



***HEALTH, BUILDING & TOWN PLANNING
COMMITTEE MEETING***

19 November 2022

AGENDA

Dear Health, Building & Town Planning Committee Member,

The next Health, Building & Town Planning Meeting of the Shire of Meekatharra will be held on Saturday 19 November 2022 in the Council Chambers, Main Street Meekatharra commencing at 8.30am.

A handwritten signature in black ink, appearing to read 'Kelvin Matthews', with a horizontal line extending to the right.

Kelvin Matthews
Chief Executive Officer
14 November 2022

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

1.2 DISCLAIMER READING

No responsibility whatsoever is implied or accepted by the Shire of Meekatharra for any act, omission or statement or intimation occurring during this Meeting.

It is strongly advised that persons do not act on what is heard at this Meeting and should only rely on written confirmation of Council's decision, which will be provided within fourteen (14) days of this Meeting.

2. RECORD OF ATTENDANCE/ APOLOGIES/ APPROVED LEAVE OF ABSENCE

Members

Staff

Apologies

Approved Leave of Absence

Cr BM Day

3. APPLICATIONS FOR LEAVE OF ABSENCE

Committee Resolution:

Moved:

Seconded:

That Cr _____ be granted Leave of Absence for the 16 December 2022 Health Building & Town Planning Meeting.

CARRIED / LOST

4. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Committee Resolution:

Moved:

Seconded:

That the minutes from the Health, Building & Town Planning Meeting held on 15 October 2022 be confirmed.

5. PETITION/ DEPUTATIONS/ PRESENTATION/ SUBMISSIONS

6. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

7. REPORTS OF COMMITTEES AND OFFICERS

7.1 OFFICERS MONTHLY REPORTS

7.1.1 PRINCIPAL ENVIRONMENTAL OFFICER / BUILDING SURVEYOR'S REPORT OCTOBER 2022

Prepared by W. V. Atyeo
On Date 5th November 2022

I attended Meekatharra Shire from the 31 October to the 4 November 2022.

BUILDING PERMITS:

There was One (1) Building Permit issued during November 2022.

- **BP22-004** is ready to be issued to Yulella Building Co when fees are paid for. The shed is to be built on Lot 885 #47 Oliver Street for the owner Sandra Curly

DEMOLITION PERMITS:

There was One (1) Demolition Permit issued during November 2022.

- **BP22-003** is ready to be issued once fees are paid. The Demolition Permit is for the demolition of the old shed on Lot 885 #47 Oliver Street for the owner Sandra Curly.

BUILDING PERMITS STATISTICS:

The issuing of Building Permits was reported to the Water Corporation as required by legislation, even if there were Nil permits recorded.

OTHER MATTERS:

- **MEEKATHARRA CARAVAN PARK.**

Over the last month there have been a number of issues raised and accusations that it was the Shire who directed the Owners of the Caravan Park to evict the long-term residents of the park. This is incorrect as the decision to evict a resident from the Caravan Park and the running of the business is the duty of the owners or the holder of the License issued by the Shire.

In a discussion, which was followed up with a written email to the owners, it was clearly stated that they are able to apply for “long-term” sites and apply for Building Permits which would be handled as retrospective application.

The owners, in the letter as attached, clearly state that they are not prepared to designate any sites as Long-term as they do not intend to apply. They also state that they will be directing all residents that have been there longer than three months to leave and take all their belongings etc with them.

I cannot stress enough that the owners have made these decisions and that the Shire has not stated that they must evict anyone. The options were stated to the owners and they have chosen to take this course of action in order to be more compliant with the legislation, given that they do not wish to have long-term tenants.

The attached letter from the owners of the Caravan Park also addresses the other issues that were contained in the report.

Due to complaints, Svenja and I carried out an inspection of the park and all of the issues we encountered were stated. Long-term sites was one of them, Buildings were another, as well as others.

- **End of Year:**

Committee members will be aware that at the end of December I will be terminating my services to the Meekatharra Shire. Before this I will do a final inspection of food premises and tidy up some bookwork so that the new person has a smooth transition. There is still one more meeting and so I will leave all the “see you later and thanks you”



**Principal Environmental Health Officer
Building Surveyor**

Officers Recommendation / Committee Resolution:

Moved:

Seconded:

That the Principal Environmental Health Officers report be accepted.

CARRIED / LOST



31 October 2022

Dear Bill

I refer to your letter dated 9 September 2022

As requested, below is a work plan to address the issues raised in your letter

1 Floors

The floors have been thoroughly cleaned, and a steam cleaner /mop has been ordered to keep the floors free of grease

A person has been engaged to repair the floors, and is currently onsite.

2 Walls and ceilings

The walls and ceiling have been washed down and the exhaust filters and ducting cleaned.

3 Equipment

All equipment is being checked for oil leaks, and fittings tightened. Two new freezers have been ordered, and when they arrive the older freezer with the defective seal will be retired. Other freezer has been defrosted. The main fridge seal we are seeking quotes to replace

4 Unsealed windows

The window will be kept closed, and the seal will be replaced

5 Washup area

The wash up area has been thoroughly cleaned. A new sink with built in splash guard has been ordered and someone engaged to reseal the floor.

6 Caravan Park

In councils letter of 9 Sept, we were advised as below

For instance, the Park is not registered for "long term" residents on the Park. This means that the maximum stay at any one time is three consecutive months. At the end of the three months, the resident is required to vacate the Park with all their belongings. The Park has breached this by allowing certain persons to occupy the Park for much longer periods than this. This needs to be addressed by the license holder.

Similarly, there are restrictions on the type of buildings permitted to be built on the premises, and a requirement for the tenant to gain the permission of the license holder (in writing), plus a Building Permit from the Shire for all permitted buildings. This has not been done in regard to a canopy over a caravan and also the placement of an accommodation unit on another site. These need to be addressed by the license holder.

To Comply with the law, we will ensure we take the following actions as required by Council in the letter of 9 Sept 2022.

Long stay residents - It is not our intention to have any long stay residents. All residents who have been there longer than 3 months have been given a notice to leave, and to take all their belongings with them. This will include the annexe that Liz Butcher has erected, and the donga that was placed on a site by Phil Moses for Rick Harrison to use when he was unwell after returning from hospital. Phil has offered to pick up the donga, but Rick refuses to move, and the police will not remove him without a court order. Appropriate notices have been given to allow the court to make eviction orders. However, those that have individual circumstances that delay them moving out in the time frame required by law, will be provided reasonable extensions to do so on a case by case basis..

Those with illegal structures have been asked on numerous occasions to remove them but have repeatedly refused. We note your willingness to work with us on retrospective approvals, however we don't believe the structures are capable from an engineering perspective of being approved, so we will need the sites vacated so we can remove them ourselves.

Fires hydrants and plumbing - a plumber will be asked to investigate the water pressure and fire hydrant issues and other plumbing queries as requested

Southern Ablutions block

We have partly closed this southern ablutions block, pending assessment and repairs.

Yours faithfully

Fiona Guilmartin
0407907779

7.1.2 COMMUNITY DEVELOPMENT & SERVICES MANAGERS REPORT OCTOBER 2022

• BUDGETED PROJECTS & BUSINESS FROM PREVIOUS MEETING

1. Entry Statements

Design: MDHS students working on aboriginal artwork part of it

Locations: as per Works Group meeting held 10/11/22:

- GNH 3km south of town (-26.61900, 118.47335)
- GNH 2km north of town (-26.57465, 118.50780)
- Both locations are scenic bends/hills where road users get their first views of Meekatharra and is far away enough to reduce the risk of vandalism

Wall: quote received for \$38k+GST from Shear Zone Services Pty Ltd for both walls including traffic management, site prep, concrete footings and cladding in locally sourced stone, site clean-up

2. Local Planning Scheme & Strategy

Agenda item presented to HBTP committee this meeting for progression.

3. Lions Park

The landscape architect visited the site 26-28 October which included successful consultation with different community members and groups (youth, general public, stakeholder organisations and council). See consultation result snapshots attached. There's overwhelming support (92%) for this project for a family friendly gathering spot centrally located in town. Grass, BBQ, shade and drinking water were prioritised by the community. Other suggestions were a toddler playground/sandpit, an active area for older kids (e.g. half basketball court, parkour course, trampolines, space to kick a footy), art space for murals, historical information, bush tucker planting and educational signs, dog friendly area. With regards to safety and security, a lot of people suggested lighting and CCTV with differing views around fencing. The majority of surveyed people (59% 30 vs 21) voted to keep the name as "Lions Park", but 41% voted to change it. A renaming could be considered in future but is recommended to be separate from this development project.

The landscape architect has compiled the community's feedback into attached draft concept, taking into consideration waterwise planting requirements and budgetary restrictions.

Plan forward: Committee to review and tweak design at this meeting. Finalised design and opinion of probable cost to be presented to the 16 December 2022 meeting for Council approval. Grant applications and procurement process to start in January 2023 with park development happening over 2023 cooler months.

4. Swimming Pool Basin + Toddler Pool Works

Consultant has been engaged to write work scope and tender document.

5. Median Strip

Funding: RAC Connected Communities grant application for \$99,550 was successful.

Traffic Management: Received comparative quotes and issued purchase order for best option for \$35k + GST

Art Design: Advertised project to local artists for registration of interest. Community co-design process to commence shortly.

6. Lloyd's Signage

Purchase Order issued for Lloyds Signage. Main Roads application for highway signage has been lodged.

7. Pool BBQ

See Attachment 2 with regards to potential locations. Would need level pad (essential, as previous BBQ failed due to uneven footing and fat not draining) and shade (optional but preferable). Pool manager recommends BBQ be in line of sight of kiosk for supervision and an isolation switch in plant room be installed to leave power off when BBQ isn't used for safety purposes; with designated circuit with own circuit breaker.

Budget: GL 3666 Pool-Buildings has \$22k budget for kiosk roller shutters (\$5k), windows (\$10k) and the BBQ (\$7k). Kiosk windows achieved savings of \$10k. Received quote for \$6,290+GST incl freight. Optional hood ~\$800 extra. Recommend using \$10k savings from windows for pad and shade (not yet sought quotes for these).

• **OTHER MATTERS**

1. Events Update

Events held since last council meeting:

- 16 October 2022 – Meeka's Walk for Suicide Awareness – very successful with approx. 100 people coming together. Inspired international event replication utilising Meeka artwork. To be held again next year.
- 2-4 November 2022 – Circus Workshop and Community Circus Show – well attended by youth. Show held in partnership with MDHS.

Planning undertaken for upcoming events:

- 12 November 2022 – Pool Party celebrating Youth Team's award win
- 25 November 2022 – Quiz Night
- 9 December 2022 – Town Christmas Party
- 16 December 2022 – Shire Christmas Party
- 26 January 2023 – Australia Day Community Awards (refer agenda item at OCM)

2. Youth Awards

Youth Team won the Community Achievement Awards "Making a Difference" as well as the "People's Choice" award at the gala in Perth on 21 October. Meeka celebratory events held for the whole team and community 11-12 November.

3. Technology Metals Sponsorship

Technology Metals sponsored ~\$3k of sports and play equipment which they delivered to Kidzone and the Youth Centre on 8 November.

4. Promotion

Interviews held with Radio Mama, ABC Midwest and Storytowns, promoting Meekatharra's positive events and achievements.

Officers Recommendation / Committee Resolution:

Moved:

Seconded:

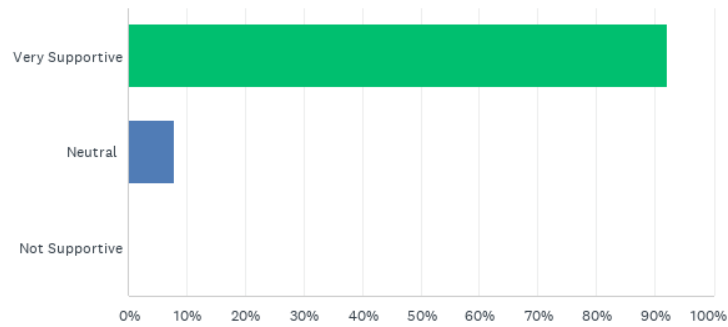
- 1. That the Community Development & Services Manager's report be accepted, and**
- 2. That the quote from Shear Zone Services for \$38,480+GST for the Entry Statement Walls be accepted.**

CARRIED / LOST

Attachment 1: Lions Park



Q5 Overall how supportive are you of the idea to develop and improve the park?



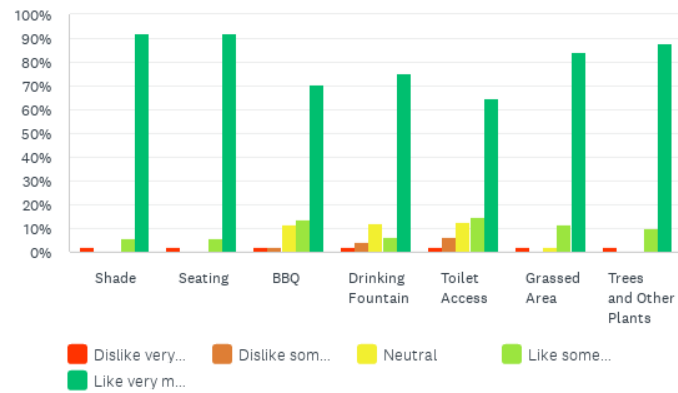
Q3 Who do you think would be using the park?

Young everyone tourists community kids people
 families visitors locals youth children

Q4 What are the key outcomes that you hope the Lions Park upgrade could achieve?

enjoy park relax Playground children events locals tourists shade grass
 families safe area Making kids BBQ area place picnics
 community youth gather BBQ play

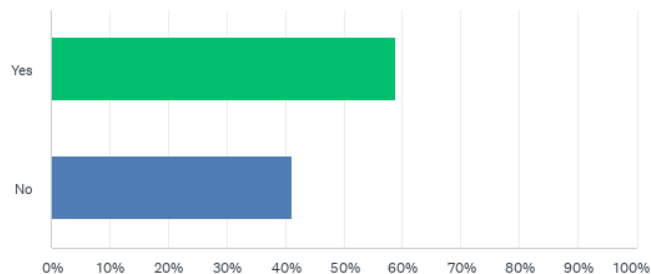
Q7 Previous community consultation showed a desire for the below features. How do you feel about these features?



Q9 What sort of safety measures should be put into place? (e.g. lighting, CCTV, no alcohol zone, fencing)



Q10 Should the area continue to be called 'Lions Park'?



Everyone got 3 stickers and was asked to place them next to the three components they thought were most important.

YOUTH		
Barbecue	11	21%
Grass	10	19%
Drinking Water	10	19%
Flying Fox	9	17%
Toilets	5	9%
Shade	4	8%
Seating	3	6%
Shade Trees	1	2%
Shrubs and other plants	0	0%

GENERAL PUBLIC		
Grass	12	22%
Barbecue	10	18%
Shade	10	18%
Drinking Water	7	13%
Toilets	7	13%
Flying Fox	3	5%
Shade Trees	3	5%
Seating	2	4%
Shrubs and other plants	1	2%



LIONS PARK - MEEKATHARRA

CONCEPT DESIGN REPORT

DOCUMENT CONTROL

CONTENTS

This document may only be used for the purpose for which it was commissioned in accordance with the Terms of Engagement.

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Document Status

Date of issue	Rev No.	Reason for Issue	Author	Reviewed By	Approved by
11/11/2022	A	DRAFT for review	RB/MC	PV	PV

INTRODUCTION

Josh Byrne & Associates (JBA) have been appointed by the Shire of Meekatharra (Shire) to assist with developing a landscape masterplan plan for the Lions Park public open space so it may better serve the local community by creating a welcoming and usable community facility.

To initiate the parklands' design and master planning, JBA has conducted a desktop study of the site and its surroundings. JBA then visited Meekatharra and met with representatives of the Shire to discuss the design vision and aspirations for the park, review the open space and carry out a detailed site assessment and review of the potential opportunities and issues the site in its current condition has to offer.

Previous community consultation has been carried out to assess the desired outcomes for the park. This has been supplemented with additional community consultation, which has been carried out as part of this masterplanning exercise. In summary, there is overwhelming community support for this development to proceed with a consensus on the key deliverables.



SITE CONTEXT AND CHARACTER

LOCATION

The town of Meekatharra is located in the Murchison region in the mid-west of Western Australia, 764 km northeast of Perth. Meekatharra is a Yamatji word meaning 'place of little water'. The 2016 census reflected a population of 708, with 34.0% being of Aboriginal descent.

INDUSTRY

The town is the key service centre for the surrounding pastoral and mining sector and the broader Murchison sub-region.

Mining, pastoralism and tourism are the Shire's mainstay industries, with the mining industry being the predominant provider of local employment with 56% of local employment coming from this sector.

Pastoral activity is the traditional base of the broader Murchison economy, with stations covering much of the Shire. However, only 5% of local employment comes from this sector.

CLIMATE

The climate in Meekatharra is a very hot and dry desert climate. The summers are described as sweltering and the winters as cool and dry. Over the year, temperatures typically vary from 8°C to above 42° C. Average annual rainfall is approximately 239mm, with a peak rainfall in February (Summer rain) and a smaller peak in June (Winter rain). The driest months of the year are August through November.

SOIL MAPPING

The soil mapping hierarchy, as expressed within the most current mapping system, Soil-landscapes of Western Australia's rangelands

and arid interior (Dec 2006. Peter J.Tille, DAFWA) shows Meekatharra to fall within the Western Region and the Murchison Province, which is further classified into the Upper Murchison Zone. This is characterised as Hardpan wash plains (with stony plains, sandplains, hills and mesas) on granite and gneiss of the Yilgarn Craton (Narryer Terrane and Murchison Domain). Red-brown hardpan shallow loams and Red shallow loams with Red loamy earth and Red deep and some Red shallow sands and Red deep sandy duplexes. Mulga shrublands (with some halophytic shrublands).

VEGETATION

The local vegetation types are described as:

Low woodland, open low woodland or sparse woodland - Mulga (*Acacia aneura*) and associated species; and

Scrub, open scrub or sparse scrub - Wattle (*Acacia* spp.), teatree (*Melaleuca* spp.)

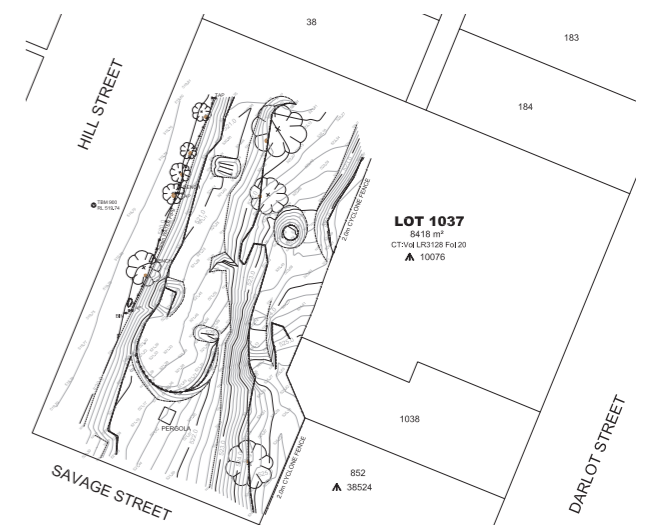
LIONS PARK

Lions Park is located centrally within the town, bordering the existing Youth Centre. This public open space is currently undeveloped with the only amenity provided in the form of a new skate park which is located on the southern boundary of the site. A section of the park is also currently available for overnight RV parking. Some abortive development has occurred over the years in the park however, there is currently no other typical parkland amenity in terms of paths, planting etc. Previously the park contained a BMX pump track which fell into disrepair and has been removed.



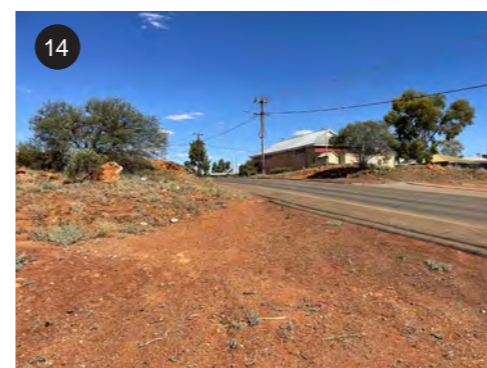
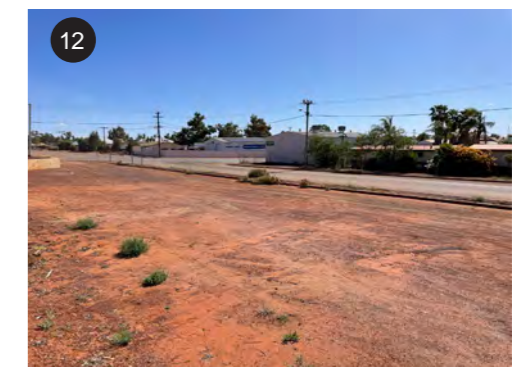
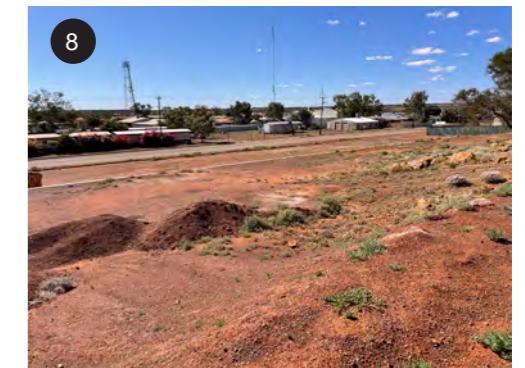
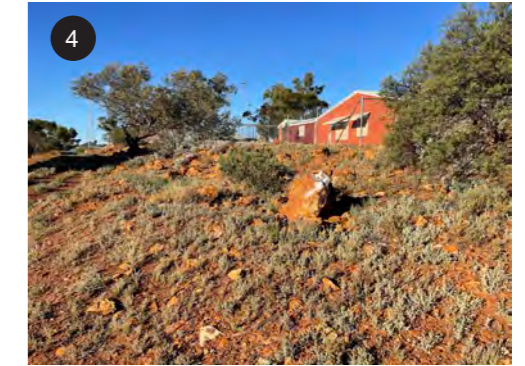
Images: Nearmaps and Google maps

Lions Park - Meekatharra



OPPORTUNITIES AND CONSTRAINTS

- 1 The existing skate park is a great asset that needs to be made more accessible and user friendly.
- 2 The existing retaining wall is an opportunity to define spaces and to act as a blank canvas for art.
- 3 No vegetation coverage for shade on most sites makes it a hot and inhabitable space during the day.
- 4 The existing rocky embankment is an opportunity to separate the main park from adjacent uses. This shows the beginnings of Murchison style vernacular landscape that could be developed for the park.
- 5 The poor pedestrian connection between the Youth Centre can be improved for the children to use the park.
- 6 Drainage into the park will need consideration to ensure that flows are controlled.
- 7 Scattered rock around the site can be used to define spaces, act as informal seating and embellish the landscape response.
- 8 Earth working of the site needs resolving to ensure universal access and usable spaces are created.
- 9 The existing trees offer a great opportunity for shade and recreation.
- 10 Access stairs will require handrails for DDA compliance.
- 11 The blank fence to the boundary offers a blank canvas for painted artwork to add an interpretive backdrop to the park.
- 12 The existing recreation vehicle parking area can be used to formalise parking for the park.
- 13 The park is visible from the main street and easily accessible.
- 14 Rock can be salvaged during road widening excavation to be used in the park construction.
- 15 The park is open and visually permeable making safety and security an achievable goal through passive surveillance.



COMMUNITY CONSULTATION SUMMARY

PREVIOUS CONSULTATION

Several community consultations have occurred over recent years, with Lions Park being raised as a priority project for the Shire to progress. The most recent consultation was in 2019 as part of a wider data collection for several strategic planning documents being produced.

This consultation included an online survey, one on one interviews and a community event.

The feedback provided for Lions Park included the following, with the most consistent request being for shade, grass and typical family gathering places at Lions Park:

- Create a seating area (with shade)
- Water fountain
- Creative approach to the design of furniture and landscape, using local talents and skills as much as possible
- Playground – rubber/grass underneath
- Signage on the main street pointing
- Courts
- BBQ
- Lights at night
- More shade and trees

This consultation also identified the existing BMX track as being unused and dilapidated.

CURRENT CONSULTATION

As part of the preliminary preparation and planning carried out in anticipation of the development of this masterplan, the Shire organised a series of consultations over the period of a week to understand what the local population wished to see in this parkland at the heart of their town and community.

These consultations included the following, where representatives of the Shire and JBA were in attendance.

An online questionnaire was posted to ask for community opinion

Engagement with the local children at a workshop at the Youth Centre was conducted. As part of this process, the children were asked to stick ideas on a plan and use dots to select preferred precedent images.

A workshop meeting with key stakeholders in the Town, including Mission Australia, Yalari Aboriginal Corporation, Youth Focus and the Community Resource Centre.

In a drop-in event at the Park for ‘breakfast’, people were asked to fill in the questionnaire, stick dots against their preferred imagery for the Park, and discuss their ideas with the landscape architect.

The feedback from this engagement was overwhelming support for a family-friendly gathering space centrally in Town. There was consensus to develop and improve the amenity provision of this important public open space, with some very clear expectations from the community regarding what they wish to see developed.

Below is a ‘wish list’ (not in order of preference) for the park:

- Grass
- Footpaths
- Shade structures
- BBQs
- Basketball Court
- Planting / shade trees
- Water fountain
- Seating & bins
- Lighting / CCTV
- Toilets

This current feedback aligns closely with the 2019 consultation results and clearly indicates the community’s aspirations for the park.

FUTURE ENGAGEMENT

Developing the masterplan and implementing the park designs can involve the community. The Shire has identified several opportunities for continuing community engagement in the form of projects and initiatives.

These could include:

- Painting/mural designs for the limestone wall
- Painting designs for boundary fencing
- Decoration/painting of skate park concrete
- Community planting days
- Educational opportunities for bush tucker and medicine plant knowledge
- Organised community events in the park
- Skate/basketball competitions
- Design and installation of artworks (carved sculptures, decoration in paving etc)



Everyone got three stickers and was asked to place them next to the three components they thought were most important.

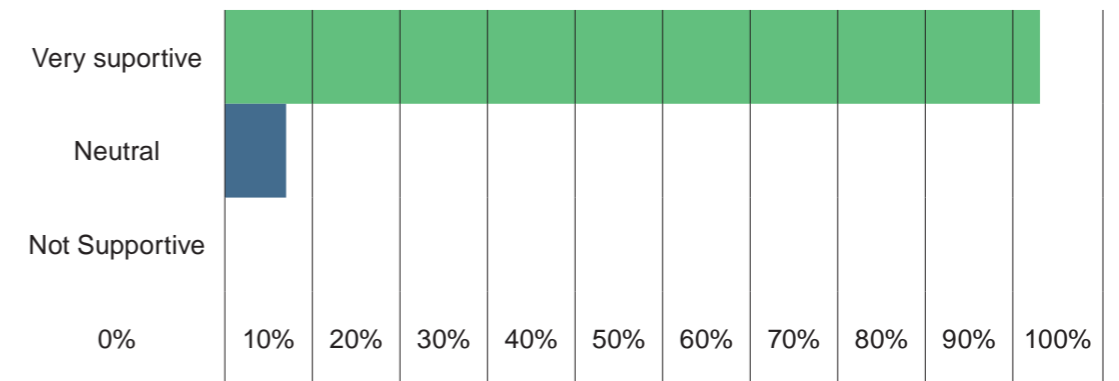
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Q4 What are the key outcomes that you hope the Lions Park upgrade could achieve?

shade families kids area locals place
community enjoy relax children gather Tourists grass safe
making BBQ area BBQ play park playground events picnics youth

Q5 Overall how supportive are you of the idea to develop and improve the



Q3 Who do you think would be using the park?

families kids young tourists locals
children community people visitors everyone youth



DESIGN PRINCIPLES

Design principles provide a clear design framework that will help inform and structure the development of the masterplan.

The principles have been compiled after carefully considering the expectations and requirements of the Shire and the residents and on-site assessment of the park lands environment.



Image credit: John Gollings

CONNECTIVITY AND MOVEMENT

- Create clear and legible connections and enable ease of movement around the park.
- All spaces within the park are to be connected and integrated.
- Create sustainable, robust infrastructure.



Image credit: JBA

ENVIRONMENT AND ECOLOGY

- Use environmental improvements as an opportunity for education and interpretation.
- Use local indigenous knowledge to design planting areas that include bush tucker and medicine plants for educational purposes and the benefit of the community.
- Utilise a planting palette of hardy local or appropriate WA species to provide amenities through shade and softening of the landscape.



Image credit: JBA

COMMUNITY AND INCLUSION

- Continue to develop and enable the strong community desire for this park and provide opportunities for additional community development and interaction.
- Consider other uses such as outdoor cinema, education and outdoor classrooms, pop-up markets and events.
- The site should be universally accessible.
- Encourage tourism and amenity economic opportunities for the local area by encouraging visitors.



Image credit: Rob Frith

SAFETY AND SECURITY

- Ensure all users feel safe and secure by applying CPTED (Crime Prevention Through Environmental Design) principles throughout the design process.
- Identify and improve safety and public use.
- Use lighting to create a safe nighttime environment.

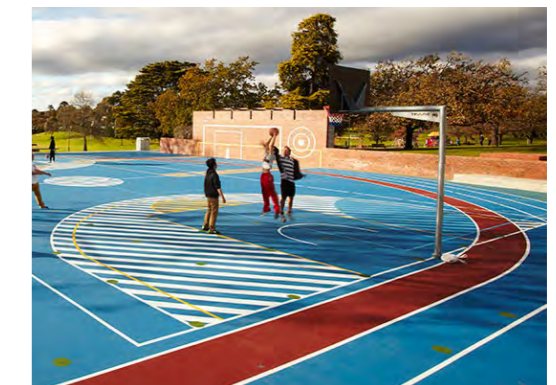


Image credit: Andre W. Lloyd

PLAY, HEALTH AND WELLBEING

- Provide open grass areas for active play.
- Provide additional youth activity spaces, including basketball court and a scooter track.
- Incorporate amenities requested by the community (BBQs, water fountains, shade, grass)
- Provide a variety of spaces and uses that cater to all ages and demographics in the community and visitors to the site.
- Promote the health and well-being of residents by encouraging activity and social interaction.
- Provide a variety of options that caters for all ages and abilities.

DESIGN INTENT AND STRATEGY

The landscape masterplan is broadly defined and split between several spaces. These are separated into key uses and landscapes, and the design will respond to these accordingly.

During the onsite consultation, the diagram opposite was developed to define areas and positions for park uses. The proposed uses align with the aspiration of the Meekatharra community consultation to date.

The general approach to the park is to create accessible public open space that has clear movement routes and is easy to navigate. The park will be designed with passive surveillance, safety and security principles. All areas will be open and visible from within and from the adjacent roads.

The central community area is the core area of the public open space. The intention is to create a central gathering area which can act as a focus for the community. The provision of shade, seating and BBQs with an open grass area intentionally combines these uses to provide a family space for all ages.

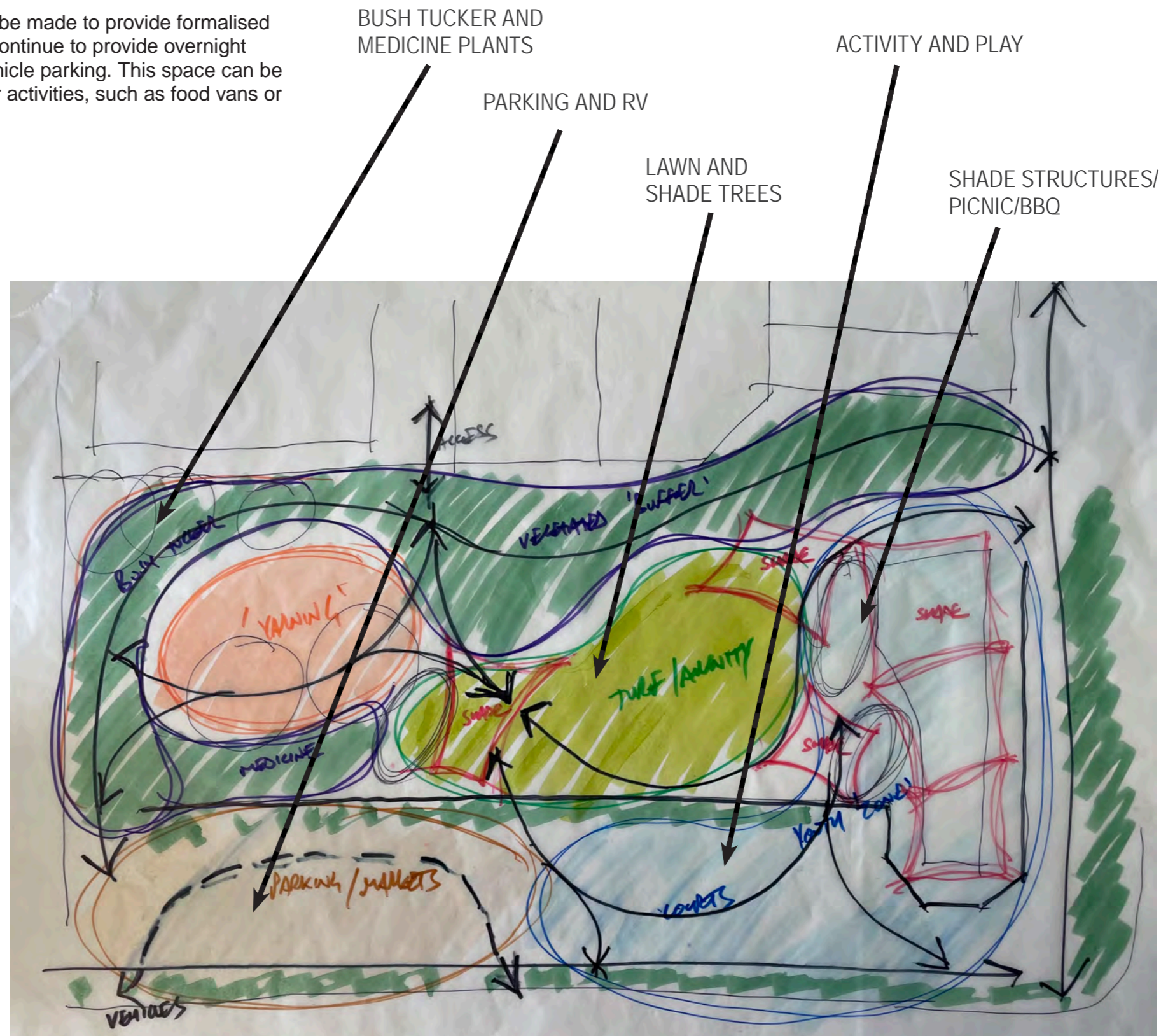
The existing skate park will be a catalyst for a wider youth activity space. This will provide children and adults with hang-out areas with shade and seating. A new space will be created adjacent to the skate park, utilising a large paved and painted hard surface that will include a basketball half-court, scooter 'track', and other kid's games painted on the surface.

A local endemic species garden can showcase local plant species with a particular focus on bush tucker and medicine plants. This can be a valuable cultural and educational opportunity utilising local knowledge to help create the space.

The existing trees in the park's northern area can be used to turn this space into a quieter, more reflective space that can also be used for gatherings. A yarning circle will be the focal point of this area, with other smaller spaces connected via informal gravel paths.

Areas of natural vegetation, rock outcroppings to the eastern interface, and other appropriate locations will be protected and enhanced with additional planting.

Provision will be made to provide formalised parking and continue to provide overnight recreation vehicle parking. This space can be used for other activities, such as food vans or market stalls.



CONCEPT IDEAS AND INSPIRATION

SHADE STRUCTURES / PICNIC / BBQ



Lizard Log Park - Image credit: Simon Whitbread

LAWN WITH SHADE TREES



Lizard Log Park - Image credit: Simon Whitbread

GRAVEL PATHS, LOCAL ROCK AND VEGETATION



Earth Sciences Garden - Image credit: John Goldings



OneOneFive - Image credit: Phase 3

BUSH TUCKER GARDEN



Apex Park Wangaratta - Image credit: Victoria's High Country

NATURE PLAY



OneOneFive - Image credit: Phase 3



OneOneFive - Image credit: JBA

MURAL FENCE



Artist/ Image credit: Barbery O'Brien

KID ZONE (SCOOTER TRACK, PAINTED GAMES, BASKETBALL COURT)



Montreal activation - Image credit: Olivier Bousquet



St Flannan's School - Image credit: Outdoor Design Source

ART AND ENGAGEMENT



City Repair - Image credit: Greg Raisman



Ascenzi Square - Image credit: Luisa Rollenhagen

LANDSCAPE MASTERPLAN



LEGEND

- 1 Grass area for active and passive amenities
- 2 The Existing skate park and shade sails are to be retained.
- 3 Additional footpaths provided to perimeter of skate park for better access
- 4 Low limestone seat walls for skate park users
- 5 Proposed shade structure and seating for users of skate park
- 6 Kids play area providing a basketball half court, scooter 'track' and a colourful play space
- 7 Existing limestone wall and stairs to be retained. Wall to be used for painted artworks or murals via community participation
- 8 Native tree and shrub planting to verges
- 9 Proposed concrete paths provide universal access throughout the park
- 10 Existing footpath to the road verge (to be installed as part of road widening project)
- 11 Existing trees on site are to be protected and retained
- 12 The existing embankment provides separation between park and adjacent land uses. Area to have additional planting as required
- 13 Large rocks and tree trunks are to be used for informal seating throughout park
- 14 Tree and shrub planting to provide shade to the grass area
- 15 Nature play space for toddlers and children
- 16 Gravel paths provide informal access throughout the park
- 17 Yarning Circle provides a gathering space for the community and outdoor education opportunities
- 18 Small gathering spaces with seating for quiet recreation
- 19 Northern area of the park to be used as a 'Botanical Garden' providing examples of local endemic plant species as well as Bush Tucker and Medicine plants
- 20 Rock stairs provide access for the Youth Centre into the park
- 21 A slide provides the children from the Youth Centre a fun way to access the park
- 22 Shade shelter is combined with picnic seating and BBQs to create a central gathering space to the park
- 23 Stairs to have handrails installed for DDA compliance
- 24 Car parking formalised with two RV parking spaces provided for overnight stays
- 25 Boundary fence to be used as blank canvas or community art projects



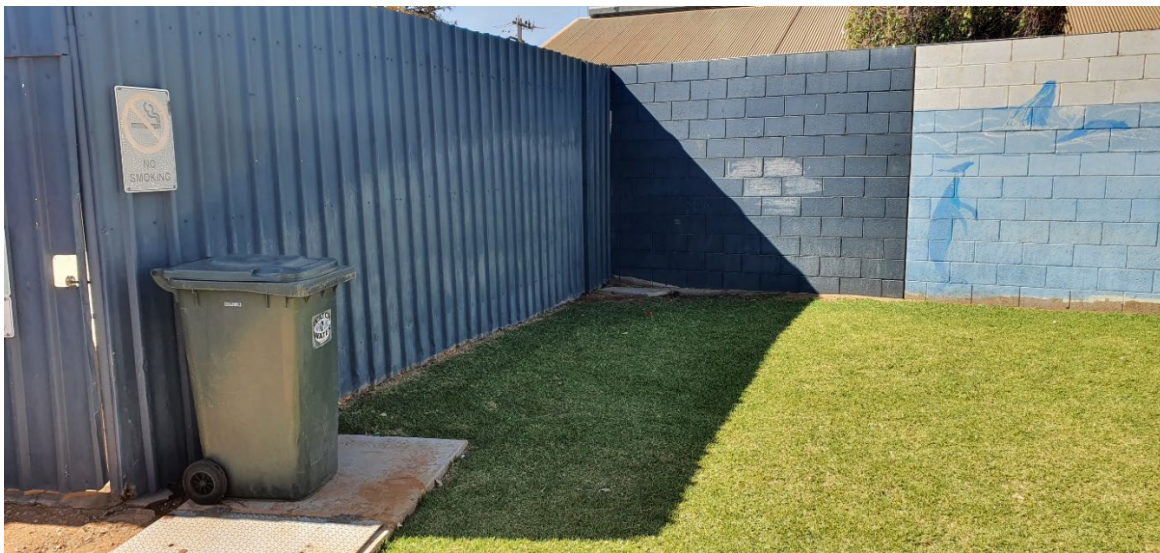
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Attachment 2: Pool BBQ



7.1.3 LOCAL PLANNING SCHEME No.4 AND LOCAL PLANNING STRATEGY

Applicant:	N/A	
File Ref:	LP.LO.001	
Disclosure of Interest:	Nil	
Date of Report:	10 November 2022	
Author:	Svenja Clare Community Development & Services Manager	 <i>Signature of Author</i>
Senior Officer:	Kelvin Matthews Chief Executive Officer	 <i>Signature Senior Officer</i>

Summary/Matter for Consideration:

The Local Planning Scheme No. 4 and Local Planning Strategy were commenced in 2013 and have not yet been finalised. This item outlines the background and steps forward.

Attachments:

- Attachment 1 – Schedule of Submissions
- Attachment 2 – Draft Local Planning Scheme No. 4
- Attachment 3 – Draft Local Planning Strategy

Background:

Council's currently endorsed Town Planning Scheme No. 3 was adopted in 1993 and is supposed to be reviewed every five years. Since then it has also become a statutory requirement to have a Local Planning Strategy.

A brief timeline of key events and resolutions is outlined here:

- **April 2013**
 - Council resolved to apply for grant funding for the review of the Town Planning Scheme 3 and the creation of a Local Planning Strategy.
 - Council also considered two consultants (Urbis and Planwest) for this project and made budget amendments for the consultancy costs.
- **May 2014**
 - The grant application was unsuccessful. Council resolved to fund the review itself.
 - Council appointed Planwest (Paul Bashall) as the consultant
 - Council resolved for the new Scheme to encompass the whole Shire (not just the town boundary)
- **April 2015**
 - Council at a Special Council Meeting approved the draft Local Planning Scheme No 4 and Local Planning Strategy for submission to the Environmental Protection Authority for assessment. Subject to their approval the Scheme and Strategy will be advertised for comment. Furthermore, both Scheme and Strategy to be presented for Ministerial approval.
- **February 2016**
 - Dept Planning requested a number of changes be made:
 - “Rural/Mining” to be called “Rural”
 - The industrial area north of town be identified as “Future Industrial Land – Investigation Area”. Prior to zoning that land, further technical studies and planning needs to happen to confirm suitability of that land for industrial purposes.

- Council reluctantly agreed to the modifications and approved advertising of the Scheme and Strategy for public comment.
- With regards to the Future Industrial Land area, Council requested the CEO seek permission from native title holders and undertake planning studies.
- **April 2016**
 - The Scheme and Strategy were advertised for the required period
- **September 2016**
 - Council adopted the schedule of responses from the advertising
 - Council seeks formal approval from Dept Planning for the adopted schedule to be included in the Scheme
- **2016-2020**
 - Status reports in council minutes indicate that the documents had been sent to the Department and that the Shire was waiting on approval, however correspondence from the WA Planning Commission from 2018 indicates that they were still waiting on the Shire to submit the documents. It is unclear whether the documents were sent to the Department/Planning Commission or not.
- **June 2020**
 - It was pointed out that the September 2016 resolution only considered the Scheme but missed the Strategy. Council needs to adopt the schedule of responses for the Strategy too.
 - Council instead resolved to lay the item on the table in order to get clarification on the conditions and requirements of the “Rural” zone
- **April 2021**
 - Dept Planning, Lands and Heritage (DPLH) contacted the Shire about a Meekatharra Heritage List which must be consulted when assessing planning applications. As the Scheme and Strategy review process has been taking so long, planning reforms have changed in the meantime, risking the Scheme and Strategy being outdated before they’re even made live.
 - Council resolved to endorse the expedited finalisation of the Scheme No 4 and Strategy with a view to complete a more rigorous review in preparation for Scheme No 5.

Comment:

Staff has been liaising with helpful officers from DPLH regarding the background and finalisation of the Scheme and Strategy. Given the vast amount of time that passed since commencement of this review as well as Council and staff turnover on top of planning reforms, it was considered to start the process afresh. However, the DPLH recommends continuing with the current documents as they’re still in reasonable state without requiring significant changes apart from modifications in order to bring them in line with current regulations and any significant changes to State policy.

DPLH recommends the first step be for Council to endorse the submissions for the Scheme and Strategy (the step that was missed for the Strategy back in 2016) and to then send the documents to DPLH for assessment. That’s the purpose of below Officer’s recommendation.

Considering Council’s wish for clarification on the conditions and requirements of the Rural zone, DPLH would like to work with the Shire on this matter in greater detail. Any other matters for discussion and recommended modifications can also be worked through together before final approval is given.

Consultation:

Kelvin Matthews – Chief Executive Officer

Bill Atyeo – Environmental Health Officer, Building Surveyor

Brooke Hongell – Senior Planning Officer, DPLH

Statutory Environment:

Planning Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Policy Implications:

Nil

Budget/Financial Implications:

A budget allocation of \$30k exists for Consultants – Town Planning (3103) if further work on the Scheme and Strategy is required

Strategic Implications:

Strategic Community Plan 2020-2030

- Built Environment - Create land use capacity for industry and housing
 - Review Local Planning Scheme and Local Planning Strategy to ensure commercial and industrial opportunities are maximised
 - Review Local Planning Scheme and Local Planning Strategy to ensure housing and land choices are available.
 - Continue to plan and develop further areas for new industrial opportunities

Voting Requirements:

Simple Majority

Officers Recommendation / Committee Resolution:

Moved:

Seconded:

That the Committee recommends that Council:

- 1. Endorses the schedule of submissions (Attachment 1 – Schedule of Submissions) from the advertisement of the Shire of Meekatharra’s draft Local Planning Scheme No. 4 and Local Planning Strategy;**
- 2. Pursuant to Regulation 25(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 supports the Shire of Meekatharra’s Local Planning Scheme No. 4 (Attachment 2 – Draft Local Planning Scheme No. 4) with modifications as detailed in the attached Schedule of Submissions;**
- 3. Pursuant to Regulation 14(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 supports the Shire of Meekatharra’s Local Planning Strategy (Attachment 3 – Draft Local Planning Strategy) with modifications as detailed in the attached Schedule of Submissions; and**
- 4. Pursuant to Regulation 14(3) and 28 of the Planning and Development (Local Planning Schemes) Regulations 2015 forward all relevant information required to the Western Australian Planning Commission.**

CARRIED/LOST

**SHIRE OF MEEKATHARRA LOCAL PLANNING SCHEME No 4
SCHEDULE OF SUBMISSIONS**

SUB No	NAME/ADDRESS	AFFECTED PROPERTY/ AREA OF CONCERN	SUMMARY OF SUBMISSION	COMMENT/DISCUSSION	COUNCIL'S RECOMMENDATION
1	Dept. of Mines and Petroleum (DMP)	Unspecific	<p>Scheme</p> <ol style="list-style-type: none"> 1. DMP opposes making mining an X use in a General Industry zone as, for example, sand could be extracted ahead of development. 2. DMP opposes inclusion of 'Mining operations' in the Zoning Table. <p>Strategy</p> <ol style="list-style-type: none"> 1. DMP considers that the text '<i>Ensure that mining activities are closely monitored where they may impact settlements</i>' is unnecessary. 2. DMP recommends buffers to open pits as conveyed in Map 2 sent in 2014. 3. The proposed General Industry area has gold potential and the lease holder has concerns about the proposal. DMP recommends deferral of the industrial estate pending further negotiations with the leaseholder. 	<p>Scheme</p> <ol style="list-style-type: none"> 1. It is assumed that all mining operation should have completed by the time the estate is established. As we are reminded, the DMP can approve mining operations without Scheme approval. 2. Mining operations is a use defined in the 2015 Regs and is required to be included in the Zoning Table. <p>Strategy</p> <ol style="list-style-type: none"> 1. Text confirms that the Shire and DMP will liaise regarding mining operations especially where they may impact settlements. 2. DMP Map 2 shows a 300m buffer from open pit mines unlike other Schemes areas where 200m has been applied. This implies new Strategy mapping each time a new open pit mine is created. 3. Rezoning will only result from an adopted Structure Plan (SP) for the area. Investigations in the preparation of a SP will establish whether the gold potential is viable. 	<p>Scheme</p> <ol style="list-style-type: none"> 1. Uphold submission. Change Mining in a General Industry zone to AA. 2. Dismiss submission. <p>Strategy</p> <ol style="list-style-type: none"> 1. Dismiss submission as this confirms a necessary process. 2. Dismiss submission as the liaison and referral system will confirm buffer requirements. 3. Dismiss submission as the SP process is part of the consultation process to highlight issues that may prevent zoning.
2	Main Roads WA (MRWA)	Unspecific	<p>Scheme</p> <ol style="list-style-type: none"> 1. Any new developments on Special Use sites be required to prepare a Traffic Statement or Assessment. <p>Strategy</p> <ol style="list-style-type: none"> 1. Add text to discussion in 5.6 regarding the Future Industrial Land – Investigation Area to 	<p>Scheme</p> <ol style="list-style-type: none"> 1. Traffic Statement should not be imposed on every proposal but wording to be added will give Council discretion on when to impose the requirement. <p>Strategy</p> <ol style="list-style-type: none"> 1. The industrial area is significant and will require consultation during the 	<p>Scheme</p> <ol style="list-style-type: none"> 1. Partly uphold submission by modifying text of Special Use provision in accordance with Text A. <p>Strategy</p> <ol style="list-style-type: none"> 1. Uphold submission to add text to ensure that a Traffic Assessment is

			<p>ensure all studies etc are subject to a Traffic Statement or Assessment.</p> <p>2. New signage on Highways – as outlined in 5.4 of the Strategy suggesting new tourist signage – should be referred to MRWA</p>	<p>preparation of the Structure Plan at which time a Traffic Assessment will no doubt be required.</p> <p>2. Text can be added for clarification.</p>	<p>prepared as part of the SP process (Text B).</p> <p>2. Uphold submission and add text in accordance with Text B.</p>
3	Department of Aboriginal Affairs (DAA)	Unspecific	<p>1. Due to the large area of the Shire the DAA is unable to provide comment.</p> <p>2. Suggest that the Shire become familiar with the Aboriginal Heritage Due Diligence Guidelines.</p>	<p>1. Noted.</p> <p>2. Shire to ensure Guidelines are made available to all staff via hardcopy and via Council's web site.</p>	<p>1. Note submission</p> <p>2. Uphold submission by making the Guidelines available to staff on line and in hardcopy.</p>
4	Department of Agriculture and Food (DAFWA)	Unspecific	<p>1. Commends Strategy in its approach to support best practice and diversification in the pastoral industry.</p>	<p>1. Noted</p>	<p>Note submission.</p>
5	Department of Water (DoW)	Strategy 5.1 – Climate change	<p>1. DoW suggests new Strategy and Action relating to Threatened Ecological Communities (TEC).</p> <p>2. DoW suggests new Strategy and Action relating to flood mitigation.</p>	<p>1. Additional Strategy and Action, as suggested, can contribute to a general information program.</p> <p>2. Minor wording change is considered adequate to existing Strategy and Action.</p>	<p>1. Uphold submission and modify strategy background and strategy documents (Text C).</p> <p>2. Uphold submission and modify strategy background and strategy documents (Text C).</p>
		Strategy 5.4 – Developing Tourism	<p>3. Insert words 'and natural' to the Action for the last Tourism Strategy.</p>	<p>3. Insertion of additional words is acceptable.</p>	<p>3. Uphold submission by modifying Action of last Tourism Strategy (Text D).</p>
		Strategy Background 4.3 Water Management	<p>4. DoW suggests text addition to include items included in the Shire's Community Strategic Plan relating to waterways.</p>	<p>4. Additional text to be added regarding surface water features.</p>	<p>4. Uphold submission to add text to 4.3 (Text E).</p>
		Strategy Background 4.3.2 Public Drinking Water Source Area	<p>Strategy Background</p> <p>5. Include text relating to the WRC recommendations in the Shire's Water Source Protection Plan.</p>	<p>Background Strategy</p> <p>5. Text already outlines the importance of the Priority 1 areas and the need to comply with the appropriate management principles.</p>	<p>Background Strategy</p> <p>5. Dismiss submission as text is considered adequate.</p>
		Scheme – Part 5 – Table 7 Special Control Areas	<p>Scheme</p> <p>6. Add reference to Water Quality Protection Note No 25 in development approvals.</p>	<p>Scheme</p> <p>6. Table 7 already refers to WQP Note No 25.</p>	<p>Scheme</p> <p>6. Dismiss submission.</p>
6	Department of Parks and Wildlife	Doolgunna-Mooloogool	<p>1. Advice regarding pastoral leases purchased for conservation not recoded in the Scheme</p>	<p>1. Addition of Doolgunna- Mooloogool former pastoral lease overlooked as</p>	<p>1. Uphold submission and add Doolgunna and</p>

	(DPaW)	former pastoral leases	and Strategy.	not recorded as a Crown Reserve. DPaW mapping provided covers Southern Cross to Newman at A4 size difficult to read.	Mooloogool lease areas into Conservation local scheme reserve.
		Collier Range NP	2. Collier Range National Park designation unclear.	2. Collier Range National Park already identified on Scheme and Strategy maps.	2. Submission noted.
		Biodiversity	3. Strategy does not contain a comprehensive listing of TECs, DRF and Priority Flora, or accurately reflect current information available.	3. Insert additional text relating to existing studies and further detail of TECs, DRF and Priority Flora. Update mapping data from DPAW Naturemap.	3. Uphold submission by adding text (Text F) and update Strategy Map to include most recent Declared Rare Flora, Threatened Ecological Communities and Priority Flora.



SHIRE OF MEEKATHARRA

LOCAL PLANNING SCHEME NO. 4

DISCLAIMER

This is a copy of the Local Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning of any errors or omissions in this document.

LOCAL PLANNING SCHEME GAZETTAL DATE: [INSERT DATE]

SHIRE OF MEEKATHARRA LOCAL PLANNING SCHEME NO. 4 - AMENDMENTS

AMD NO.	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	



PREAMBLE

SHIRE OF MEEKATHARRA LOCAL PLANNING SCHEME NO. 4

The Shire of Meekatharra Local Planning Scheme No. 4 consists of this Scheme text, scheme maps and the deemed provisions as defined in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Schedule 2, Part 2, of the *Planning and Development (Local Planning Schemes) Regulations 2015* sets out the Local Planning Framework. At the core of this Framework is the Local Planning Strategy which sets out the long-term planning directions for the local government, applies State and regional planning policies and provides the rationale for the zones and other provisions of the Scheme. In addition to the Local Planning Strategy, the Framework provides for the making of Local Planning Policies, which set out the general policies of the local government on matters within the Scheme.

This Local Planning Scheme No. 4 is informed by an endorsed Local Planning Strategy and sets out the specific provisions applicable to the Shire of Meekatharra Scheme area. The Scheme divides the local government district into zones to identify areas for particular uses and identifies land reserved for public purposes. Most importantly, the Scheme controls the types of uses and development allowed in different zones.



SHIRE OF MEEKATHARRA

LOCAL PLANNING SCHEME NO. 4

The Shire of Meekatharra under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

TABLE OF CONTENTS

- Part 1 Preliminary** - sets out the Scheme title, responsible authority for implementing the Scheme, definitions used in the Scheme, Scheme area, contents, purpose, aims and relationship to other Schemes and laws.
- Part 2 Reserves** - sets out the reserves which apply in the Scheme area and related provisions.
- Part 3 Zones and the use of land** - sets out the zones which apply in the Scheme area and the uses which may require approval or may be prohibited.
- Part 4 General development requirements** — sets out the general planning requirements which apply to land use and development within the Scheme area.
- Part 5 Special control areas** — sets out particular provisions which may apply in addition to the zone requirements and generally concerns landscape, environmental, built form, and land and site management issues.
- Part 6 Terms referred to in Scheme** — lists the general definitions and terms used in the Scheme and also lists the land use terms used in the Scheme.

Schedules

A -Supplemental provisions to the deemed provisions

1 - Signage and advertisements for which development approval not required

2 - Minimum setbacks from boundaries

3 - Parking requirements

Part 1 - Preliminary

1. Citation

This local planning scheme is the Shire of Meekatharra Scheme No 4.

2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

3. Scheme revoked

The following local planning scheme is revoked -

Shire of Meekatharra Town Planning Scheme No. 3 gazetted on 5 February 1993.

4. Notes do not form part of Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note: The *Interpretation Act 1984* section 32 makes provision in relation to whether headings form part of the written law.

5. Responsibility for Scheme

The Shire of Meekatharra is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. Scheme area

This Scheme applies to the area shown on the Scheme Map.

7. Contents of Scheme

(1) In addition to the provisions set out in this document (the ***scheme text***), this Scheme includes the following -

- (a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2) including any supplemental deemed provisions outlined in Schedule A of the scheme text;
- (b) the Scheme Map;

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

8. Purposes of Scheme

The purposes of this Scheme are to -

- (a) set out the local government's planning aims and intentions for the Scheme area; and

- (b) set aside land as local reserves for public purposes; and
- (c) zone land within the Scheme area for the purposes defined in this Scheme; and
- (d) control and guide development including processes for the preparation of structure plans, activity centre plans and local development plans; and
- (e) set out procedures for the assessment and determination of development applications; and
- (f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and
- (g) make provision for the administration and enforcement of this Scheme; and
- (h) address other matters referred to in Schedule 7 of the Act.

9. Aims of Scheme

The aims of this Scheme are -

- To assist the effective implementation of regional plans and policies including the State Planning Strategy.
- To ensure there is a sufficient supply of serviced and suitable land for housing, employment, commercial activities, community facilities, recreation and open space.
- To assist employment and economic growth by facilitating the timely provision of suitable land for retail, commercial, industrial, entertainment and tourist developments, as well as providing opportunities for home-based employment.
- To facilitate a diverse and integrated network of open space catering for both active and passive recreation, consistent with the needs of the community.
- To promote the sustainable use of rural land for agricultural purposes whilst accommodating other rural and mining activities.
- To protect and enhance the environmental values and natural resources of the local government area and to promote ecologically sustainable land use and development.
- To safeguard and enhance the character and amenity of the built and natural environment of the local government area.

10. Relationship with local laws

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. Relationship with other local planning schemes

There are no other local planning schemes of the Shire of Meekatharra which apply to the Scheme area.

12. Relationship with region planning scheme

There are no region planning schemes which apply to the Scheme area.

Part 2 - Reserves

13. Regional Reserves

There are no regional reserves in the Scheme area.

Note: The process of reserving land under a regional planning scheme is separate from the process of reserving land under the *Land Administration Act 1997* section 41.

14. Local reserves

(1) In this clause -

Department of Main Roads means the department principally assisting in the administration of the *Main Roads Act 1930*;

Western Australian Road Hierarchy means the document of that name available on the website maintained by the Department of Main Roads.

(2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.

(3) The objectives of each local reserve are as follows -

Table 1 - Reserve objectives

Reserve name	Objectives
Public Open Space	<ul style="list-style-type: none"> To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s. 152. To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
Environmental conservation	<ul style="list-style-type: none"> To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision. To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves.
Public Purposes	<ul style="list-style-type: none"> To provide for a range of essential physical and community infrastructure.
Primary Distributor Road	<ul style="list-style-type: none"> To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the <i>Western Australian Road Hierarchy</i>.

15. Additional uses for local reserves

There are no additional uses for land in local reserves that apply to this Scheme.

Part 3 - Zones and use of land

16. Zones

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows -

Table 2 - Zone objectives

Zone name	Objectives
Residential	<ul style="list-style-type: none"> • To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Settlement	<ul style="list-style-type: none"> • To identify existing and proposed Aboriginal settlements and to collaboratively plan for the orderly and proper development of those places by — <ol style="list-style-type: none"> (a) requiring preparation and endorsement of a layout plan in accordance with State Planning Policy 3.2; and (b) ensuring that development accords with a layout plan.
Rural	<ul style="list-style-type: none"> • To provide for the maintenance or enhancement of specific local rural character. • To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. • To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses. • To facilitate mining within the Shire including the construction of workers accommodation where required.
Light Industry	<ul style="list-style-type: none"> • To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.
General Industry	<ul style="list-style-type: none"> • To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.

	<ul style="list-style-type: none"> • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Commercial	<ul style="list-style-type: none"> • To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres. • To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. • To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.
Special Use	<ul style="list-style-type: none"> • To facilitate special categories of land uses which do not sit comfortably within any other zone. • To enable the Council to impose specific conditions associated with the special use.

17. Zoning table

The zoning table for this Scheme is as follows -

Table 3 - Zoning Table

USE AND DEVELOPMENT CLASS	Zones					
	Residential	Settlement	Commercial	Light Industry	General Industry	Rural
abattoir	X	#	X	X	D	D
agriculture - extensive	X	#	X	X	D	P
agriculture — intensive	X	#	X	X	X	P
amusement parlour	X	#	P	D	X	X
animal establishment	X	#	X	D	D	D
animal husbandry — intensive	X	#	X	X	D	P
art gallery	X	#	P	X	X	D
bed and breakfast	A	#	D	X	X	D
betting agency	X	#	P	D	X	X
brewery	X	#	X	D	P	D
bulky goods showroom	X	#	P	P	X	X
caravan park	X	#	X	X	X	X
caretaker's dwelling	I	#	I	I	I	P
car park	I	#	P	P	P	I
child care premises	A	#	D	X	X	X
cinema/theatre	X	#	P	X	X	X
civic use	X	#	P	X	X	D
club premises	X	#	P	D	X	D
commercial vehicle parking	X	#	D	P	P	I
community purpose	A	#	P	D	X	D
consulting rooms	A	#	P	D	X	D
convenience store	X	#	P	D	D	X
corrective institution	X	#	X	X	X	X
educational establishment	X	#	D	X	X	D
exhibition centre	X	#	P	X	X	X
family day care	A	#	D	X	X	X
fast food outlet/lunch bar	X	#	A	X	X	X
freeway service centre	X	#	X	X	X	X
fuel depot	X	#	X	D	P	X
funeral parlour	X	#	A	D	X	X
garden centre	X	#	D	P	P	D
grouped dwelling	P	#	D	X	X	D
holiday accommodation	A	#	D	X	X	D

holiday house	A	#	I	X	X	D
home business	I	#	I	I	X	I
home occupation	I	#	I	I	X	I
home office	I	#	I	I	X	I
home store	I	#	I	I	X	I
hospital	X	#	X	X	X	X
hotel	X	#	D	X	X	X
industry	X	#	X	A	P	X
industry — extractive	X	#	X	X	X	D
industry — light	X	#	X	P	P	X
industry — primary production	X	#	X	X	X	P
liquor store — large	X	#	P	D	X	X
liquor store — small	X	#	P	D	X	X
market	X	#	D	D	X	D
medical centre	X	#	P	X	X	X
mining operations	X	#	X	X	X	D*
motel	X	#	D	X	X	X
motor vehicle, boat or caravan sales	X	#	D	D	D	X
motor vehicle repair	X	#	D	P	P	X
motor vehicle wash	X	#	D	D	D	X
multiple dwelling	D	#	D	X	X	X
nightclub	X	#	D	D	X	X
office	I	#	P	I	I	I
park home park	X	#	D	X	X	X
place of worship	X	#	A	X	X	X
reception centre	X	#	D	X	X	X
recreation — private	X	#	A	D	X	X
repurposed building	D	#	D	I	X	D
residential building	D	#	X	X	X	X
resource recovery centre	X	#	X	X	D	D
restaurant/cafe	X	#	P	X	X	X
restricted premises	X	#	A	X	X	X
road house	X	#	X	D	D	X
rural home business	I	#	I	I	X	I
rural pursuit/hobby farm	X	#	X	D	D	D
rural-related infrastructure	D	#	D	D	D	D
serviced apartment	A	#	D	X	X	X
service station	X	#	A	P	P	X
service utility	D	#	D	D	D	D
shop	X	#	P	I	I	X
small bar	X	#	P	X	X	X
single house	P	#	D	I	X	P
tavern	X	#	D	X	X	X
telecommunications infrastructure	D	#	D	D	D	D
tourist development	A	#	D	X	X	D

trade display	X	#	D	P	P	D
trade supplies	X	#	P	P	P	D
transport depot	X	#	D	P	P	D
tree farm	X	#	X	X	X	D
veterinary centre	X	#	P	P	P	D
warehouse/storage	X	#	D	P	P	X
waste disposal facility	X	#	X	X	X	D
waste storage facility	X	#	X	X	X	D
wind/solar farm	X	#	X	X	X	D
winery	X	#	X	X	X	D
workforce accommodation	A	#	A	X	X	X

*'Mining operations' covered by the *Mining Act 1978* is exempt from the requirement for development approval and will be determined in accordance with the *Mining Act 1978*.

Development in a 'Settlement' zone shall be permitted in accordance with an adopted community layout plan and Clause 32 – Additional site and development requirements.

18. Interpreting zoning table

- (1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.
- (2) The symbols used in the zoning table have the following meanings -
 - P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;
 - I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme;
 - D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
 - A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions;
 - X means that the use is not permitted by this Scheme.

Note: 1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land. For development on land that does not require development approval see clause 61 of the deemed provisions.

2. In considering an application for development approval, the local government will have regard to clause 67 of the deemed provisions.
- (3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.
- (4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table -
 - (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
 - (b) determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
 - (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.
- (5) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.
- (6) If a use of land is identified in a zone as being a class X use, the local government must refuse an application for development approval for that use in that zone unless -
 - (a) the development approval application relates to land that is being used for a non-conforming use; and
 - (b) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use.
- (7) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land -
 - (a) a structure plan;
 - (b) an activity centre plan;
 - (c) a local development plan;
 - (d) a community layout plan.

19. Additional uses

There are no additional uses which apply to this Scheme.

20. Restricted uses

There are no restricted uses which apply to this Scheme.

21. Special use zones

(1) Table 5 sets out -

- (a) special use zones for specified land that are in addition to the zones in the zoning table; and
- (b) the classes of special use that are permissible in that zone; and
- (c) the conditions that apply in respect of the special uses.

Table 5 - Special use zones in Scheme area

No.	Description of land	Special use	Conditions
1	Lots 281-289 Cnr Regan and Connaughton Streets, Meekatharra	Caravan Park	
2	Lot 814 Main Street, Meekatharra	Motel	
3	Lots 28-30 Hill Street, Meekatharra	Motel	
4	Lot 748 Main Street, Meekatharra	Roadhouse	
5	Lot 821 Main Street, Meekatharra	Roadhouse	
6	Portion Lot 0 Gascoyne Junction Road, Meekatharra	Caravan Park	
7	Lots 13, 40, 101 and 9001 Great Northern Highway, Capricorn Roadhouse, Capricorn	Roadhouse and associated services	Substantial new development subject to the preparation of a Structure Plan
8	Lots 330 and 331 Meehan Street, Meekatharra	Place of Worship	
9	Lots 101 and 102 Darlot Street, Meekatharra	Place of Worship	

10	Lots 97 and 98 Darlot Street, Meekatharra	Place of Worship	
11	Southern Portion Lot 1017 High Street, Meekatharra	Workers Accommodation	
12	Northern Portion Lot 1017 High Street, Meekatharra	Workers Accommodation	
13	Lot 1 Great Northern Highway, Kumarina Roadhouse, Kumarina	Roadhouse and associated services	Substantial new development subject to the preparation of a Structure Plan
14	Lots 182 and 183 Cnr Darlot and High Streets, Meekatharra	Place of Worship	

- (2) A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

22. Non-conforming uses

- (1) Unless specifically provided, this Scheme does not prevent -
- (a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or
 - (b) the carrying out of development on land if -
 - (i) before the commencement of this Scheme, the development was lawfully approved; and
 - (ii) the approval has not expired or been cancelled.
- (2) Subclause (1) does not apply if -
- (a) the non-conforming use of the land is discontinued; and
 - (b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.
- (3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government -
- (a) purchases the land; or

- (b) pays compensation to the owner of the land in relation to the non-conforming use.

23. Changes to non-conforming use

- (1) A person must not, without development approval-
 - (a) alter or extend a non-conforming use of land; or
 - (b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or
 - (c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or
 - (d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.
- (2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.
- (3) A local government may only grant development approval for a change of use of land referred to in subclause (1) (d) if, in the opinion of the local government, the proposed use -
 - (a) is less detrimental to the amenity of the locality than the existing non-conforming use; and
 - (b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

- (1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.
- (2) A register prepared by the local government must set out the following -
 - (a) a description of each area of land that is being used for a non-conforming use;
 - (b) a description of any building on the land;
 - (c) a description of the non-conforming use;
 - (d) the date on which any discontinuance of the non-conforming use is noted.
- (3) If the local government prepares a register under subclause (1) the local government -
 - (a) must ensure that the register is kept up-to-date; and

- (b) must make a copy of the register available for public inspection during business hours at the offices of the local government; and
 - (c) may publish a copy of the register on the website of the local government.
- (4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

Part 4 - General development requirements

25. R-Codes

- (1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- (2) The local government -
 - (a) must make a copy of the R-Codes available for public inspection during business hours at the offices of the local government; and
 - (b) may publish a copy of the R-Codes on the website of the local government.
- (3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.
- (4) The R-Codes apply to an area if the area has a coding number superimposed on it in accordance with subclause (3).

26. Modification of R-Codes

- (1) In areas coded R10/30, residential development shall be permitted at the R10 density, however, the Council may approve development up to the R30 density, if it can be proven that -
 - a) an effective method of effluent disposal, satisfactory to the Health Department requirements can be provided; and
 - b) consideration being given to the effect the proposal will have on the residential amenity of the locality by reason of streetscape, building form, servicing, privacy between buildings and traffic circulation both on and off the site.

27. State Planning Policy 3.6 to be read as part of Scheme

- (1) *State Planning Policy 3.6 - Development Contributions for Infrastructure*, modified as set out in clause 28, is to be read as part of this Scheme.
- (2) The local government -
 - (a) must make a copy of State Planning Policy 3.6 available for public inspection during business hours at the offices of the local government; and
 - (b) may publish a copy of State Planning Policy 3.6 on the website of the local government.

28. Modification of State Planning Policy 3.6

There are no modifications to State Planning Policy 3.6.

29. Other State planning policies to be read as part of Scheme

There are no other state planning policies that are to be read as part of the Scheme.

30. Modification of State planning policies

There are no modifications to a state planning policy that, under clause 29 is to be read as part of the Scheme.

31. Environmental conditions

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

32. Additional site and development requirements

- (1) Table 6 sets out requirements relating to development that are additional to those set out in the R-Codes, activity centre plans, local development plans or State or local planning policies.

Table 6 - Additional requirements that apply to land in Scheme area

No.	Description of land	Requirement
1	General and Light Industry zones	Caretakers dwellings - <p>(a) only one caretakers' dwelling is permitted on a lot and that dwelling should be on the same lot as the associated industrial use;</p> <p>(b) a caretakers' dwelling is to have a total floor area that does not exceed 100m² measured from the external face of walls; and</p> <p>(c) open verandahs may be permitted but must not be enclosed by any means unless the total floor area remains within the 100m² referred to in paragraph (b).</p>
2	Rural Residential zone	Rural Residential Scheme amendment proposal - <p>(a) Each application for rezoning of land to Rural Residential is to be accompanied by a report which addresses the requirements of Section 5.6 of State Planning Policy 2.5 Land Use Planning in Rural Areas, to the satisfaction of the Council.</p> Structure plan requirement - <p>(b) A Structure Plan is to be prepared for Rural-Residential zoned land prior to subdivision proceeding in accordance with the Structure Plan requirements of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, Schedule 2, Part 4.</p> Approval conditions - <p>(c) In addition to the other provisions of the Scheme as may affect</p>

		<p>it, any land which is included as part of the Rural-Residential zone shall be subject to the following conditions:</p> <ol style="list-style-type: none"> i. Not more than one dwelling per lot shall be permitted but the local government may, at its discretion, permit an ancillary accommodation in addition to a single dwelling. ii. No indigenous vegetation or trees shall be destroyed or cleared except, subject to the landowner obtaining the prior consent in writing of the local government, where such vegetation is dead, diseased or where the clearing is required for the purpose of a firebreak, dwelling, outbuilding, fence and/or driveway. iii. In order to enhance the rural amenity of the land in areas the local government considers deficient in tree cover it may require as a condition of any development approval the planting of such trees and/or groups of trees and species as specified by the local government. iv. The keeping of horses, sheep, goats and other grazing animals shall be subject to the prior approval of the local government. The landowner shall be responsible to implement appropriate measures to prevent noise, odour, dust pollution or soil erosion to the satisfaction of the Council.
3	All zones	<p>Setbacks and Landscaping -</p> <ol style="list-style-type: none"> (a) The site and development requirements for land in various zones are to be as set out in Schedule 2 - Minimum setbacks from boundaries. (b) In addition to Schedule 2 requirements, all service and loading areas shall be located behind the primary street setback and appropriately screened.
4	Scheme area	<p>Parking Requirements -</p> <ol style="list-style-type: none"> (a) Unless otherwise provided by the Scheme, all non-residential development (other than a Residential Building) is required to provide on-site parking, in accordance with the requirements of Schedule 3 - Parking requirements. (b) Where a development is not specified in Schedule 3, the Council shall determine parking requirements as having regard to the nature of development and the number of vehicles likely to be attracted to the development. (c) Parking spaces are to be serviced with all necessary accessways, and the parking area shall be surfaced to the satisfaction of the local government. (d) In the Commercial zone, where a developer can satisfy the Council that the maximum car parking requirement cannot be provided on the site, the Council may accept a cash payment in lieu of the provision of car parking spaces, but subject to the

		<p>requirements of this clause:</p> <p>(e) A cash-in-lieu payment shall be not less than the estimated cost to the owner of providing and constructing the parking spaces required by the Scheme, plus the value, as estimated by the Valuer-General acting in accordance with the Valuation of Land Act 1978, of the area of land which would have been occupied by the parking spaces.</p> <p>i. Before the Council agrees to accept a cash payment in lieu of the provision of parking spaces, the Council must either have already provided a public car park nearby, or must have firm proposals for providing a public car park area nearby within a period of not more than eighteen months from the time of agreeing to accept the cash payment.</p> <p>ii. Payments made under this clause shall be paid into a special fund to be used to provide public car parks.</p>
5	Scheme area	<p>Home Business and Rural Home Business -</p> <p>(a) An approval to conduct a home business or rural home business is issued to a specific occupier of a particular parcel of land, it is not to be transferred or assigned to any other person, and is not to be transferred from the land in respect of which it was granted. Should there be a change of the occupier of the land in respect of which a home business or rural home business approval is issued the approval is cancelled.</p> <p>(b) If, in the opinion of the local government, a home business or rural home business is causing a nuisance or annoyance to owners or occupiers of land in the locality the local government may:</p> <p>i. revoke the approval; or</p> <p>ii. require the occupier of the land in respect of which the home business or rural home business approval is issued to implement those measures specified by the local government and which in the opinion of the local government will remove the nuisance or annoyance.</p>
6	Scheme area	<p>Development on Land Subject to Dampness or Flooding -</p> <p>(a) Where, in the opinion of the Council, the dampness of the site on which a building is proposed to be constructed so warrants, the Council may require that one or all of the following measures shall be carried out;</p> <p>i. the subsoil shall be effectively drained;</p> <p>ii. the surface of the ground beneath the building shall be regraded or filled and provided with adequate outlets to prevent any accumulation of water beneath the building;</p>

		<p>iii. the surface of the ground beneath the building shall be covered with an approved damp-resisting material.</p> <p>(b) The local government may refuse an application for development approval for any building or development located on land which is considered by the local government as being liable to flooding or inundation.</p> <p>(c) In considering any application for development approval on land within a flood plain as defined by the Department of Environment Regulation, the local government will consult with the Department of Environmental Regulation and take any advice given by that Department into account when determining the application.</p>
7	Scheme area	<p>Connection to Reticulated Potable Water Supply -</p> <p>All new development is required to be connected to any available Water Corporation potable water supply service unless otherwise approved by the local government.</p>
8	Scheme area	<p>Requirement for consultation to commence mining -</p> <p>In considering proposals to commercially extract minerals, Council may exercise its discretion to inform the Minister for Mines and Petroleum, the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy.</p>
9	Scheme area	<p>Requirement for consultation to commence mining -</p> <p>In considering proposals to commercially extract minerals, the Council may exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy.</p>
10	Rural zone	<p>Grouped dwellings in a Rural zone</p> <p>Notwithstanding the 'D' use of grouped dwellings in a 'Rural' zone the Council will only permit a maximum of two such dwellings on a lot.</p>
11	Settlement zone	<p>(a) The use and development of land is to be in accordance with a Layout Plan endorsed by the Commission.</p> <p>(b) In the event that an endorsed Layout Plan has not been prepared, assessment and consideration is to be carried out based upon the objectives and intentions of the Scheme.</p>

- (2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, an activity centre plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.

33. Additional site and development requirements for areas covered by structure plan, activity centre plan or local development plan

There are no additional requirements that apply to this Scheme.

34. Variations to site and development requirements

- (1) In this clause -
additional site and development requirements means requirements set out in clauses 32 and 33.
- (2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.
- (3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.
- (4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must -
 - (a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64 of the deemed provisions; and
 - (b) have regard to any expressed views prior to making its determination to grant development approval under this clause.
- (5) The local government may only approve an application for development approval under this clause if the local government is satisfied that -
 - (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and
 - (b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

35. Restrictive covenants

- (1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.
- (2) If subclause (1) operates to extinguish or vary a restrictive covenant
 - (a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and

- (b) the local government must not grant development approval for the construction of the residential dwelling unless it gives notice of the application for development approval in accordance with clause 64 of the deemed provisions.

Part 5 - Special control areas

36. Special control areas

- (1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.
- (2) The purpose, objectives and additional provisions that apply to each special control area is set out in the Table.

Table 7 - Special control areas in Scheme area

Name of area	Purpose	Objectives	Additional provisions
SCA 1 – Public drinking water area	To provide guidance for land use or development regarding the protection of public drinking water source areas.	Ensure that all development proposals within the SCA comply with the Meekatharra Water Reserve Drinking Water Source Protection Plan and the Department of Water's Water Quality Protection Note 25 – Land Use compatibility in PDWSAs.	<ul style="list-style-type: none"> • In addition to other provisions of the Scheme, all development shall be determined by the Council with regard to advice received from the Department of Water.
SCA 2 – Wastewater treatment plant	To identify land which may be affected by the wastewater treatment plant	<p>The objectives for the SCA 2 are to:</p> <ol style="list-style-type: none"> (a) ensure that the use and development of land is compatible; and (b) minimise impacts on residential and other sensitive uses. 	<p>In considering any application the local government shall have regard to:</p> <ol style="list-style-type: none"> (a) the Wastewater Treatment Plant owner/operator's advice in relation to compatible and beneficial land uses for buffers; and (b) the potential odour impact of the wastewater treatment plant and whether the proposal is compatible with the existing and proposed future use of the plant.
SCA 3 – Chlorine store	Chlorine store	<p>The objectives for the SCA 3 are to:</p> <ol style="list-style-type: none"> (a) identify land which may be affected by the chlorine store; (b) ensure that the use and development of land is compatible; and (c) minimise impacts on residential and other sensitive uses. 	<ul style="list-style-type: none"> • In addition to other provisions of the Scheme, all development shall be determined by the Council with regard to advice received from the relevant government agencies.

Part 6 - Terms referred to in Scheme

Division 1 - General definitions used in Scheme

37. Terms used

- (1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows -

building envelope	means the area of land within which all buildings and effluent disposal facilities on a lot must be contained.
building height	in relation to a building - (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections as that term is defined in the R-Codes.
cabin	means a dwelling forming part of a tourist development or caravan park that is - (a) an individual unit other than a chalet; and (b) designed to provide short-term accommodation for guests.
chalet	means a dwelling forming part of a tourist development or caravan park that is - (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) designed to provide short-term accommodation for guests.
commencement day	means the day this Scheme comes into effect under section 87(4) of the Act.
commercial vehicle	means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including - (a) a utility, van, truck, tractor, bus or earthmoving equipment; and (b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a).
floor area	has meaning given in the Building Code.
frontage	in relation to a building - (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the road alignment at the front of a lot and, if a lot abuts 2 or more roads, the one to which the building or proposed building faces.
incidental use	means a use of premises which is consequent on, or naturally attaching, appertaining or relating to, the predominant use
minerals	has the meaning given in the <i>Mining Act 1978</i> section 8(1).

net lettable area or nla	means the area of all floors within the internal finished surfaces of permanent walls but does not include the following areas - (a) stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas; (b) lobbies between lifts facing other lifts serving the same floor; (c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building; (d) areas set aside for the provision of facilities or services to the floor or building where those facilities are not for the exclusive use of occupiers of the floor or building.
non-conforming use	has the meaning given in the <i>Planning and Development Act 2005</i> section 172.
plot ratio	means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located.
precinct	means a definable area where particular planning policies, guidelines or standards apply.
predominant use	means the primary use of premises to which all other uses carried out on the premises are incidental.
retail	means the sale or hire of goods or services to the public.
short-term accommodation	means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period.
wall height	in relation to a wall of a building – (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the vertical distance from the natural ground level of the boundary of the property that is closest to the wall to the point where the wall meets the roof or parapet.
wholesale	means the sale of goods or materials to be sold by others.

- (2) A word or expression that is not defined in this Scheme -
- (a) has the meaning it has in the *Planning and Development Act 2005*; or
 - (b) if it is not defined in that Act - has the same meaning as it has in the R-Codes.

Division 2 - Land use terms used in Scheme

38. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows -

abattoir	means premises used commercially for the slaughtering of animals for the purposes of consumption as food products.
agriculture - extensive	means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture - intensive or animal husbandry - intensive.
agriculture - intensive	means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following - (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts; (b) the establishment and operation of plant or fruit nurseries; (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); (d) aquaculture.
amusement parlour	means premises - (a) that are open to the public; and (b) that are used predominantly for amusement by means of amusement machines including computers; and (c) where there are 2 or more amusement machines.
animal establishment	means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry - intensive or veterinary centre.
animal husbandry - intensive	means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) or other livestock in feedlots, sheds or rotational pens.
art gallery	means premises - (a) that are open to the public; and (b) where artworks are displayed for viewing or sale.
bed and breakfast	means a dwelling - (a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and (b) containing not more than 2 guest bedrooms.
betting agency	means an office or totalisator agency established under the <i>Racing and Wagering Western Australia Act 2003</i> .
brewery	means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the <i>Liquor Control Act 1988</i> .

bulky goods showroom	<p>means premises -</p> <p>(a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes -</p> <ul style="list-style-type: none"> (i) automotive parts and accessories; (ii) camping, outdoor and recreation goods; (iii) electric light fittings; (iv) animal supplies including equestrian and pet goods; (v) floor and window coverings; (vi) furniture, bedding, furnishings, fabrics, manchester and homewares; (vii) household appliances, electrical goods and home entertainment goods; (viii) party supplies; (ix) office equipment and supplies; (x) babies' and children's goods, including play equipment and accessories; (xi) sporting, cycling, leisure, fitness goods and accessories; (xii) swimming pools. <p>or</p> <p>(b) used to sell goods and accessories by retail if -</p> <ul style="list-style-type: none"> (i) a large area is required for the handling, display or storage of the goods; or (ii) vehicular access is required to the premises for the purpose of collection of purchased goods.
caravan park	means premises that are a caravan park as defined in the <i>Caravan Parks and Camping Grounds Act 1995</i> section 5 (1).
caretaker's dwelling	means a dwelling on the same site as a building, operation or plant, and occupied by a supervisor of that building, operation or plant.
car park	<p>means premises used primarily for parking vehicles whether open to the public or not but does not include -</p> <ul style="list-style-type: none"> (a) any part of a public road used for parking or for a taxi rank; or (b) any premises in which cars are displayed for sale.
child care premises	<p>means premises where -</p> <ul style="list-style-type: none"> (a) an education and care service as defined in the <i>Education and Care Services National Law (Western Australia)</i> Section 5(1), other than a family day care service as defined in that section, is provided; or (b) a child care service as defined in the <i>Child Care Services Act 2007</i> section 4 is provided.
cinema/theatre	means premises where the public may view a motion picture or theatrical production.
civic use	means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes.
club premises	means premises used by a legally constituted club or association or other body of persons united by a common interest.
commercial vehicle parking	<p>means premises used for parking of one or 2 commercial vehicles but does not include -</p> <ul style="list-style-type: none"> (a) any part of a public road used for parking or for a taxi rank; or (b) parking of commercial vehicles incidental to the predominant use of the land.

community purpose	means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.
consulting rooms	means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.
convenience store	means premises - <ul style="list-style-type: none"> (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and (b) operated during hours which include, but may extend beyond, normal trading hours; and (c) the floor area of which does not exceed 300 m² net lettable area.
corrective institution	means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility.
educational establishment	means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.
exhibition centre	means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum.
family day care	means premises where a family day care service as defined in the <i>Education and Care Services National Law (Western Australia)</i> is provided.
fast food outlet/ lunch bar	means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten - <ul style="list-style-type: none"> (a) without further preparation; and (b) primarily off the premises.
freeway service centre	means premises that has direct access to a freeway and which provides all the following services or facilities and may provide other associated facilities or services but does not provide bulk fuel services - <ul style="list-style-type: none"> (a) service station facilities; (b) emergency breakdown repair for vehicles; (c) charging points for electric vehicles; (d) facilities for cyclists; (e) restaurant, cafe or fast food services; (f) take-away food retailing; (g) public ablution facilities, including provision for disabled access and infant changing rooms; (h) parking for passenger and freight vehicles; (i) outdoor rest stop facilities such as picnic tables and shade areas.
fuel depot	means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used - <ul style="list-style-type: none"> (a) as a service station; or (b) for the sale of fuel by retail into a vehicle for use by the vehicle.

funeral parlour	means premises used <ul style="list-style-type: none"> (a) to prepare and store bodies for burial or cremation; (b) to conduct funeral services.
garden centre	means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens.
grouped dwelling	means a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property.
holiday accommodation	means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.
holiday house	means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.
home business	means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession - <ul style="list-style-type: none"> (a) does not involve employing more than 2 people who are not members of the occupier's household; and (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and (c) does not occupy an area greater than 50 m²; and (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and (f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.
home occupation	means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that - <ul style="list-style-type: none"> (a) does not involve employing a person who is not a member of the occupier's household; and (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and (c) does not occupy an area greater than 20 m²; and (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and (f) does not - <ul style="list-style-type: none"> (i) require a greater number of parking spaces than normally required for a single dwelling; or (ii) result in an increase in traffic volume in the neighbourhood; and (g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and (h) does not include provision for the fuelling, repair or maintenance

	<p>of motor vehicles; an</p> <p>(i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.</p>
home office	<p>means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation -</p> <p>(a) is solely within the dwelling; and</p> <p>(b) does not entail clients or customers travelling to and from the dwelling; and</p> <p>(c) does not involve the display of a sign on the premises; and</p> <p>(d) does not require any change to the external appearance of the dwelling.</p>
home store	<p>means a shop attached to a dwelling that -</p> <p>(a) has a net lettable area not exceeding 100 m²; and</p> <p>(b) is operated by a person residing in the dwelling.</p>
hospital	<p>means premises used as a hospital as defined in the <i>Hospitals and Health Services Act 1927</i> section 2(1).</p>
hotel	<p>means premises the subject of a hotel licence other than a small bar or tavern licence granted under the <i>Liquor Control Act 1988</i> including any betting agency on the premises.</p>
industry	<p>means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes -</p> <p>(a) the storage of goods;</p> <p>(b) the work of administration or accounting;</p> <p>(c) the selling of goods by wholesale or retail;</p> <p>(d) the provision of amenities for employees;</p> <p>(e) incidental purposes.</p>
industry - extractive	<p>means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes -</p> <p>(a) the processing of raw materials including crushing, screening, washing, blending or grading;</p> <p>(b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration.</p>
industry - light	<p>means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.</p>
industry - primary production	<p>means premises used -</p> <p>(a) to carry out a primary production business as that term is defined in the <i>Income Tax Assessment Act 1997</i> (Commonwealth) section 995-1; or</p> <p>(b) for a workshop servicing plant or equipment used in primary production businesses.</p>
liquor store - large	<p>means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of more than 300 m².</p>

liquor store - small	means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of not more than 300 m ² .
market	means premises used for the display and sale of goods from stalls by independent vendors.
medical centre	means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.
mining operations	means premises where mining operations, as that term is defined in the <i>Mining Act 1978</i> section 8(1), is carried out.
motel	means premises, which may be licensed under the <i>Liquor Control Act 1988</i> - (a) used to accommodate guests in a manner similar to a hotel; and (b) with specific provision for the accommodation of guests with motor vehicles.
motor vehicle, boat or caravan sales	means premises used to sell or hire motor vehicles, boats or caravans.
motor vehicle repair	means premises used for or in connection with - (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or (b) repairs to tyres other than recapping or retreading of tyres.
motor vehicle wash	means premises primarily used to wash motor vehicles.
multiple dwelling	means a dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but: • does not include a grouped dwelling; and • includes any dwellings above the ground floor in a mixed use development.
nightclub	means premises the subject of a nightclub licence granted under the <i>Liquor Control Act 1988</i> .
office	means premises used for administration, clerical, technical, professional or similar business activities.
park home park	means premises used as a park home park as defined in the <i>Caravan Parks and Camping Grounds Regulations 1997</i> Schedule 8.
place of worship	means premises used for religious activities such as a chapel, church, mosque, synagogue or temple.
reception centre	means premises used for hosted functions on formal or ceremonial occasions.
recreation - private	means premises that are - (a) used for indoor or outdoor leisure, recreation or sport; and (b) not usually open to the public without charge.
repurposed building	a building or structure not previously used as a single house, which has been repurposed for use as a dwelling.
residential building	means a building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation: • temporarily by two or more persons; or

resource recovery centre	<ul style="list-style-type: none"> • permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school. <p>means premises other than a waste disposal facility used for the recovery of resources from waste.</p>
restaurant/cafe	<p>means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the <i>Liquor Control Act 1988</i>.</p>
restricted premises	<p>means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of -</p> <ul style="list-style-type: none"> (a) publications that are classified as restricted under the <i>Classification (Publications, Films and Computer Games) Act 1995</i> (Commonwealth); and (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or (c) smoking-related implements.
roadhouse	<p>means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services -</p> <ul style="list-style-type: none"> (a) a full range of automotive repair services; (b) wrecking, panel beating and spray painting services; (c) transport depot facilities; (d) short-term accommodation for guests; (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies.
rural home business	<p>means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or occupation -</p> <ul style="list-style-type: none"> (a) does not involve employing more than 2 people who are not members of the occupier's household; and (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and (c) does not occupy an area greater than 200 m²; and (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and (f) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight.
rural pursuit/hobby farm	<p>means any premises, other than premises used for agriculture - extensive or agriculture - intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household -</p> <ul style="list-style-type: none"> (a) the rearing, agistment, stabling or training of animals; (b) the keeping of bees; (c) the sale of produce grown solely on the premises.

rural-related infrastructure	means infrastructure designed and built for use in the rural areas of the district and may include windmill, water trough and cattle yard.
serviced apartment	means a group of units or apartments providing - (a) self-contained short-stay accommodation for guests; and (b) any associated reception or recreational facilities.
service station	means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for - (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.
service utility	means any work or undertaking constructed or maintained by a provider or the Council as may be required to provide water, sewerage, electricity, gas, drainage, waste, communications or other similar services.
shop	means premises other than a bulky goods showroom, a liquor store large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.
single house	means a dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property.
small bar	means premises the subject of a small bar licence granted under the <i>Liquor Control Act 1988</i> .
tavern	means premises the subject of a tavern licence granted under the <i>Liquor Control Act 1988</i> .
telecommunications infrastructure	means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.
tourist development	means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide - (a) short-term accommodation for guests; and (b) onsite facilities for the use of guests; and (c) facilities for the management of the development;
trade display	means premises used for the display of trade goods and equipment for the purpose of advertisement.

trade supplies	means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for any of the following purposes including goods which may be assembled or manufactured off the premises - (a) automotive repairs and servicing; (b) building including repair and maintenance; (c) industry; (d) landscape gardening; (e) provision of medical services; (f) primary production; (g) use by government departments or agencies, including local government.
transport depot	means premises used primarily for the parking or garaging of 3 or more commercial vehicles including - (a) any ancillary maintenance or refuelling of those vehicles; and (b) any ancillary storage of goods brought to the premises by those vehicles; and (c) the transfer of goods or persons from one vehicle to another.
tree farm	means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the <i>Carbon Rights Act 2003</i> section 5.
veterinary centre	means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.
warehouse/ storage	means premises including indoor or outdoor facilities used for (a) the storage of goods, equipment, plant or materials; or (b) the display or the sale by wholesale of goods.
waste disposal facility	means premises used - (a) for the disposal of waste by landfill; or (b) the incineration of hazardous, clinical or biomedical waste.
waste storage facility	means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale.
wind/solar farm	means premises used to generate electricity by wind or solar force and any associated turbine, building or other structure but does not include anemometers or turbines used primarily to supply electricity for a domestic property or for private rural use.
winery	means premises used for the production of viticultural produce and associated sale of the produce.
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.

Schedule A - Supplemental provisions to the deemed provisions

These provisions are to be read in conjunction with the deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

- Clause 61(1)(k)** The erection or extension of an outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house if a single house is a permitted ('P') in the zone where the R Codes do not apply and where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:
- (i) entered in the Register of Heritage Places under the Heritage of Western Australia Act 1990; or
 - (ii) the subject of an order under the Heritage of Western Australia Act 1990 Part 6; or
 - (iii) included on a heritage list prepared in accordance with this Scheme; or
 - (iv) within an area designated under the Scheme as a heritage area; or
 - (v) the subject of a heritage agreement entered into under the Heritage of Western Australia Act 1990 section 29.
- Clause 61(1)(l)** The signage and advertisements contained in Schedule 1 of this Scheme do not require development approval.
- Clause 61(1)(m)** The erection of a boundary fence in a zone where the R Codes do not apply.
- Clause 61(1)(n)** The carrying out of works urgently necessary to ensure public safety, for the safety or security of plant or equipment or for the maintenance of essential services.)

SCHEDULES

Schedule 1 — Signage and advertisements for which development approval is not required (Schedule 2, cl.56(h) *Planning and Development (Local Planning Schemes) Regulations 2015*)

Land Use and/or Development	Exempted Sign Type and Number	Maximum Area
Dwellings	One professional nameplate as appropriate	0.2 m ²
Home business or home occupation	One advertisement describing the nature of the home business or home occupation	0.2 m ²
Places of worship, meeting halls and places of public assembly	One advertisement detailing the function and/or the activities of the institution concerned.	0.2 m ²
Shops, showrooms, office and other commercial uses appropriate within town centre	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building subject to compliance with the requirements of the Signs Hoarding and Bill Posting Local Laws.	Not applicable.
Industrial and warehouse premises	<p>A maximum of four advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building and excluding signs which are connected to a pole, wall, or other building.</p> <p>A maximum of two freestanding advertisement signs not exceeding 5 metres in height above ground level.</p>	<p>Total area of such advertisements are not to exceed 15 m².</p> <p>Maximum permissible total area is not to exceed 10 m² and individual advertisement signs are not to exceed 6 m².</p>
Sporting clubs, ovals and sporting complexes	All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned either from other private land or from public places and streets.	Not applicable.
Public places and reserves	<p>(a) Advertisement signs (illuminated and non-illuminated) relating to the functions of Government, a public authority or local government excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body, and</p> <p>(b) Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or</p>	<p>Not applicable.</p> <p>Not applicable.</p>

	<p>exhibited by or at the direction of a Government department, public authority or the local government, and</p> <p>(c) Advertisement signs (illuminated or non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a Statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.</p>	Not applicable.
Railway property and reserves	Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon railway station.	No sign is to exceed 2 m ² in area.
Advertisements within buildings	All advertisements placed or displayed within buildings, which cannot ordinarily be seen by a person outside of those buildings.	Not applicable.
All classes of buildings other than single family dwellings	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2 m ²
Temporary Signs	EXEMPTED SIGN TYPE AND NUMBER (All non-illuminated unless otherwise stated)	Maximum Area
Building construction sites (advertisement signs displayed only for the duration of the construction) as follows:		
Dwellings	One advertisement per street frontage details of the project and the contractors undertaking the construction work.	2 m ²
Multiple dwellings, shops, commercial and industrial properties	One sign as for (a) above.	5 m ²
Sales of goods or livestock	One sign per lot displayed for a period not exceeding 3 months advertising the sale of goods (or livestock) upon any land within any building upon which the sign is exhibited provided that the land is not normally used for that purpose.	2 m ²
Property transactions, advertisement signs displayed for the duration of the period over which property transactions are		

offered and negotiated as follows:		
Dwellings	One sign per street frontage for each property relating to the Sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.	Each sign is not to exceed an area of 2 m ²
Multiple Dwellings, shops, commercial and industrial properties	One sign as for (a) above.	Each sign is not to exceed an area of 5 m ²
Large rural properties in excess of five (5) hectares.	One sign as for (a) above.	Each sign not to exceed an area of 10 m ² .
Display Homes	One sign for each dwelling on display.	2 m ²
Advertisement signs displayed for the period over which homes are on display for public inspection	In addition to (a) above one sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.	5 m ²

Schedule 2 — Minimum setbacks from boundaries

ZONE	STREET	REAR	SIDE	MINIMUM LANDSCAPING REQUIREMENT
Commercial	Nil setback which may be varied at the discretion of Council.	In accordance with the Building Code of Australia	In accordance with the Building Code of Australia	<ol style="list-style-type: none"> 1. Canopy shade trees at the rate of 1 tree for every 4 open air parking bays. 2. Screen landscaping as required by Council. 3. Additional landscaping as required by Council.
Settlement	In accordance with an adopted Community Layout Plan			
Residential	To be assessed in accordance with the Residential Design Codes of Australia.			
General Industry	7.5m	Subject to Building Code of Australia		3 metre landscape strip abutting all streets.
Light Industry	7.5m	Subject to Building Code of Australia		3 metre landscape strip abutting all streets.
Rural Townsite	At the discretion of Council.			
Rural	At the discretion of Council.			

*Note - *means to be setback from a common boundary with residential zoned land in accordance with the requirements of the applicable R-Code for that land; otherwise in accordance with the Building Code of Australia.*

Schedule 3 — Parking requirements

Uses		Car Parking Requirement (GLA – gross leasable area)
1	bed and breakfast	As per Residential Design Codes, plus 1 guest per bedroom.
2	caretaker's dwelling	1 per dwelling.
3	civic use club premises community purpose exhibition centre place of worship recreation – private	1 per 4 m ² of eating, drinking or lounge area, plus 1 per 4 m ² of public assembly and/or seating area, with other uses as determined by the local government.
4	consulting rooms	4 spaces for per practitioner.
5	education establishment primary school secondary school	1.25 spaces per classroom 2 spaces per classroom
6	fast food outlet	1 space per 5 m ² GLA
7	hotel	1 space per bedroom plus 1 space per 2 m ² bar and lounge area
8	industry – cottage industry – extractive industry – general industry – hazardous industry – light industry – service industry – rural	1 space per 50 m ² GLA As determined by Council 1 space per 50 m ² GLA 1 space per 50 m ² GLA 1 space per 50 m ² GLA 1 space per 50 m ² GLA 1 space per 50 m ² GLA 1 space per employee
9	lunch bar	1 space per 4 persons accommodated
10	medical centre	4 spaces per practitioner
11	motel	1 space per unit plus 1 space per 10 m ² dining room area
12	office	1 space per 40 m ² GLA with a minimum of 2 spaces for each office unit
13	restaurant	1 space per 4 persons accommodated
14	roadhouse	1.5 spaces per service bay plus 1 space per employee plus 1 space per 2 m ² bar and lounge area
15	service station	1.5 spaces per service bay plus 1 space per employee
16	shop	1 space per 15 m ² GLA
17	showroom	1 space per 60 m ² GLA
18	tavern	1 space per 2 m ² bar and Lounge area
19	transport depot	1 space per employee
20	veterinary centre	6 spaces per practitioner
21	warehouse	1 space per 100 m ² GLA
22	any other use	To be determined by the local government.

The certification pages for local planning schemes have been updated as follows -

COUNCIL RESOLUTION TO ADVERTISE LOCAL PLANNING SCHEME

Adopted by resolution of the Council of the Shire of Meekatharra at the Ordinary Meeting of

Council held on the

CHIEF EXECUTIVE OFFICER

PRESIDENT

COUNCIL RESOLUTION TO SUPPORT THE SCHEME FOR APPROVAL

Council resolved to support approval of the draft Scheme of the Shire of Meekatharra Local Planning Scheme No 4 at the Ordinary Meeting of the Council held on the

.....

The Common Seal of the Shire of Meekatharra was hereunto affixed by authority of a resolution of the Council in the presence of:

CHIEF EXECUTIVE OFFICER

PRESIDENT

WAPC Recommended for Approval

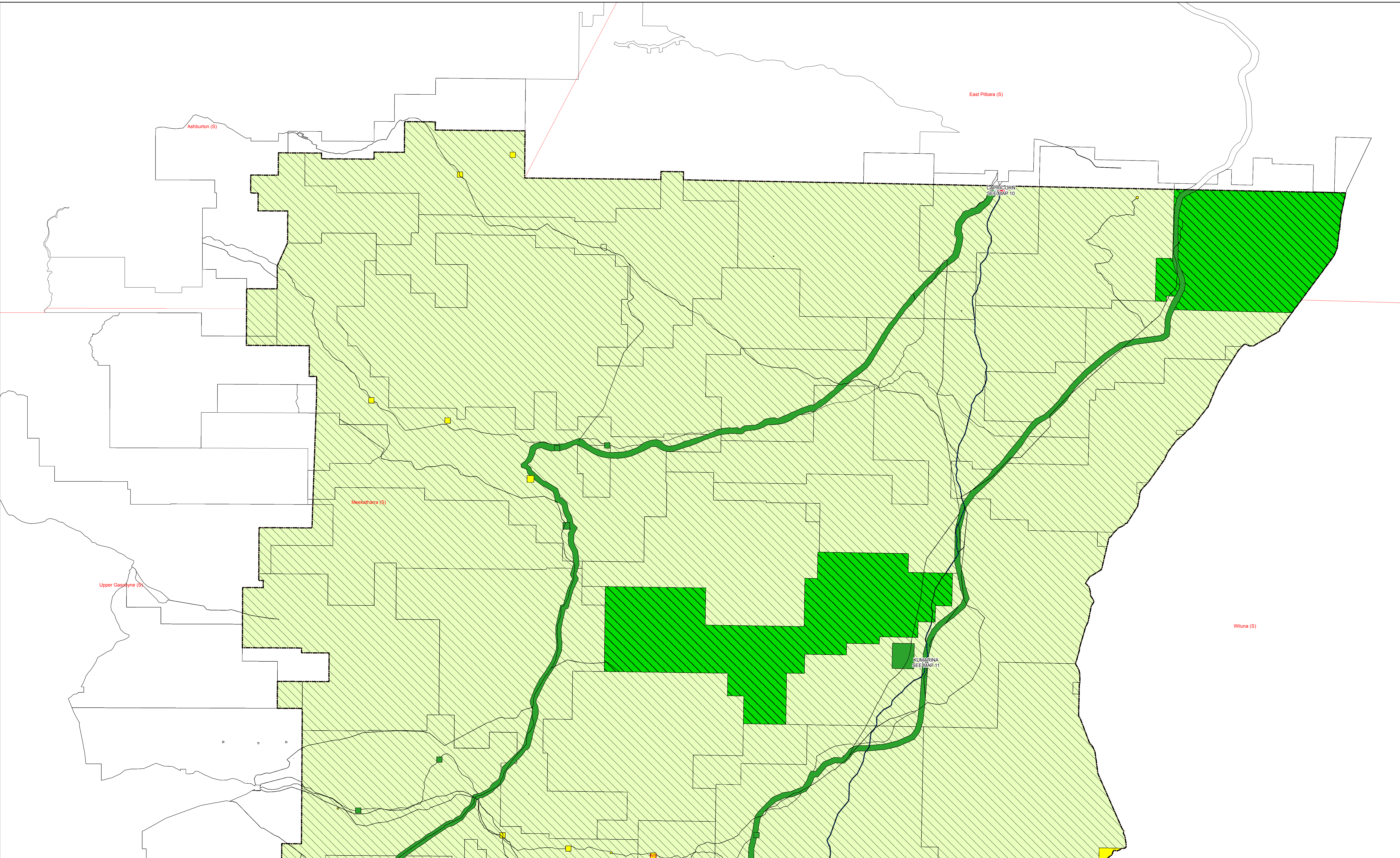
**Delegated under S.16 of the
*Planning and Development Act, 2005***

Date: _____

Approval Granted

MINISTER FOR PLANNING

Date: _____



Whilst all care has been taken to accurately portray the current Scheme Maps, no responsibility shall be taken for any omissions or errors in this document.

Consultation with the Local Government Authority should be made to view the legal version of the Scheme. Please advise PLANWEST of any omissions or errors in this document.

Digital data provided by the Department of Planning and Landgate, Perth, Western Australia.

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LEGEND

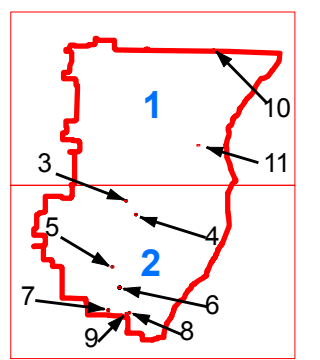
- ZONES**
- Residential
 - Commercial
 - Light Industry
 - General Industry
 - Settlement
 - Rural/Mining
 - Rural
- Special Use**
- CP Caravan Park
 - RH Roadhouse
 - W Place of Worship
 - WA Workers Accommodation

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 - Recreation
 - Major Road
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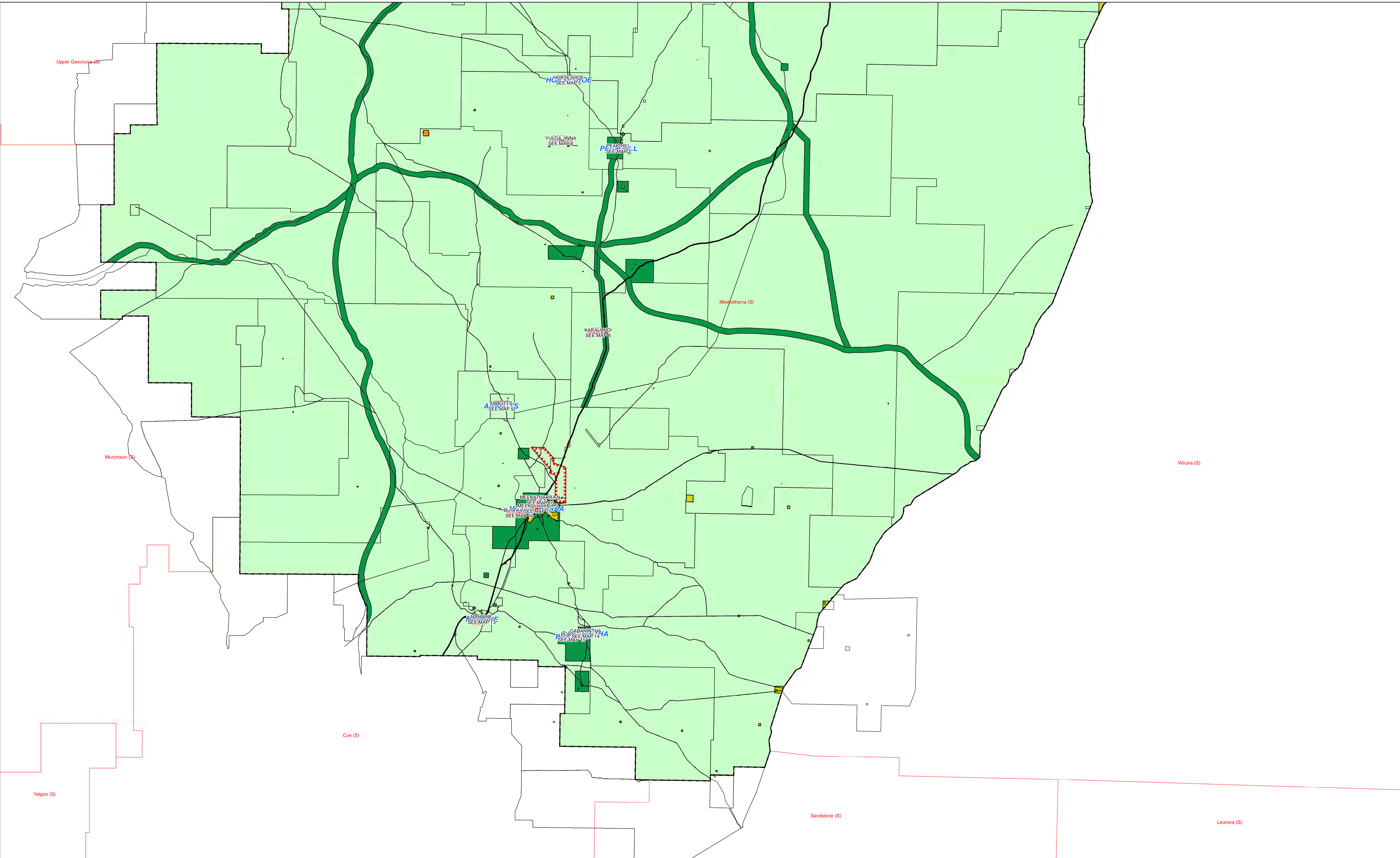
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LOCAL PLANNING SCHEME MAP
 (of 11) **1**

NORTH

Scale (at A1)
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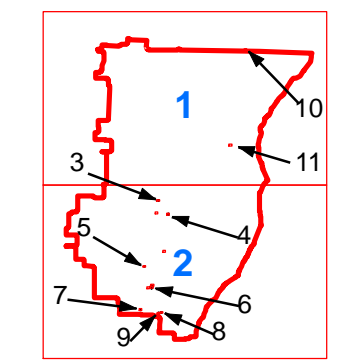
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LEGEND

- | | | | |
|--|--|--|---|
| <p>ZONES</p> <ul style="list-style-type: none"> Residential Commercial Light Industry General Industry Settlement Rural | <p> Special Use</p> <ul style="list-style-type: none"> CP Caravan Park RH Roadhouse W Place of Worship WA Workers Accommodation | <p>LOCAL SCHEME RESERVES</p> <ul style="list-style-type: none"> Environmental Conservation Public Open Space Primary Distributor Road Public Purposes <p>(See adjacent purposes)</p> <ul style="list-style-type: none"> AP Airport C Cemetery | <p>OTHER</p> <ul style="list-style-type: none"> Scheme Boundary Townsite Boundary R Code Boundary [SCA1] Special Control Area |
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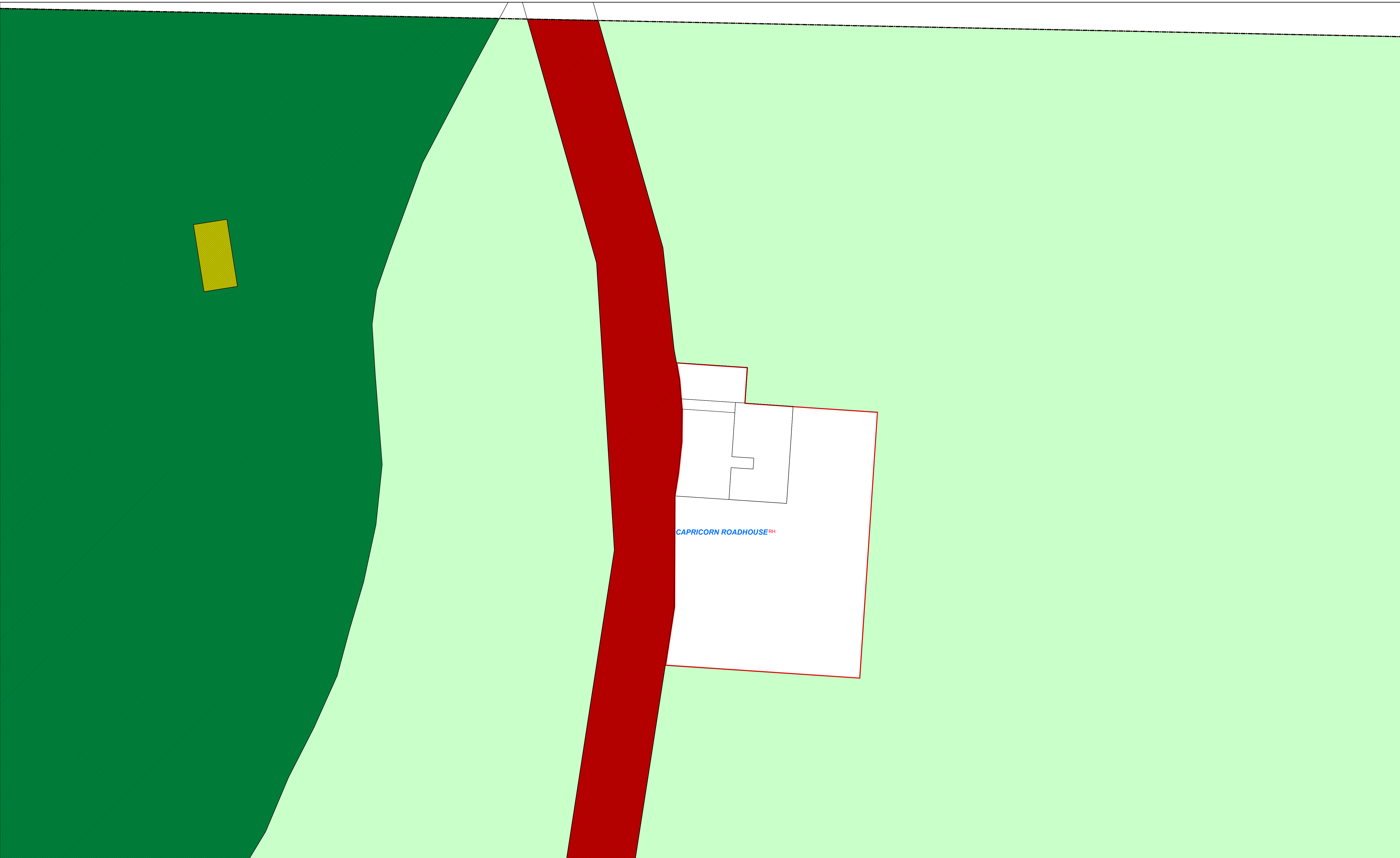
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NORTH

Scale (at A1)

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Generated: 23 Feb 2016



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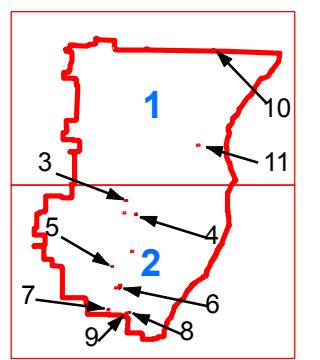
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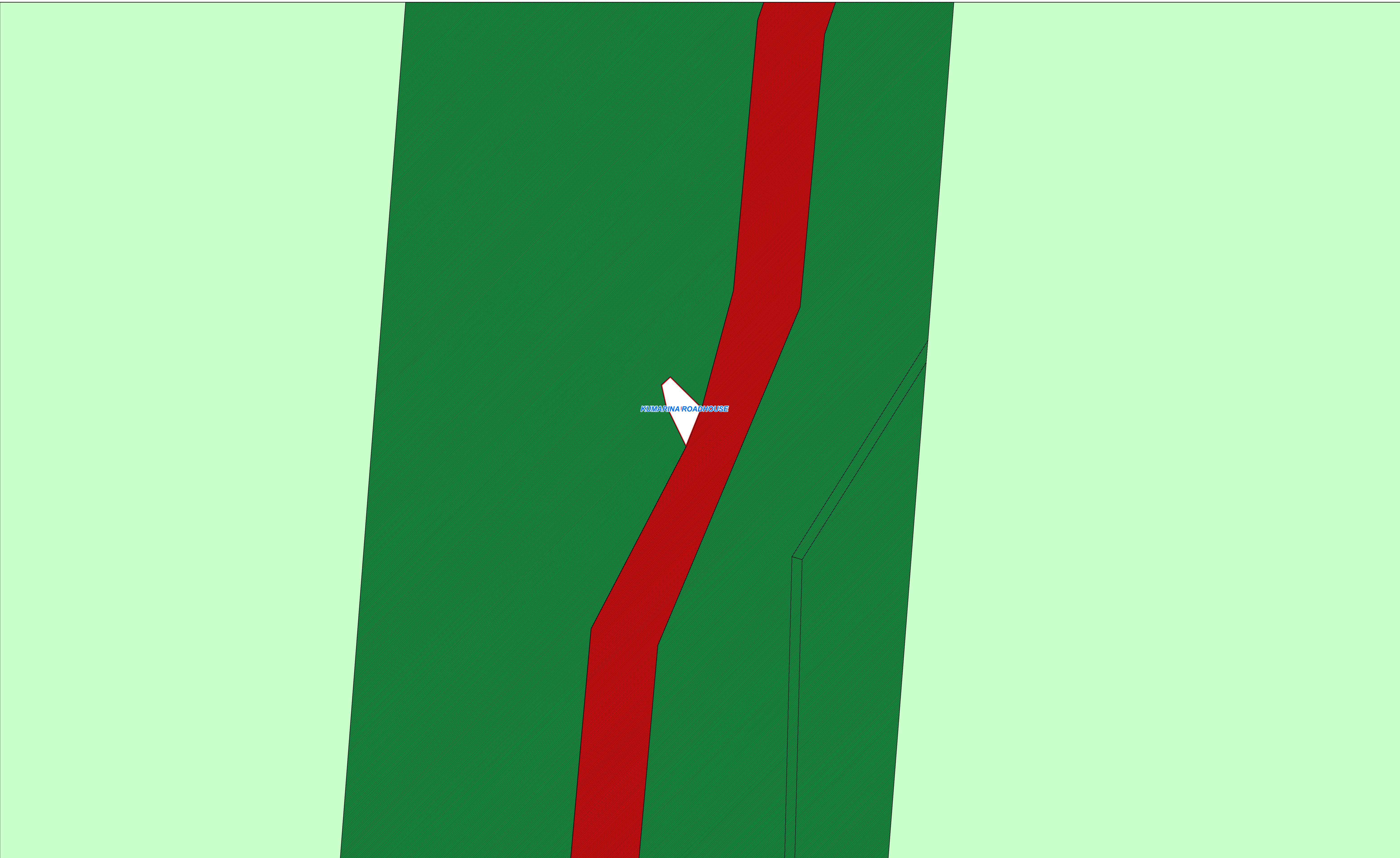
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LOCAL PLANNING SCHEME MAP (of 15) 3

NORTH

Scale (at A1) 1: 5,000

Generated: 23 Feb 2016



KUMARINA ROADHOUSE

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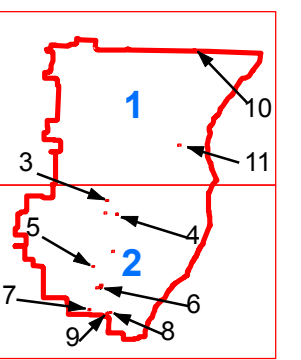
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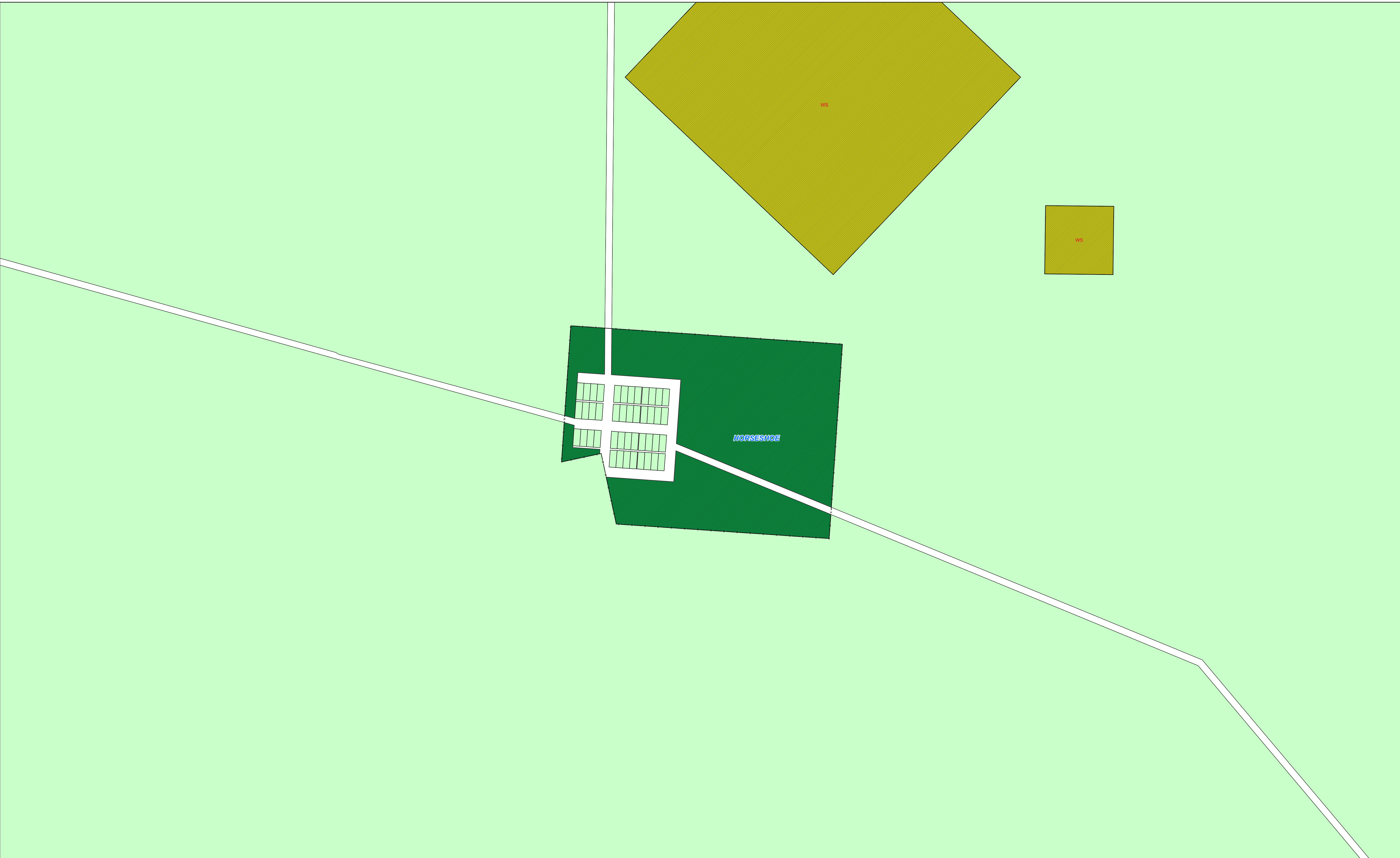
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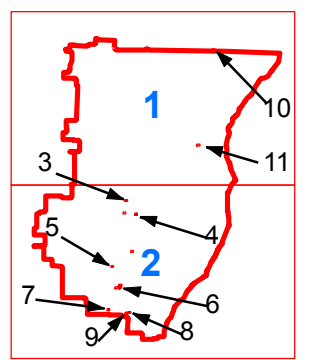
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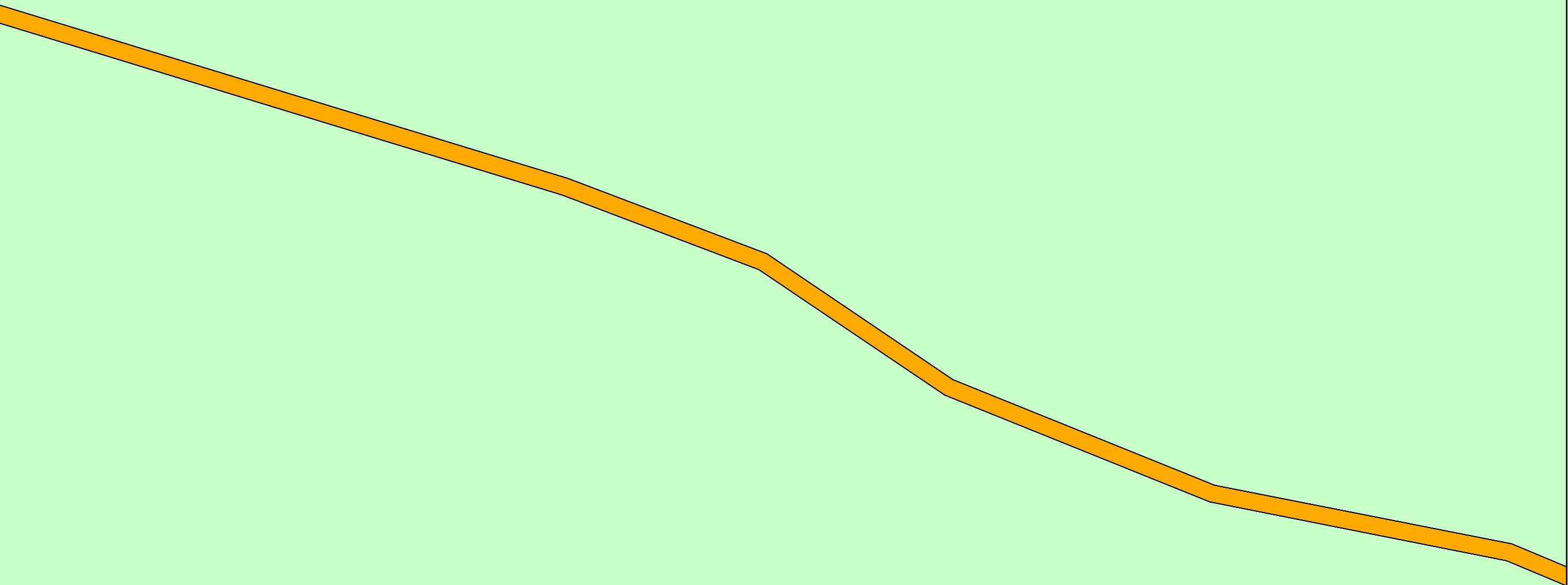
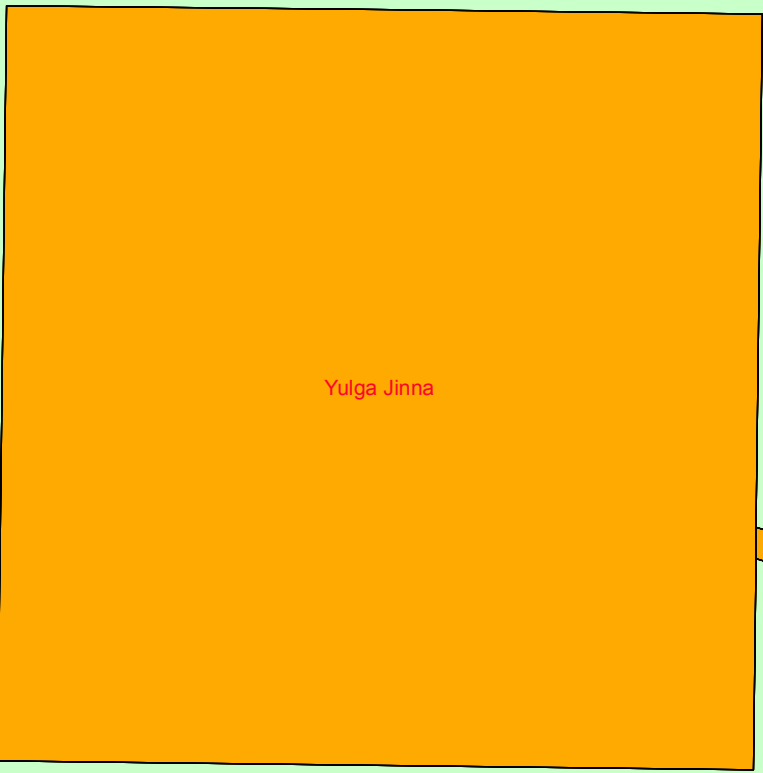
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LEGEND

- ZONES**
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 - Commercial
 - Light Industry
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 - Settlement
 - Rural

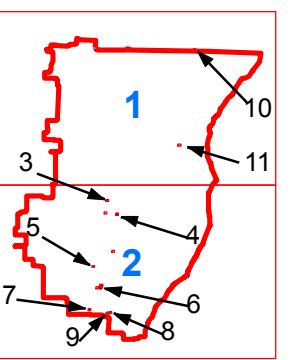
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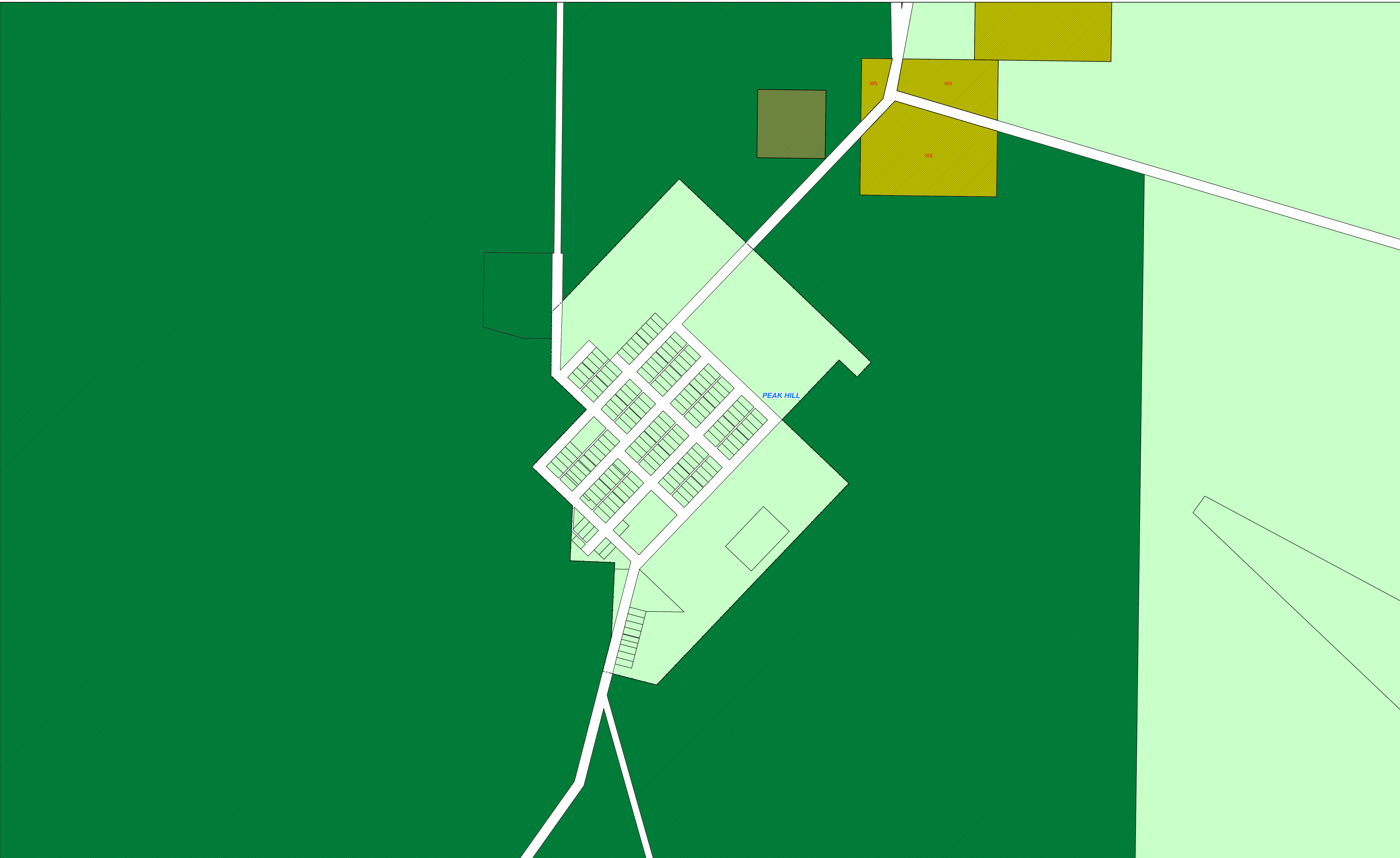
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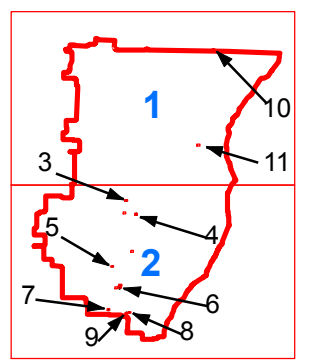
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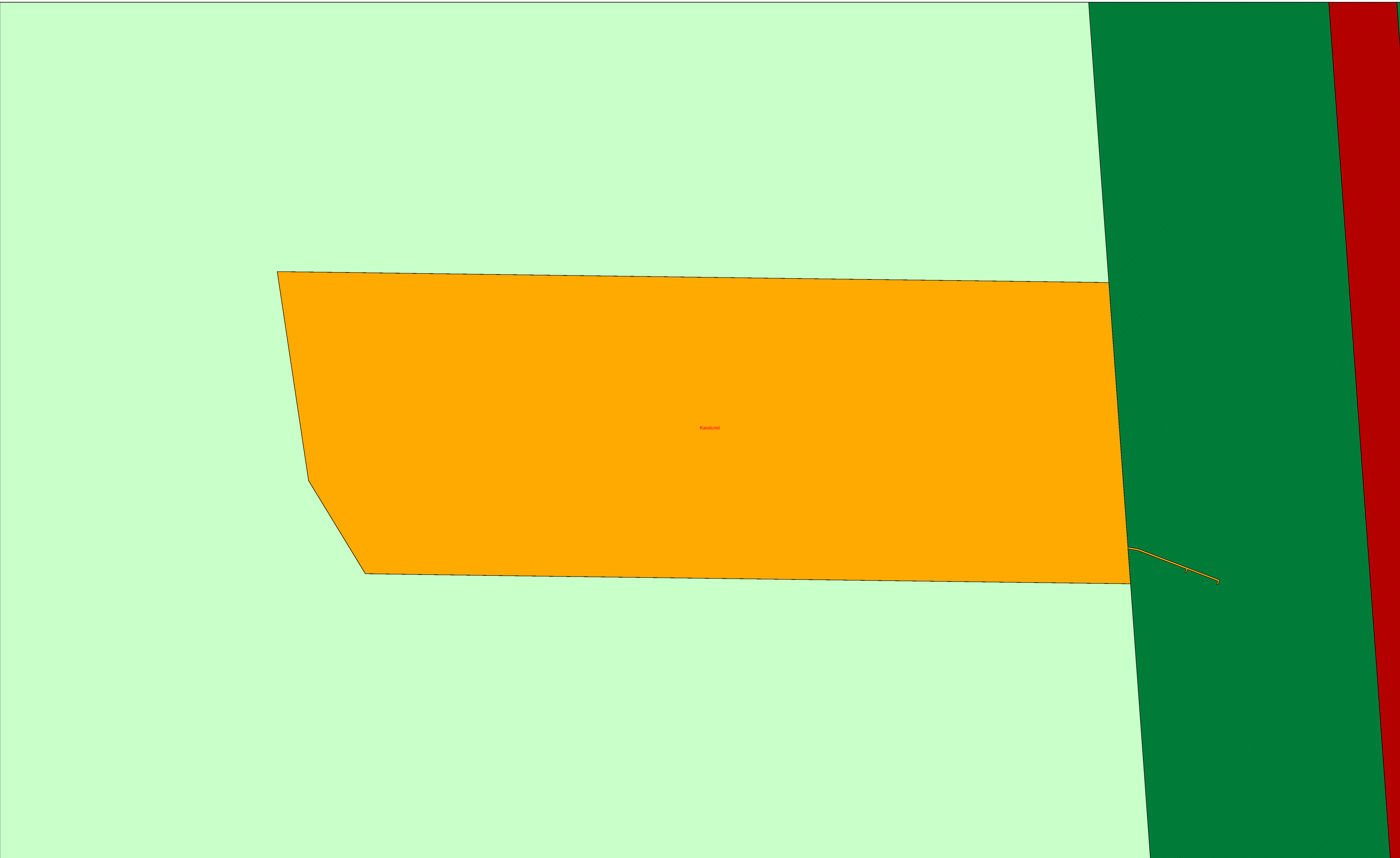
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NORTH

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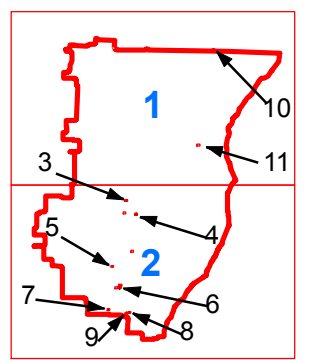
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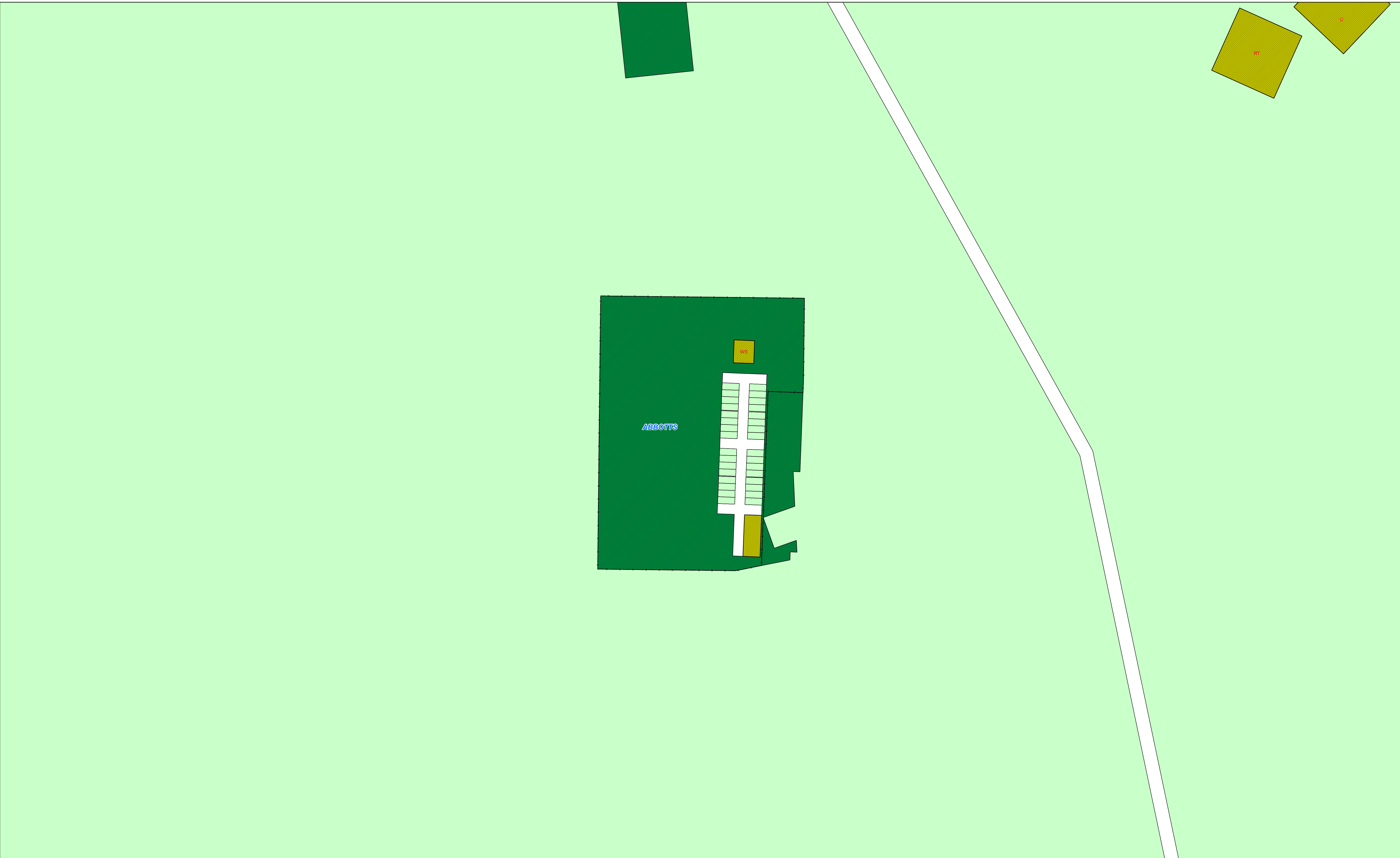
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(of 15) **8**

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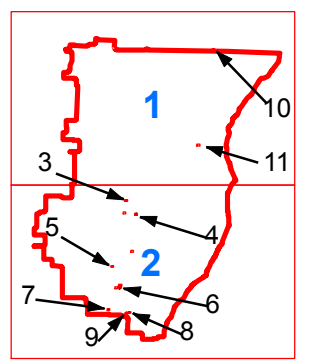
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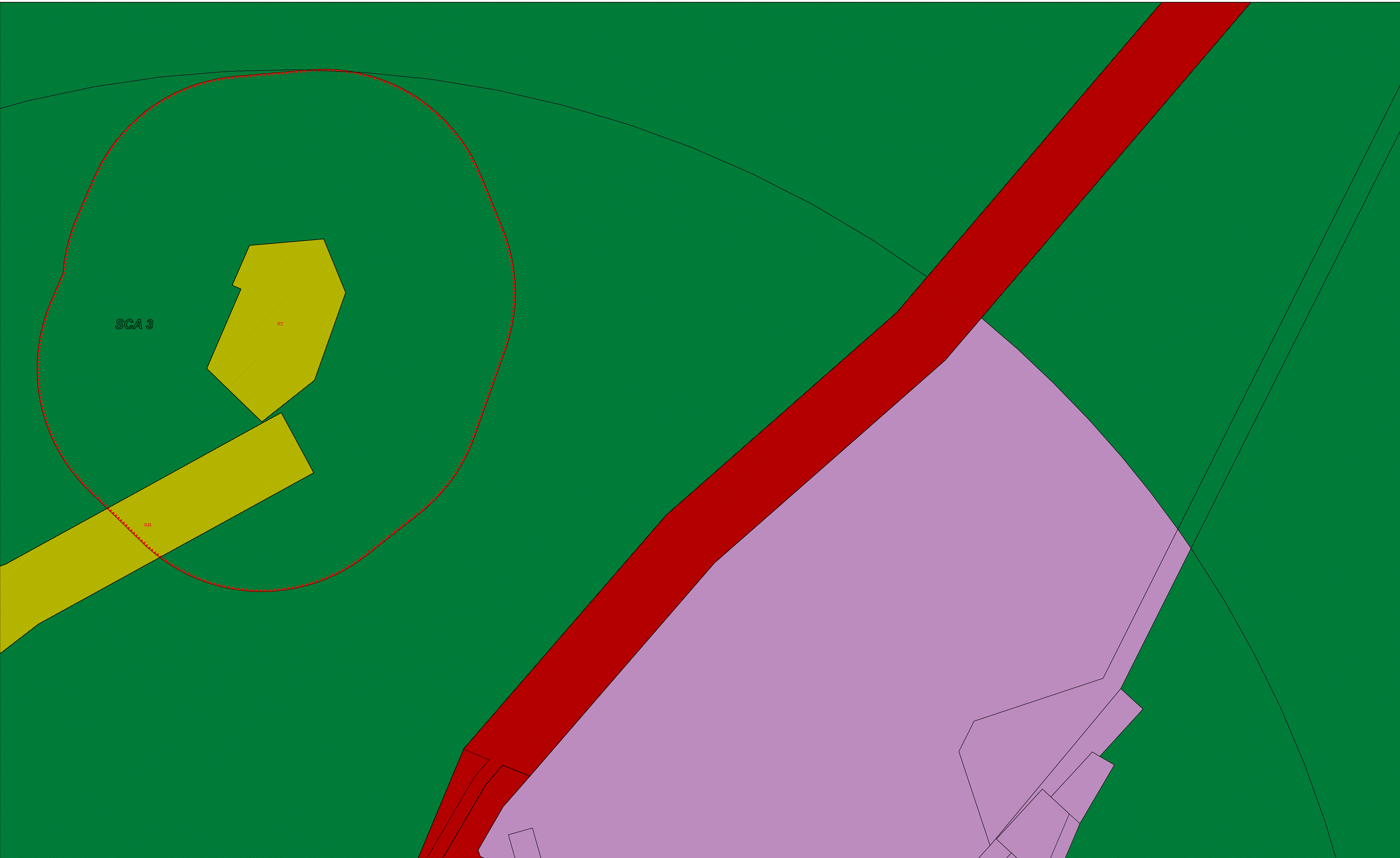
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LOCAL PLANNING SCHEME MAP (of 15) **9**

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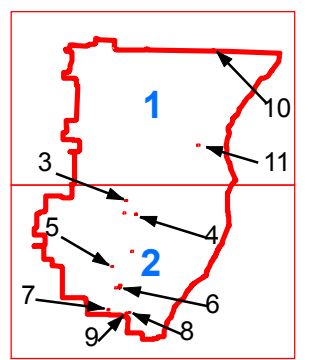
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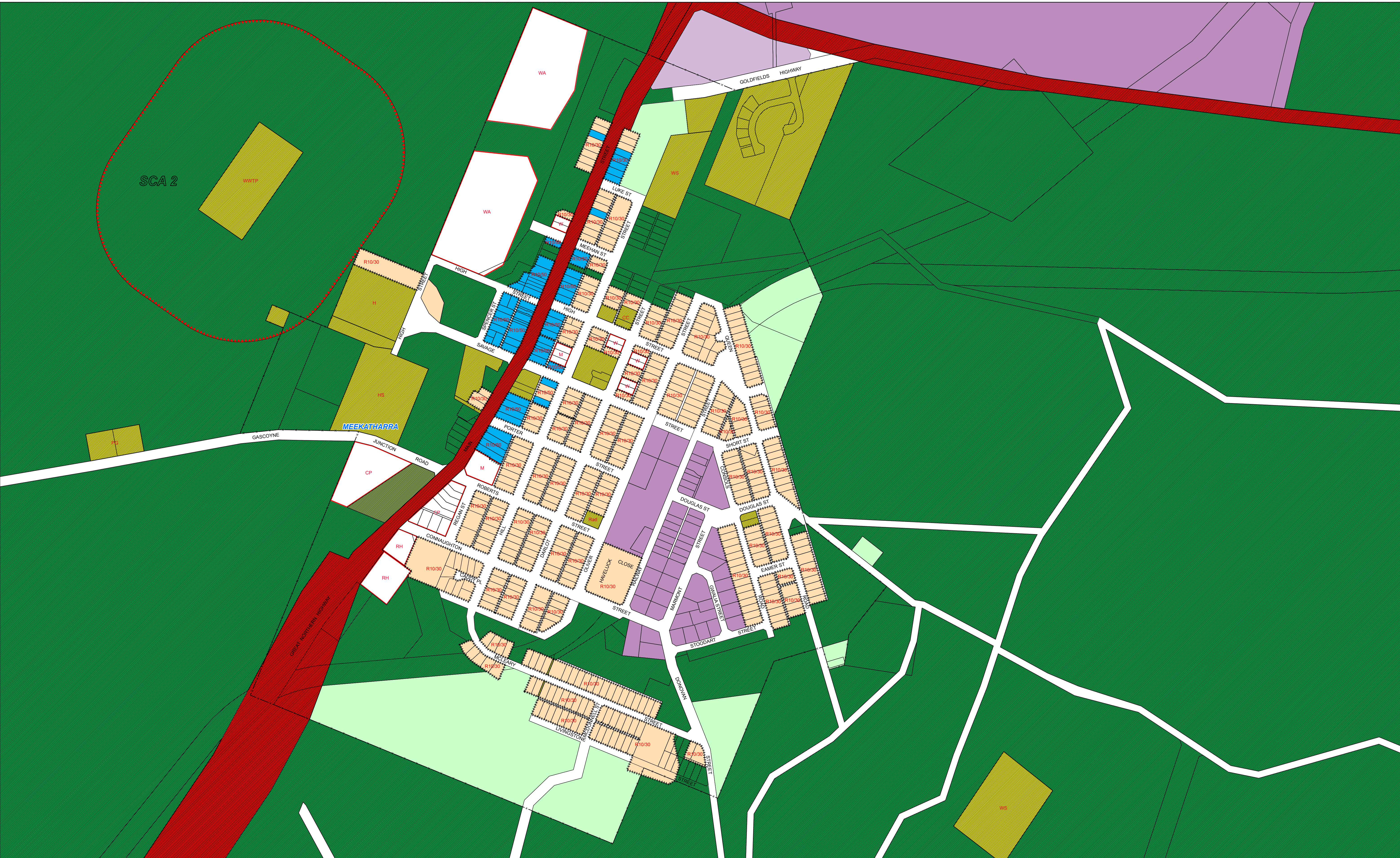
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LEGEND

	Residential
	Commercial
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	General Industry
	Settlement
	Rural

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	Caravan Park
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	Public Purposes

(See adjacent purposes)

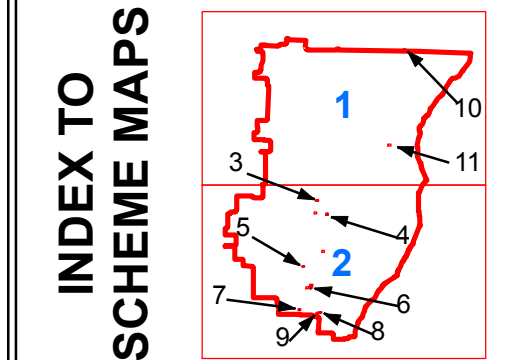
	Airport
	Cemetery

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	Community Welfare Services
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	Hospital
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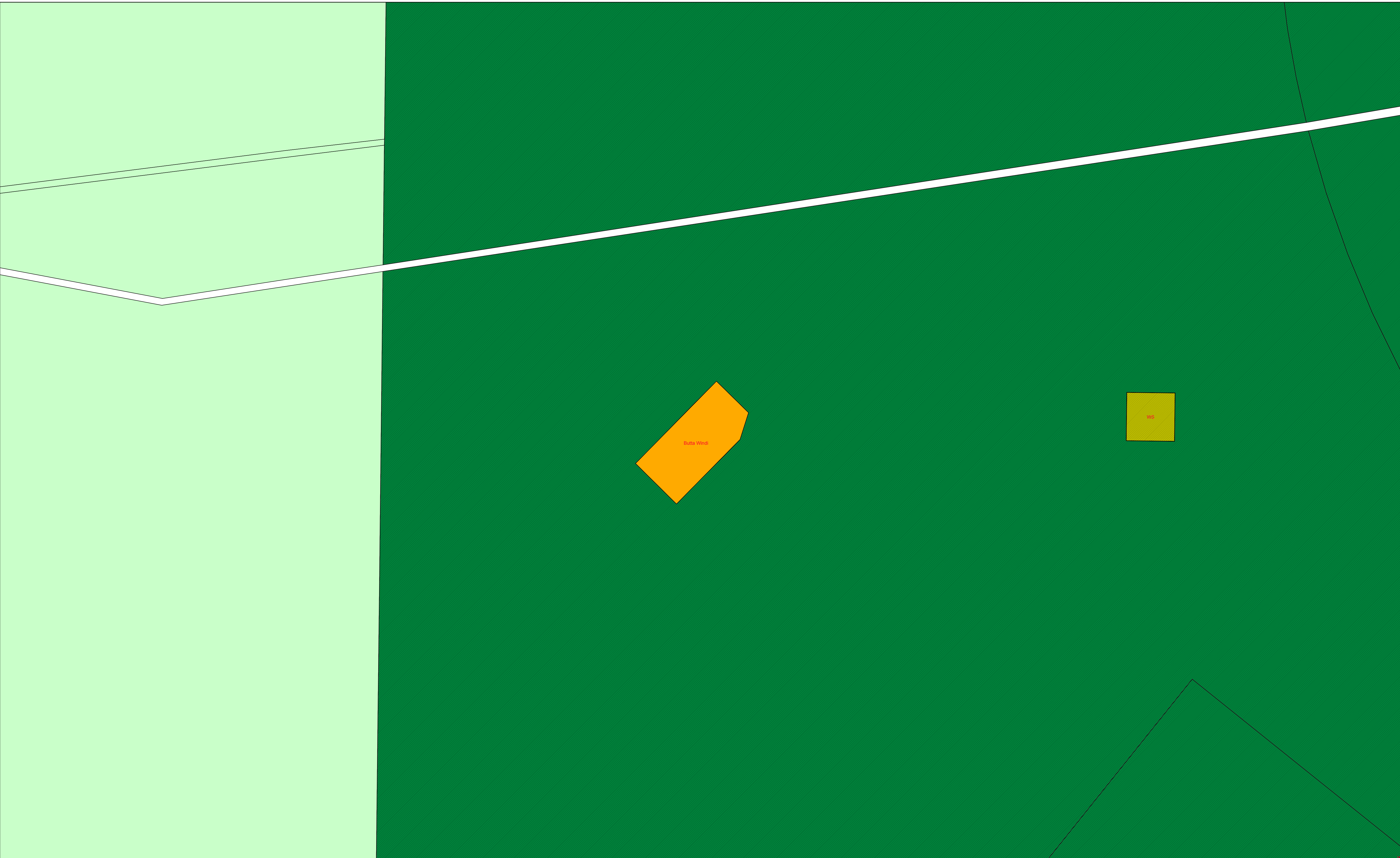
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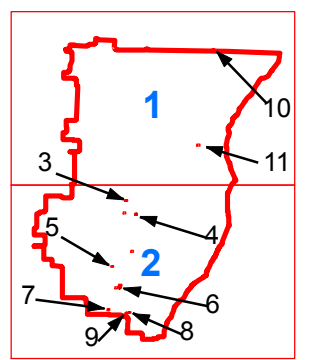
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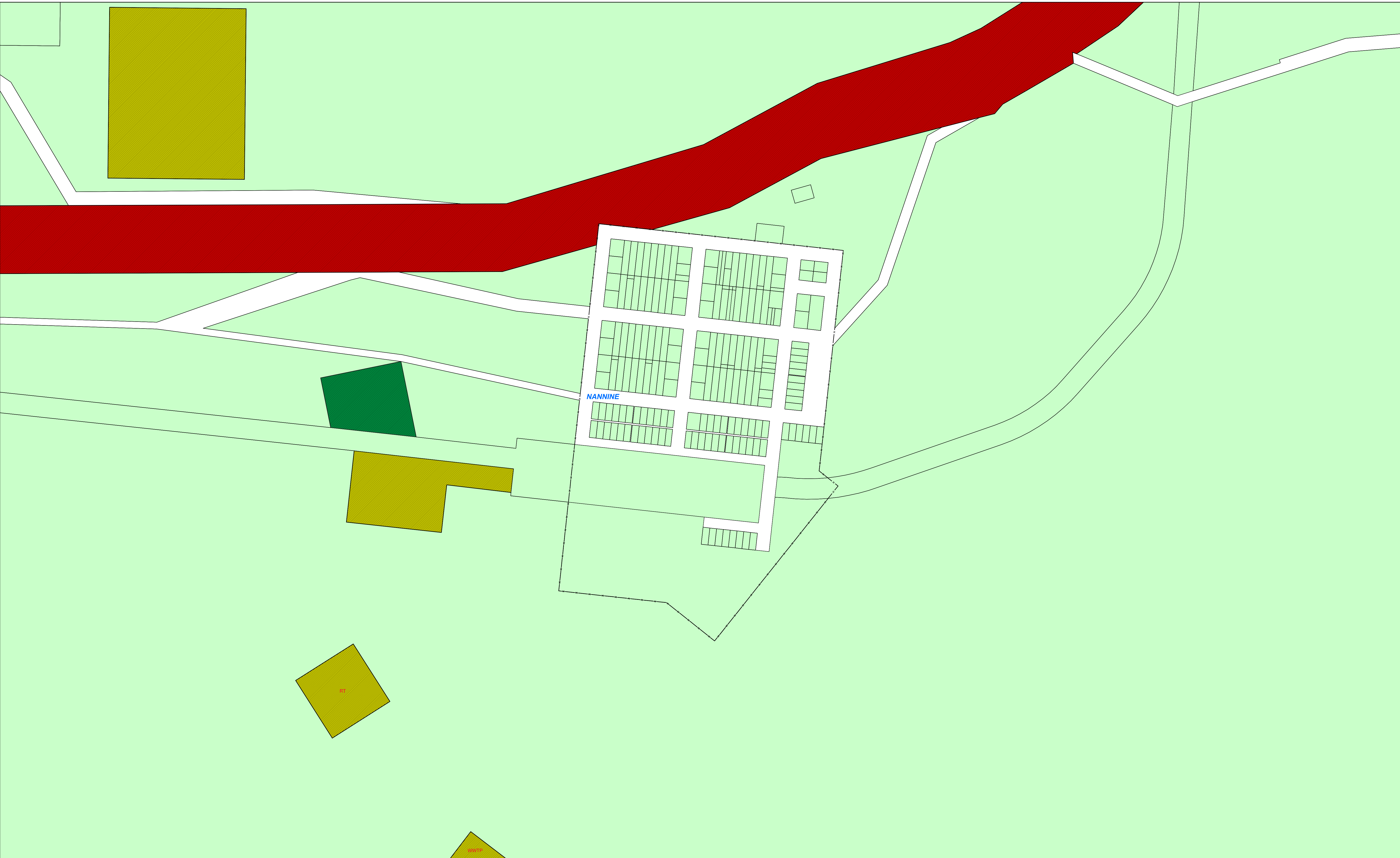
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NORTH

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LEGEND

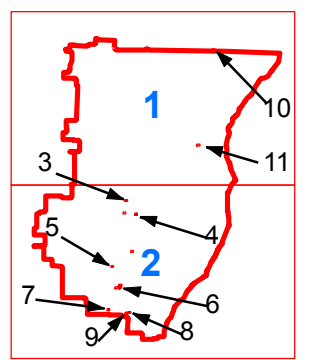
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 - Settlement
 - Rural
- Special Use**
- CP Caravan Park
 - RH Roadhouse
 - W Place of Worship
 - WA Workers Accommodation

- LOCAL SCHEME RESERVES**
- Environmental Conservation
 - Public Open Space
 - Primary Distributor Road
 - Public Purposes
- (See adjacent purposes)
- AP Airport
 - C Cemetery

- CC Civic and Cultural
- CW Community Welfare Services
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- FBS Fire Brigade Site
- H Hospital
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- WWTP Wastewater Treatment Plant
- WS Water Supply
- YC Youth Community Purposes

- OTHER**
- Scheme Boundary
 - Townsite Boundary
 - R Code Boundary
 - Special Control Area

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SHIRE OF MEEKATHARRA

LOCAL PLANNING SCHEME No 4

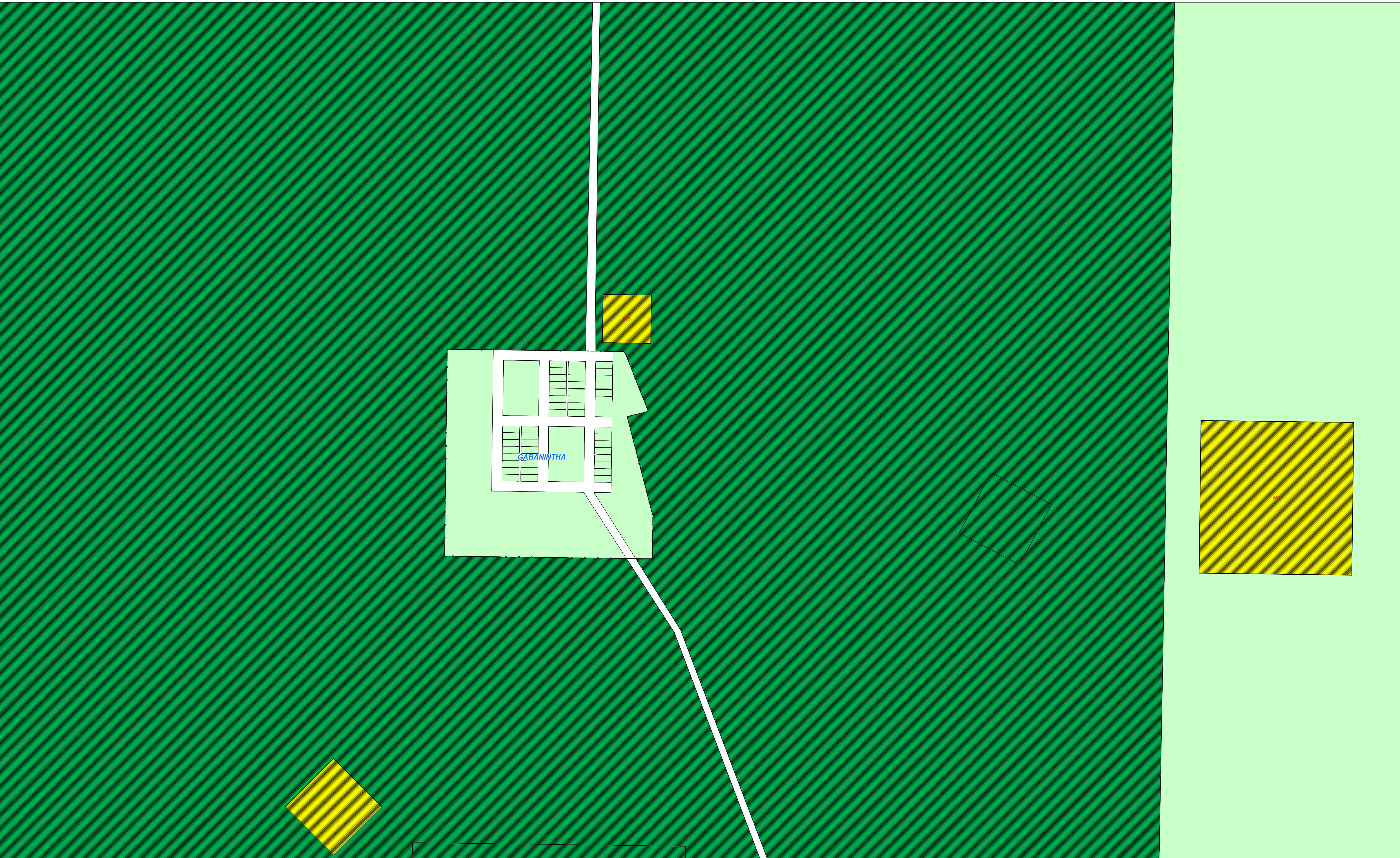
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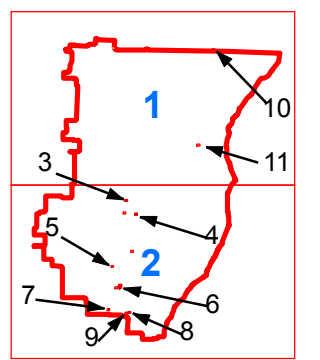
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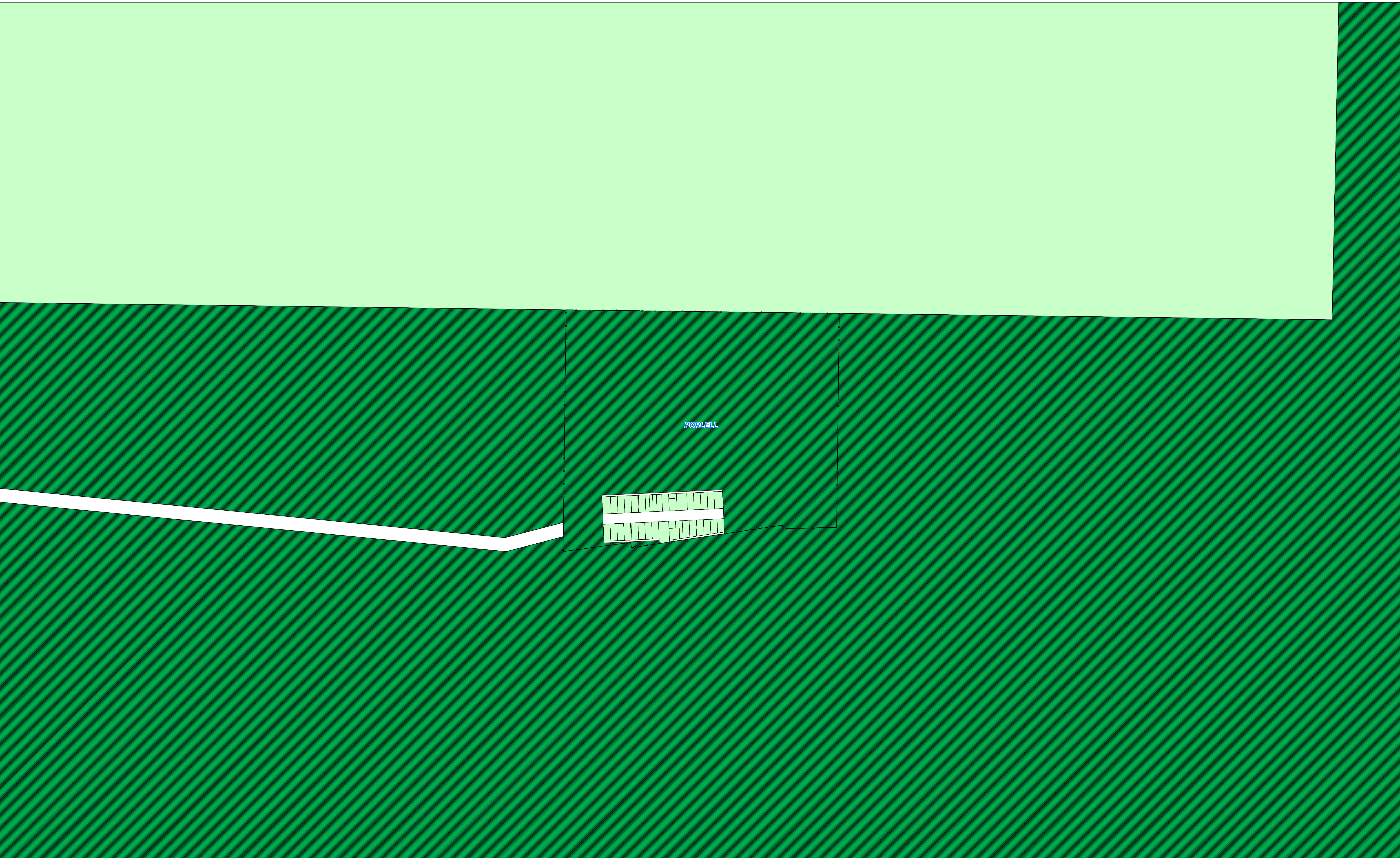
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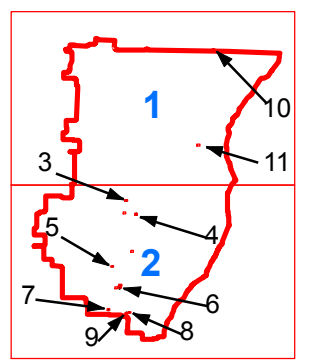
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SHIRE OF MEEKATHARRA

PART 1

LOCAL PLANNING STRATEGY

February 2016

PLANWEST

(WA) PTY LTD A.B.N. 77 665 477 168

**CONSULTANTS IN PLANNING,
DESIGN AND MANAGEMENT**

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

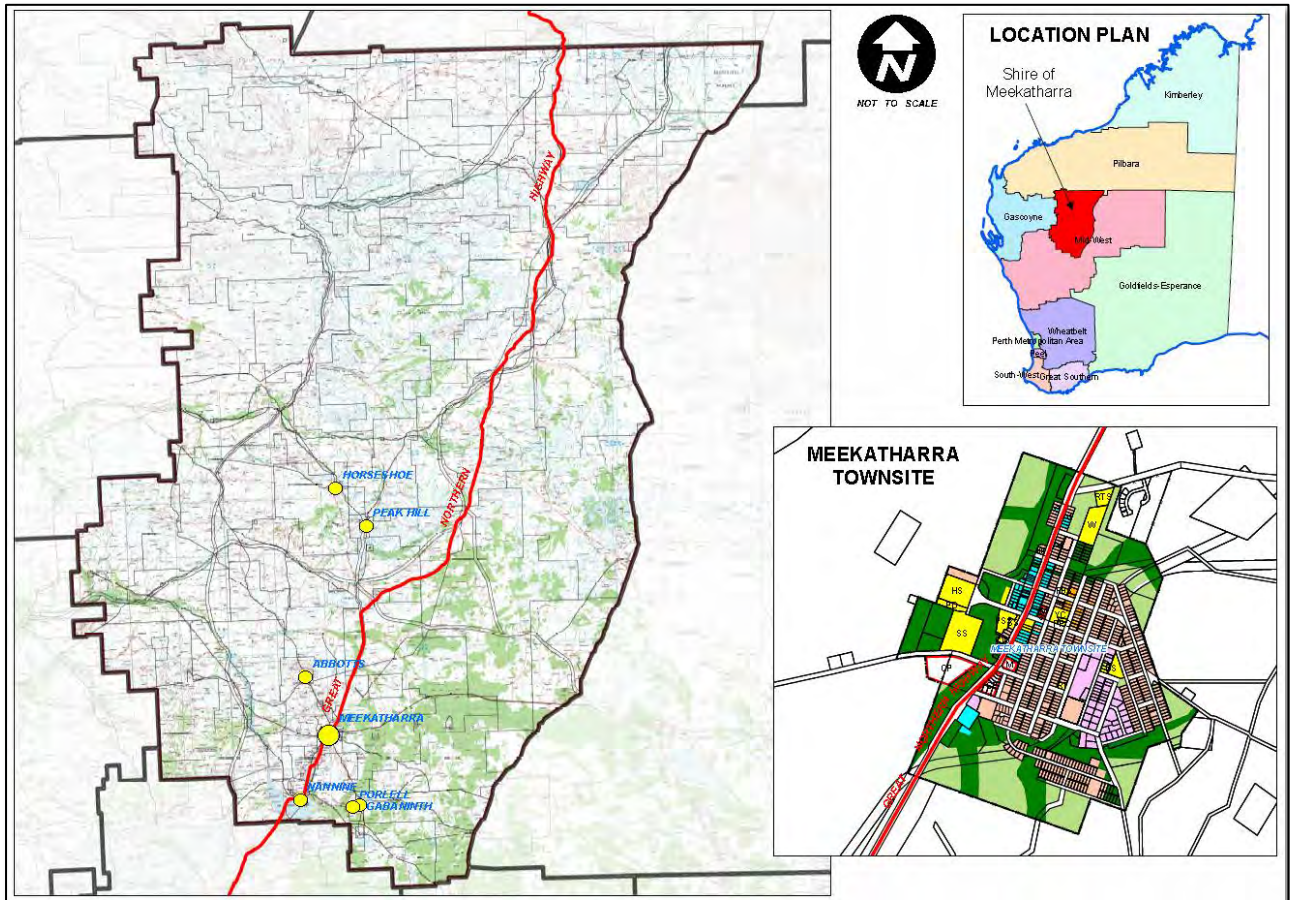
Figure 1 shows the location of the Shire in relation to the Regions and the Perth Metropolitan Region. The Meekatharra townsite is about 764 kilometres from Perth by road via the Great Northern Highway. As the crow flies it is about 665 kilometres from Perth CBD. The Meekatharra Townsite map shows existing 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
<p>Identify conservation areas and make residents and visitors aware of such areas and their cultural significance.</p>	<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>
<p>Diversification of income bearing activities, to improve the Shire's capacity to respond to climate change</p>	<p>Encourage diversification of activities in the pastoral areas, where income producing activities rely primarily on climate.</p>
<p>Establish an on-going and sustainable means of maintaining the parks and recreation areas and facilities in the district.</p>	<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>
<p>Ensure that all new development is built and maintained in a sustainable manner.</p>	<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.	Provide brochures detailing tourist information of the District and make these readily available. Better advertise the area as a tourist destination. Encourage mining companies to help advertise the area through their operations.
Ensure that the townsite provides suitable facilities and amenities to attract and retain tourists.	Provide more diverse short stay accommodation through supporting the establishment of bed and breakfast accommodation, as well as improvement of hotel facilities. Ensure the provision of quality services and facilities, which will aid in retaining visitor in the area.



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.

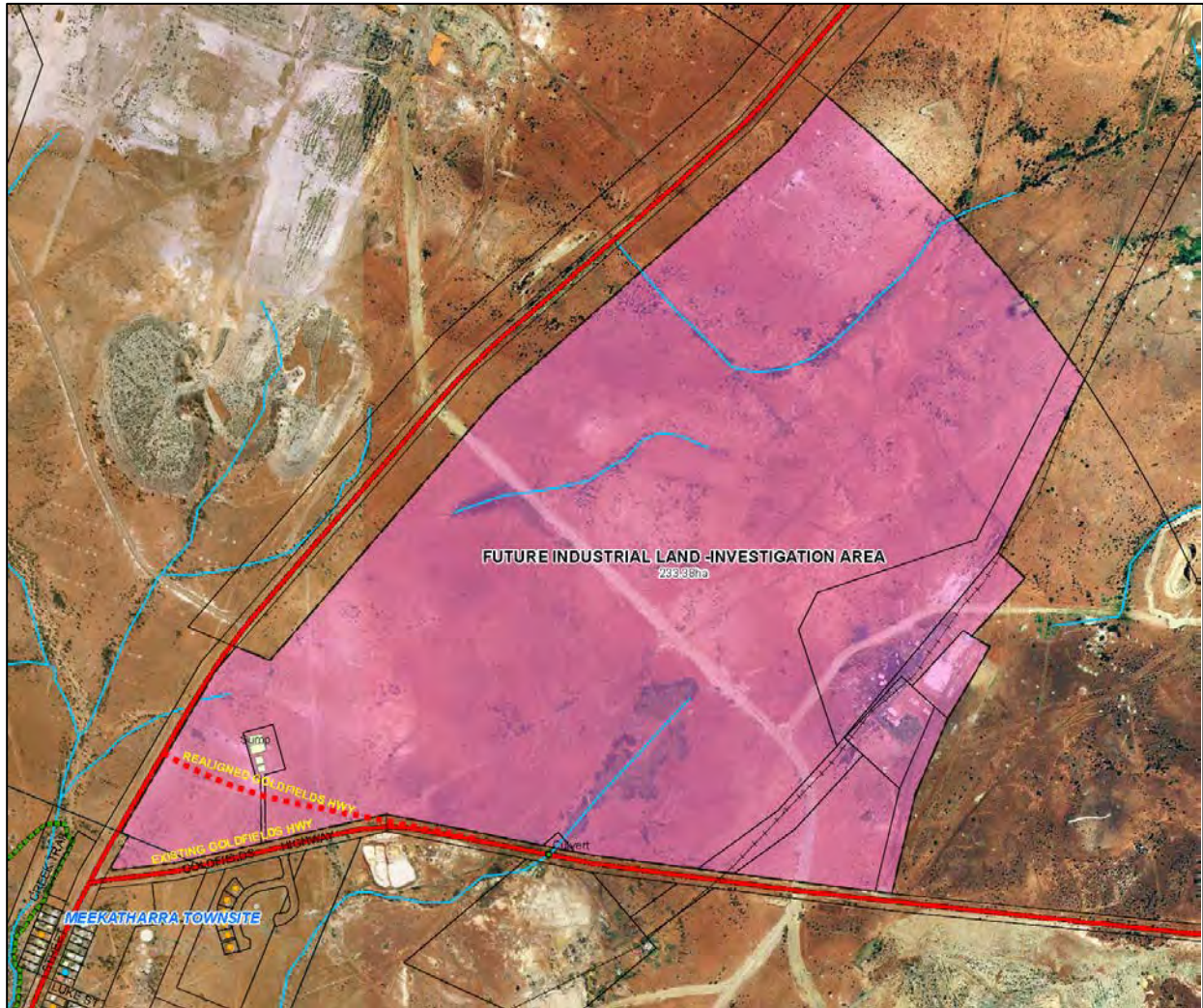
Figure 2 provides a potential site for a future general industrial estate. The location and design will need to be developed in consultation with the Department of Planning as well as Main Roads WA.

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.

a golden prospect



- 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.

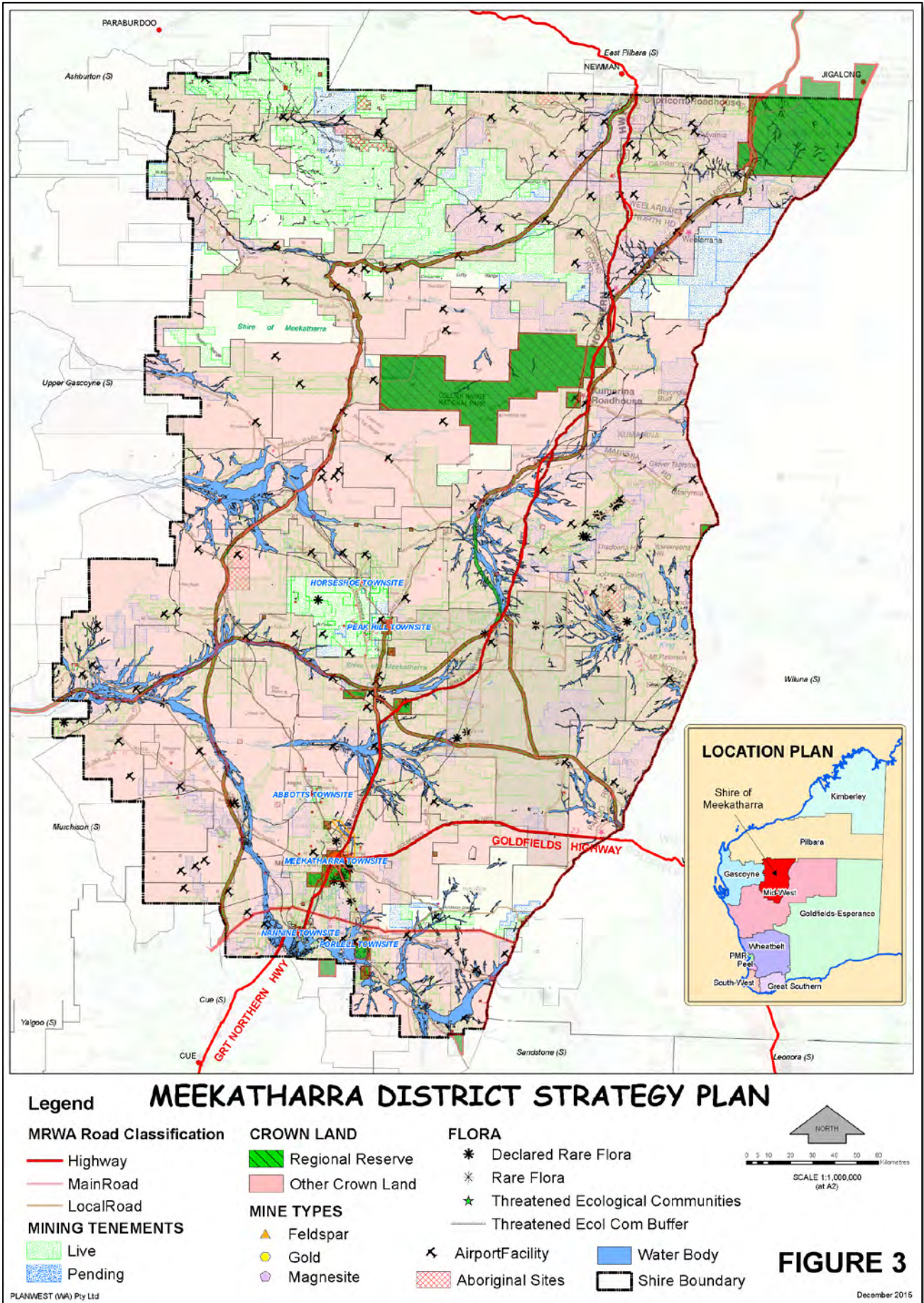
The pattern of stock routes criss-crossing the district can be appreciated from the Figure, as can the major water body areas all directed westwards to the coast.

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.

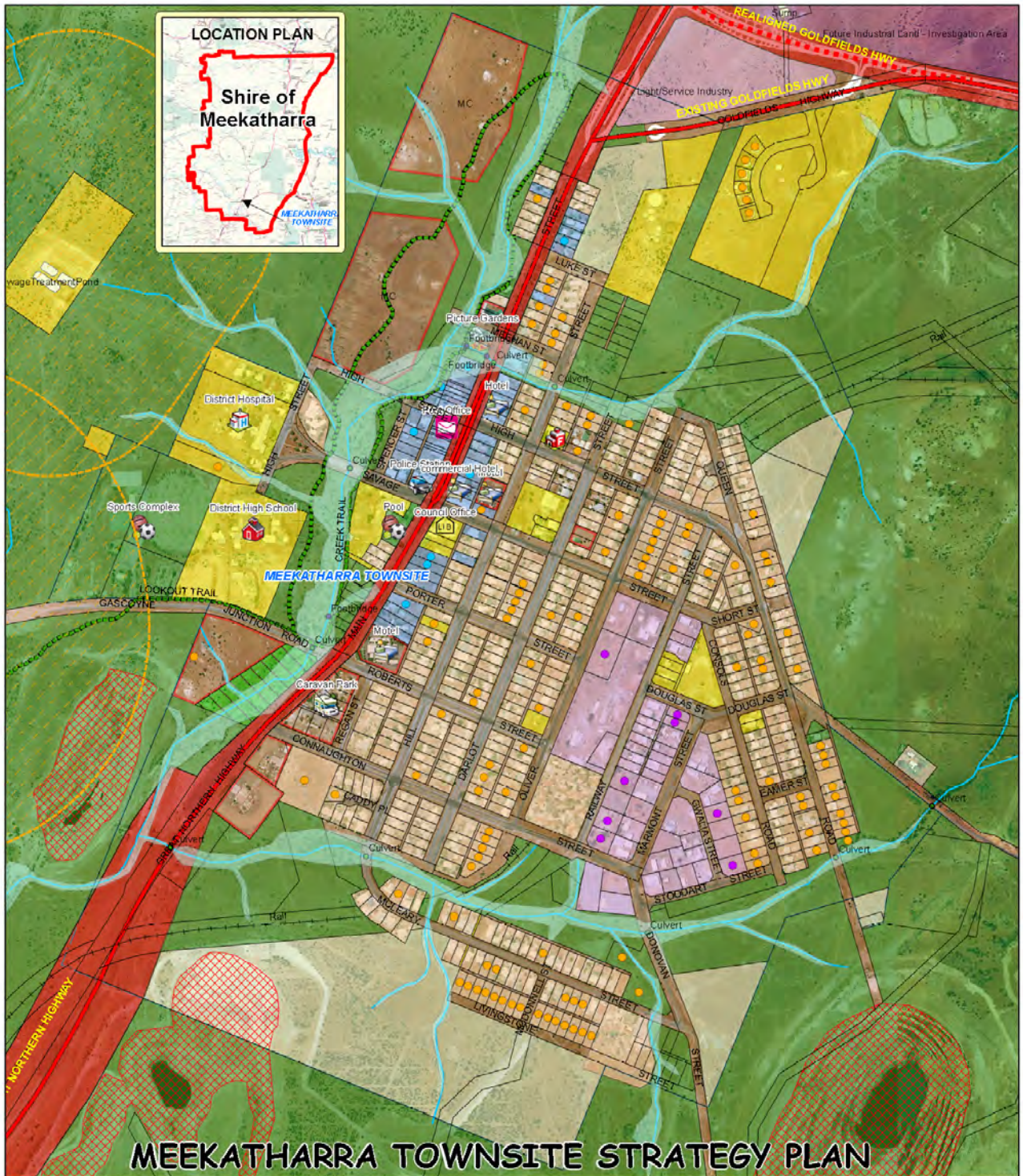
The Council-owned land on the north side of High Street, west of the highway, is more than adequate to cater for additional **mining camp facilities**. The location of these sites in the townsite should be encouraged and supported as it provides financial spin-offs for local businesses. These types of 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

NORTH

SCALE 1:7,500
(at A3)

- School
- Caravan Park
- Major Road

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.

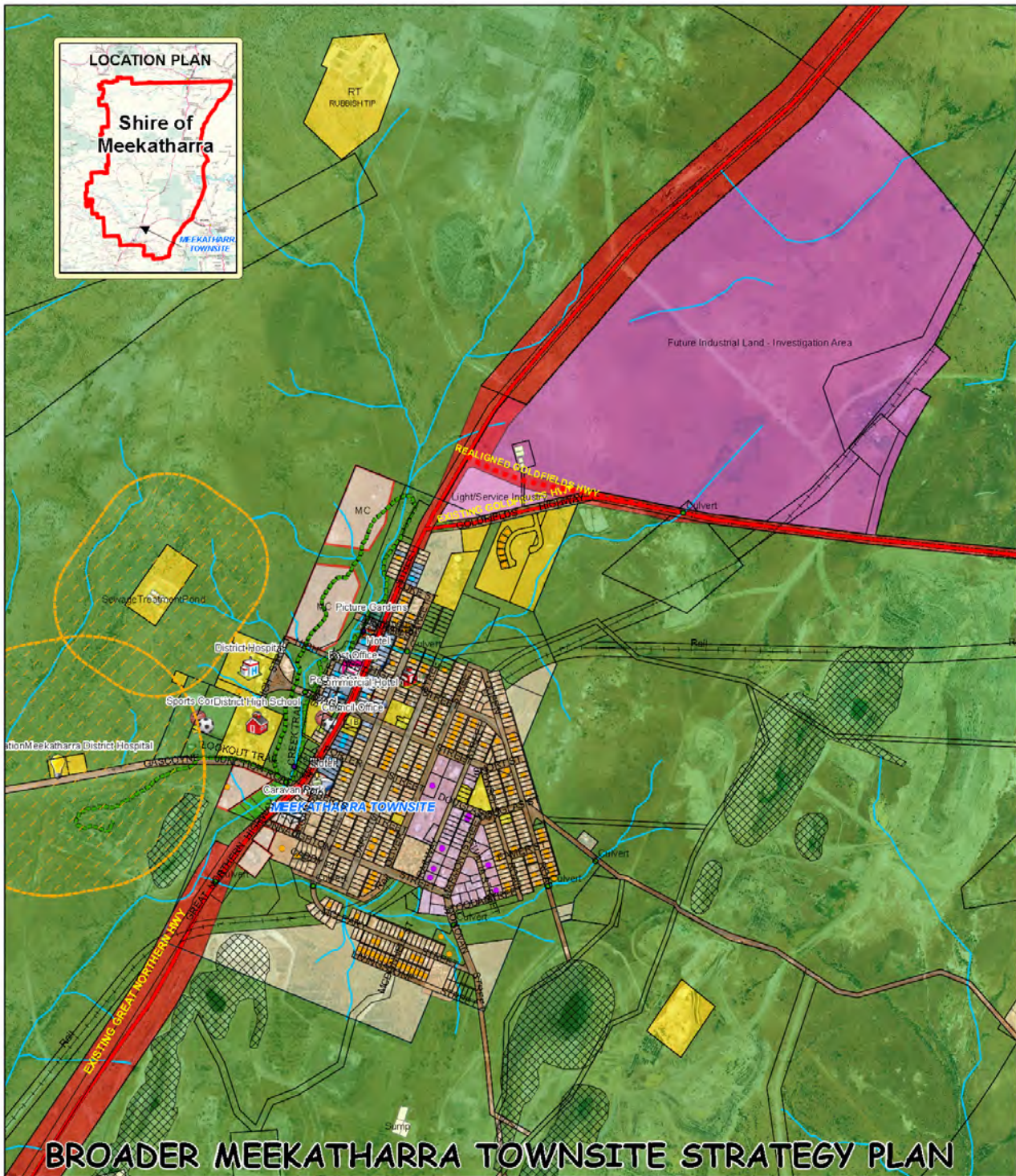
The existing **rubbish tip and rifle range** are located northwest of the town and are surrounded by Crown Reserves for 'Parks' and 'Commons'. As a result no buffer areas are required.

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



BROADER MEEKATHARRA TOWNSITE STRATEGY PLAN

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

NORTH

0 125 250 500 750 1,000 Metres

SCALE 1:15,000 (at A3)

- Power Station
- School
- Caravan Park
- Major Road

FIGURE 5

February 2018

PLANWEST (WA) Pty Ltd

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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

a golden prospect

8. NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY RESOLUTION OF THE MEETING

9. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

10. CLOSURE OF MEETING