries.

The Shire also owns 18 hectares north of High Street west of the Highway. This area is partly used for open space from the creekline, but also provides a suitable area for mining accommodation. The land is slightly separated from the normal residential areas thus providing a buffer from the impact of the mining accommodation's irregular hours.

Key considerations

- Securing adequate land for urban uses including residential, commercial, public purposes and recreational uses.
- Securing adequate land for light and general industrial uses subject to further planning studies to confirm land suitability for industrial development.
- Ensuring that essential services are adequate to service potential new growth areas.
- Providing for a variety of lifestyles from small properties to larger 'lifestyle' blocks.



- Ensuring all age groups are catered for in the provision of services and amenities.
- Ensuring that Meekatharra remains an attractive place to settle.
- The protection of development from flooding.
- Maintaining safety of all major transport routes and modes.

OVERALL LAND SUPPLY AND INFRASTRUCTURE OBJECTIVE

- *To provide serviced land and facilities for a range of diverse activities in and around Meekatharra.*

STRATEGY	ACTION
To ensure adequate water supply for the creation of new lots and new developments such as mining campsites and industrial uses.	<p>Consultation with the Water Corporation and the Department of Water, will aid in the determination as to the capacity of the existing water services and the potential for future upgrades or expansions within the region.</p> <p>Conduct research as to the potential upgrade of existing water services to supply new lots.</p>
To ensure adequate power supply for the creation of new lots and new developments such as mining campsites and industrial uses.	<p>Consult with Horizon Power to ensure the existing power supply system has the capacity for any future upgrades or expansions.</p> <p>Undertake research to assess the potential upgrade or expansion requirements.</p>
To provide a diverse range of lifestyles and dwelling types within the region to cater for different demographics.	<p>Examine the potential for off-site effluent systems to cater for a greater variety of residential densities in Meekatharra townsite.</p> <p>Research the demand from the range of demographics within the region, to ensure dwelling options cater to the appropriate groups.</p>
To provide for adequate land for both commercial and retail development in a consolidated central area.	<p>Zone land for commercial/retail purposes around the town centre.</p>
To provide public uses including parks, recreation and civic and cultural uses.	<p>Designate land in the Scheme for the provision of civic and cultural uses in a central accessible area.</p> <p>Provide adequate resources to ensure these uses are developed to a high standard and maintained appropriately.</p> <p>Upgrade and improve the existing walk trail through the town and seek to enhance and extend to trail to include other town features of interest.</p>
To provide for a range of general, light and service industries.	<p>Undertake further planning studies to confirm land suitability of the 'Future Industrial Land – Investigation Area'. Prepare a structure plan as the basis for staging and zoning of land.</p>



Relocate the Council depot to the new general industrial estate.

Promote the conversion of the existing industrial area in Meekatharra townsite for service and light industries once the new general industrial lots become available.

To ensure land for new development is appropriately serviced with sealed roads and drainage infrastructure.

Require new lots to be provided with essential services.

Form partnerships with relevant community groups and public housing providers for the provision of aged care or universal housing.

Form partnerships with the Department of Housing to help fund the development of affordable housing.

Potential to form partnerships with private agencies to help fund affordable housing.

Encourage the provision of shade in the main street with verandas and planting of trees.

Prepare a Local Planning Policy, which includes design guidelines requiring all new buildings to install verandas.

Encourage the planting of trees on verges to provide shade along the street and increase amenity of the area through the improvement of streetscapes.

Ensure the protection of water supply in the wellfields.

Designate Priority 1 areas in a Special Control Area of the Scheme.

Use appropriate infrastructure to ensure contamination of bores is minimised.

On-going monitoring quality of bores to ensure there is no contamination.

Establish new water sources to service the potential expansion of the population.

Request the Water Corporation and the Department of Water to improve the capacity of the existing water services through upgrades or expansions.

Protect identified waterways or creeks and avoid development in areas known to be flood prone.

Compile a map indicating flood prone areas within the town and make this information available to the public.

Protect waterways through the utilisation of infrastructure such as walkways and fencing, which allow visitors to access sites with minimal impact.

Provide signs and information as to the conservation of waterways and why it is important for the environment.

Acknowledge Paddy's Flat (east end of McLeary Street) development in Scheme, but set aside flood prone area.



Support improvements to the Goldfields Highway and other main roads to improve safety for users.

In consultation with Main Roads WA, update and undertake appropriate road planning to ensure safety for users.

5.7 CULTURAL AND HERITAGE PROTECTION

Places of historic and cultural significance are identified and recorded in the Council's Municipal Inventory and are then afforded the protection outlined in the Scheme. However there are many places that still retain the footprint of their previous glory, albeit only foundations in many cases. As outlined in the background information and analysis many of these areas are in some of the abandoned townsites.

OVERALL CULTURAL AND HERITAGE OBJECTIVE

- *To ensure that historic and culturally significant places or objects are identified, assessed and protected for the benefit of existing and future generations.*

STRATEGY	ACTION
To ensure that the historic and heritage valued buildings and places in the Shire are identified and preserved.	<p>Ensure that the Shires Municipal Heritage Inventory is constantly reviewed and updated to present the values of the community.</p> <p>Follow the Burra Charter principles of preservation, conservation or in reconstructing damaged parts of a heritage building.</p>
To ensure the appropriate level of protection for areas identified as being of heritage significance.	<p>Follow the Municipal Inventory principles that identify the level of protection necessary to conserve and protect heritage sites.</p> <p>Appropriately assess heritage sites to determine the appropriate level of protection.</p>
To encourage the incorporation of local culture and art in the design of new developments throughout the town.	<p>Encourage local artists to share their works with the community through the displaying and selling of local art.</p> <p>Provide guidelines for local artists to contribute to the design of new developments.</p> <p>Hold community workshops to help identify what the citizens believe represent Meekatharra. Incorporate these representations into the design of new developments to contribute to creating a 'unique sense of place.'</p>
To record and present historic and heritage information for the benefit of tourists and the stimulation of better understanding of Meekatharra's past.	<p>Convey information about heritage buildings on plaques to educate tourists and keep the history of the town alive.</p>



Assemble historic artefacts, photographs and information regarding heritage sites in the Shire with a view of establishing a collection or museum.

Ensure that new developments built next to heritage sites are built to a standard sympathetic to the existing development.

Prepare a Local Planning Policy, outlining design guidelines that new buildings must meet, to ensure the design is sympathetic to existing development.

Refer to the Burra Charter when building a new development next to an existing heritage building.

6. STRATEGY MAPS

6.1 SHIRE STRATEGY MAP

The Shire Strategy Map (**Figure 3**) provides a distribution of the Crown Reserves, water bodies (mostly salt lakes), areas of Aboriginal interest, recorded rare flora and threatened ecological communities, townsites, major transport routes, mineral resources and runways.

Although the mining tenements are scattered across the whole Shire the majority of mines are located centrally, or around Meekatharra townsite. The majority are related to gold including alluvial, dollied, tailings or just gold ore. This information is indicative only as it changes daily.

The Figure shows that the majority of the Shire is either Crown land or Crown Reserves (shown pink and green respectively). The uncoloured areas are either freehold or leasehold.

The centrally located green area is Collier Range National Park and will be designated as 'Conservation' in the Strategy and Scheme. The other area in the north east corner of the Shire is an Aboriginal Reserve and is afforded the same designation.

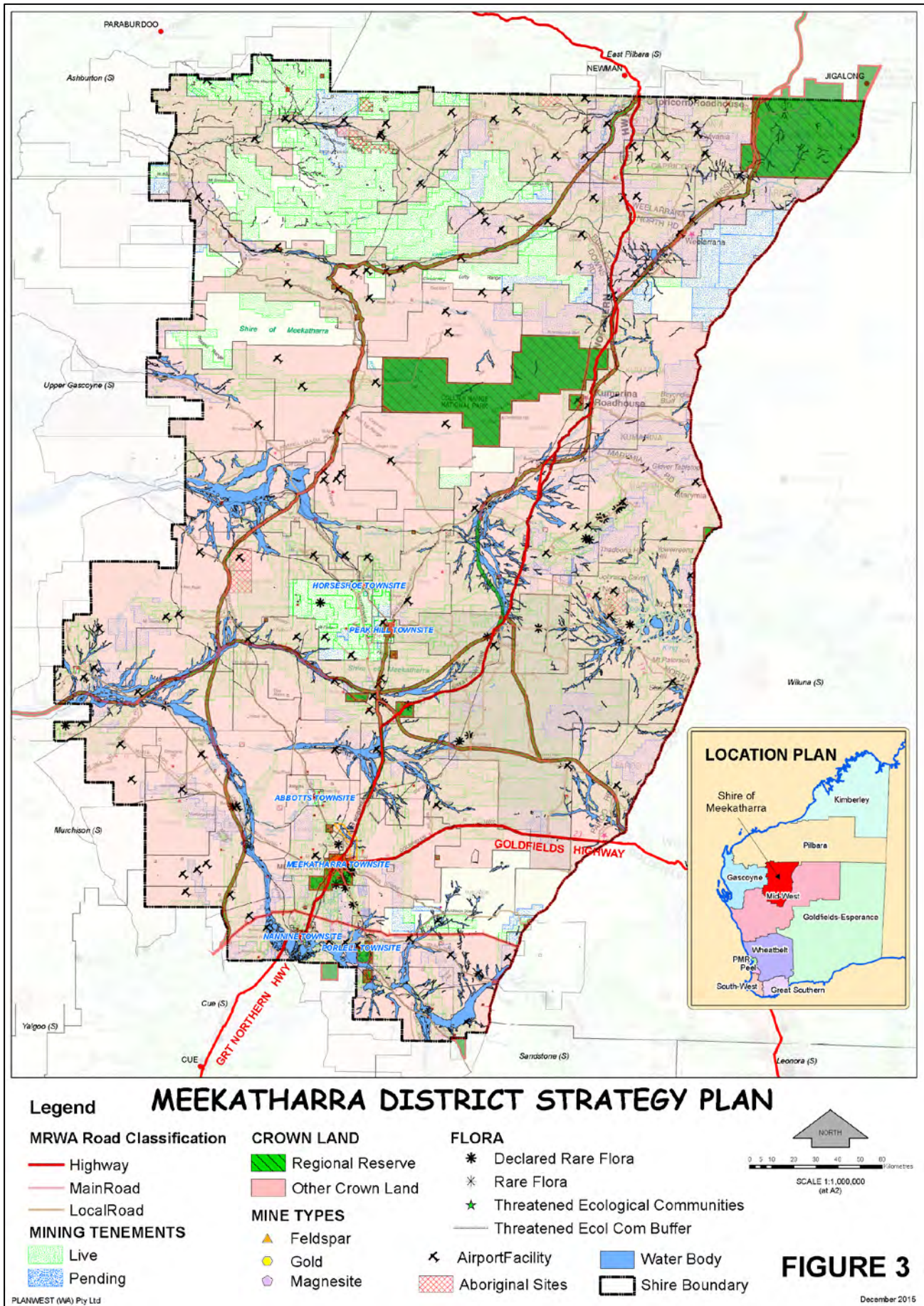
The pattern of stock routes criss-crossing the district can be appreciated from the Figure, as can the major water body areas all directed westwards to the coast.

Airstrips of varying sizes and qualities are distributed round the Shire to provide transport to some of the more remote areas where road movements are challenging and time-consuming.

The overall strategy for the district is to encourage both mining and pastoral activities to ensure a sound economic future for the Shire.



FIGURE 3 – SHIRE STRATEGY MAP



a golden prospect



6.2 MEEKATHARRA TOWNSITE STRATEGY MAP

The Meekatharra Townsite Strategy Map (**Figure 4**) shows the compact nature of the townsite. Although there are still vacant properties spread around the town many of them are government owned and not readily available for sale. The strategy does not seek to change too much in the existing townsite however does seek to transform the existing industrial area in Oliver Street into a light industrial area by creating a new general industrial area north of the town. This is discussed further around the Broader Townsite Figure.

6.2.1 CONSTRAINTS

Figure 4 provides the extent of the constraints on land within the townsite boundary. Some of the existing open cut mines surrounding the town are shown with a nominal 100 metre buffer to each pit edge.

Other constraints include the nominal buffers to other features like the sewerage ponds, the power station, and potentially the general industrial area. The buffer to the existing rubbish tip and rifle range are better shown on the broader townsite strategy map.

Another main constraint is the system of creeklines around the urban area. Although the district gets little annual rainfall a downfall can quickly fill creeklines as the dry soils cannot readily absorb rain. This runoff makes flooding of the creeklines a reality and, as such, these areas should be avoided where possible in the consideration of new development. Now that 0.5m contours have been generated the preparation of flood mapping may be a priority.

6.2.2 PROPOSALS

Although a buffer, or setback, would normally be required by the Department of Mining and Petroleum from open pit mines and other workings these have not been applied as these areas are surrounded by either 'Parks' or 'Common' Crown Reserves.

Other land within the townsite, not already designated for urban uses and affected by the buffers, is designated as 'Rural' reflecting the current uses and buffers to those uses.

No **heavy haulage route** has been shown on the strategy map. The Council is aware that heavy vehicle traffic will inevitably increase over time, and that the impact of this traffic is likely to affect the amenity of the main street with risk, noise, dust and vibration.

Whilst the Council is aware of the need to maintain the safety of people in the town centre, it is also keen to maintain the level of activity flowing through the main street. Modifications to the Revitalisation Plan may be required to extend the central median refuge southwards on the highway to assist people crossing the main street.

The establishment of a new **general industrial estate** north of the town will provide opportunities for regional depots and infrastructure to establish in a central location. The intersection of the two highways and the prospectivity of the district provide an ideal location for a major regional industrial estate catering for large road trains and other heavy haulage vehicles. The design and configuration of the estate will need to properly cater for the manoeuvring and storage of these large, and long, vehicles, and the storage of large and varied materials and equipment.

Once the new general industrial estate is established the existing industrial area in Oliver Street can be designated as a **light and service industrial area**. This includes the area of the Council depot. Some of these uses would be better located in a new general industrial



estate. The only uses to be allowed in the townsite industrial area are light and service industries that have no impacts on the surrounding sensitive uses.

The triangular area between Great Northern Highway, the existing Goldfield Highway and the proposed realignment of the Goldfields Highway is shown as **light industrial**. This designation creates a transition from the proposed general industrial estate and the townsite urban uses. Sensitive uses will not occur in this light industrial area.

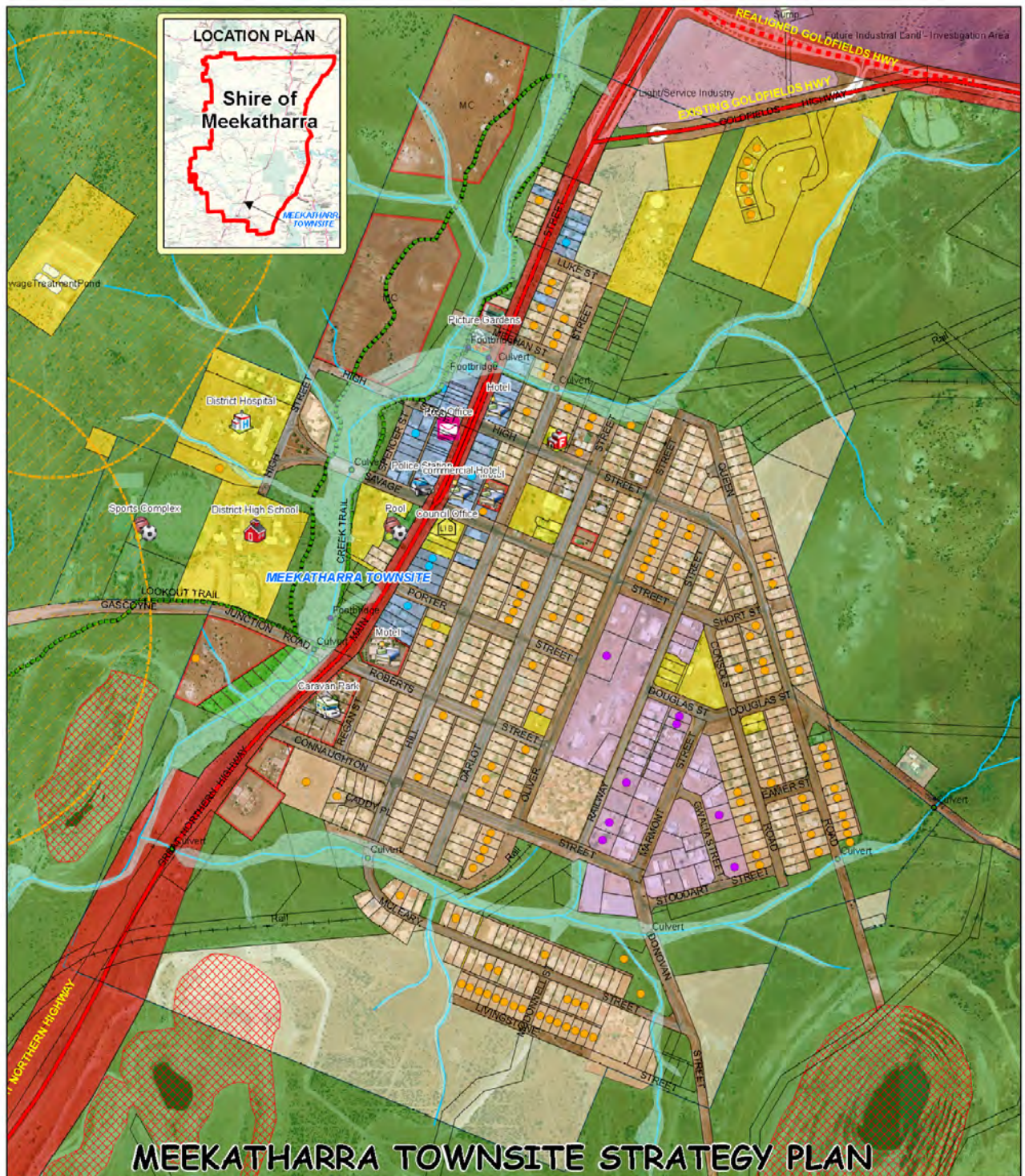
The Council-owned land on the north side of High Street, west of the highway, is more than adequate to cater for additional **mining camp facilities**. The location of these sites in the townsite should be encouraged and supported as it provides financial spin-offs for local businesses. These types of facilities should be slightly separated from other residential areas unless the proponents can satisfy the Council that the irregular hours of operation will not unduly impact the amenity of the existing residential areas.

The undeveloped **caravan park** site on Gascoyne Junction Road is significantly restricted due to the open pit buffer, ownership and creeklines traversing the site. As a result the site has been reduced in size to just include the privately owned portion of the site.



FIGURE 4 – MEEKATHARRA TOWNSITE STRATEGY MAP

a golden prospect



Legend

- Meekatharra Townsite
- Special Control Area
- Open Pit
- Highway
- WaterCourse
- Heritage places
- Vacant Residential
- Vacant Industrial
- Vacant Commercial
- Rail
- Trail

- Residential
- Commercial
- Special Use
- Light Industry
- General Industry
- Parks and Recreation
- Conservation
- Rural
- Public Purposes

- RFDS
- Fire Station
- Hospital
- Accommodation
- Movies
- Police
- Recreation
- Post office
- Library
- Church

- School
 - Caravan Park
 - Major Road
- 0 62.5 125 250 375 500 Metres
- SCALE 1:7,500 (at A3)

FIGURE 4



6.3 BROADER MEEKATHARRA TOWNSITE STRATEGY MAP

Figure 5 shows areas just beyond the townsite demonstrating the relationship of various proposals and buffers near the townsite.

This Strategy Map has been included due to the mapping of land considered potential for a future **general industrial area** to service Meekatharra. The area shown is extensive and includes large areas that may not be required for several years.

There is no intention to indicate that the area shown (222 hectares) needs to be developed in a single stage. Research into the potential demand for various lot sizes, and the subsequent take-up rate will guide future stages.

The district around Meekatharra has been determined as being rich in several minerals and has the potential to create a significant demand for general industrial land.

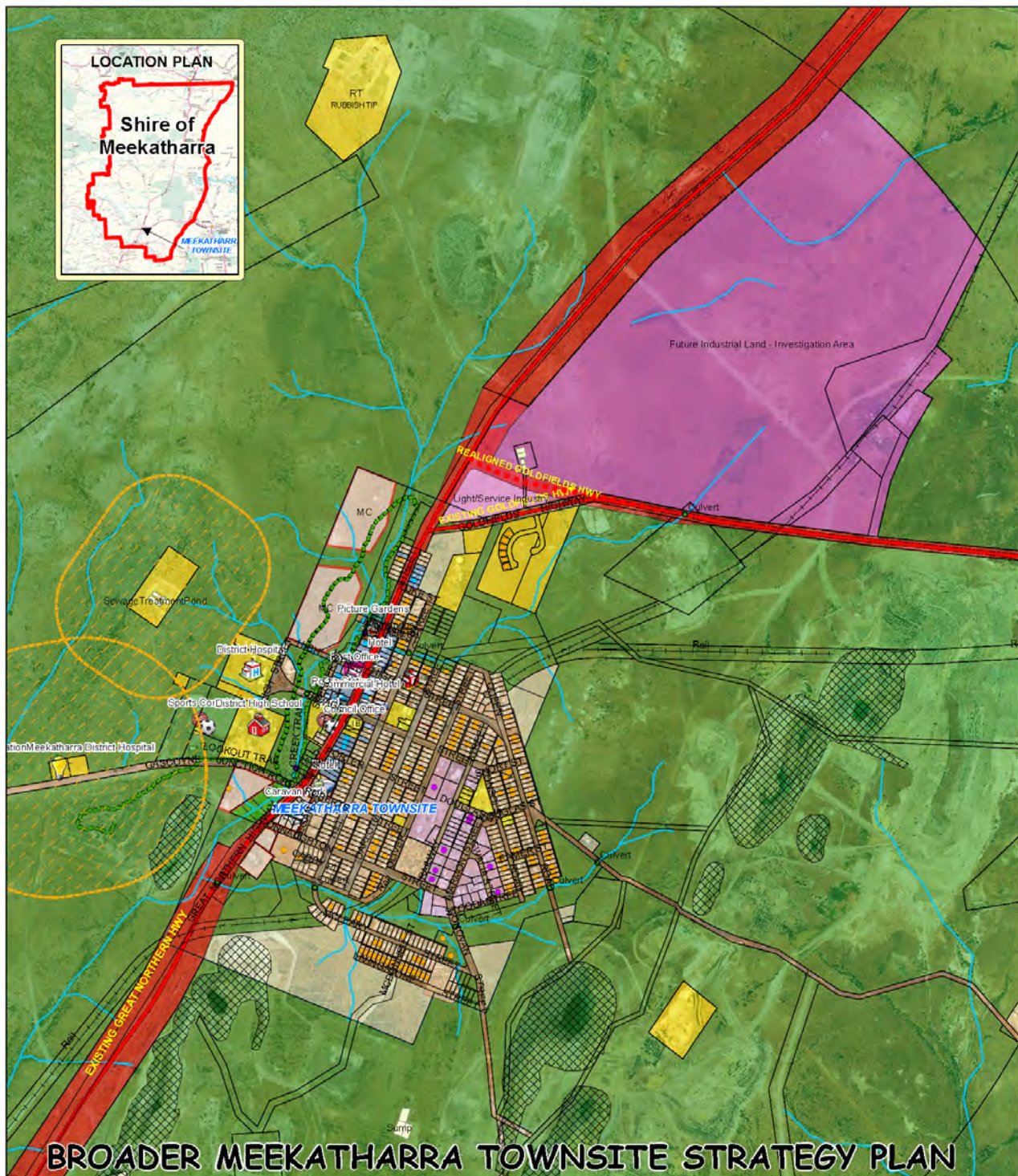
The existing **rubbish tip and rifle range** are located northwest of the town and are surrounded by Crown Reserves for 'Parks' and 'Commons'. As a result no buffer areas are required.

The existing **wastewater ponds** located northwest of the hospital only deals with waste water rather than solids and as such only has a 300 metre buffer shown. Providing deep sewerage to the town in the longer term may be prohibitively expensive due to the hard nature of the ground in Meekatharra. The existing wastewater ponds currently only service the hospital, school and several commercial buildings in the main street.

About 9 kilometres northeast of the townsite, and beyond the areas shown in the figures, is the **Priority 1** area for protection of the town's water supply bores. This area will be included in a Special Control Area of the Scheme.



FIGURE 5 – BROADER MEEKATHARRA TOWNSITE STRATEGY MAP

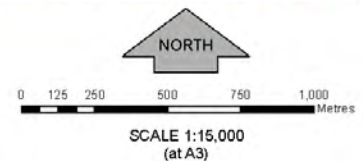


Legend

- Meekatharra Townsite
- Special Control Area
- Open Pit
- Rail
- Trail
- Water Course
- Heritage places
- Vacant Residential
- Vacant Industrial
- Vacant Commercial

- Residential
- Commercial
- Special Use
- Light Industry
- General Industry
- Parks and Recreation
- Conservation
- Rural
- Public Purposes

- RFDS
- Fire Station
- Hospital
- Accommodation
- Movies
- Police
- Recreation
- Post office
- Library
- Church



- Power Station
- School
- Caravan Park
- Major Road

FIGURE 5

February 2018

PLANWEST (WA) Pty Ltd

a golden prospect



7. IMPLEMENTATION, MONITORING & REVIEW

7.1 IMPLEMENTATION

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

To a large extent the outcomes of the strategy will be implemented through the preparation of the Shire of Meekatharra Local Planning Scheme. The preparation of the Local Planning Scheme concurrent with this Local Planning Strategy will support the implementation of many of the proposed strategies and actions within a short timeframe.

The Scheme was prepared in June 2003 and conformed to the model scheme text at that time.

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

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

It will be important for all government agencies and key stakeholders to work collaboratively into the future to realise the key aspirations of the community as detailed in the Shire's Economic Development Strategy 2014 and as highlighted in this Strategy. The Shire should actively seek opportunities for these projects to be appropriately resourced by responsible organisations and through Commonwealth and State grant funding.

7.2 MONITORING AND REVIEW

Whilst the Meekatharra Local Planning Strategy is designed to provide a vision for the potential land use and development within the Shire over the next 10 to 15 years, it is inevitable that given this time-frame the land use issues and pressures affecting the Shire will evolve and change over time. In addition to having an adopted Strategy that provides a level of certainty to both State and local authorities and the community, it is equally important to establish a time frame for the regular review of the Strategy.

It is recommended that an audit of the Strategy be undertaken every five years, preferably in conjunction with any review of the Local Planning Scheme, unless the Shire or the WA Planning Commission considers an earlier review appropriate. A review of the strategy should be undertaken in ten years.

The audit would assess the performance of the strategy in relation to the objectives that have been achieved at each audit stage – acknowledging that many objectives are on-going.

The review of the Meekatharra Local Planning Strategy should follow the formal procedure as outlined in the *Planning and Development (Local Planning Schemes) Regulations 2015*.



ADVERTISING

The Shire of Meekatharra Local Planning Strategy certified for advertising on201....

Signed for and on behalf of the Western Australian Planning Commission.

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

Date _____

ADOPTION

The Shire of Meekatharra hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the _____ day of _____ 201 .

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on

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

Date _____