



***HEALTH, BUILDING & TOWN PLANNING***

***COMMITTEE MEETING***

***19 AUGUST 2023***

***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 August 2023 in the Council Chambers, Main Street Meekatharra commencing at 8.30am.

A handwritten signature in black ink, appearing to read 'Kelvin Matthews', is positioned above the typed name.

Kelvin Matthews  
Chief Executive Officer  
14 August 2023



## **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**

## **3. APPLICATIONS FOR LEAVE OF ABSENCE**

### **Committee Resolution:**

**Moved:**

**Seconded:**

**That Cr \_\_\_\_\_ be granted Leave of Absence for the 16 September 2023 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 22 July 2023 be confirmed.**

**CARRIED / LOST**

## 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 JULY 2023

Prepared by Shire of East Pilbara  
On Date 11 August 2023

In accordance with the shared services agreement, this report provides a summary of building, planning and environmental health matters for July 2023. This includes all activities, the progress of ongoing situations and concerns related to the required services raised by the Shire of East Pilbara.

#### **Building**

No Building Permit Applications have been received this month. We have had one building query this month, all of which were dealt with in a timely manner.

#### **Planning**

Planning information and advice was provided to the Shire of Meekatharra during July. This included advice to the Shire and a customer regarding a potential community centre at the corner of Savage and Railway Streets, as well as additional advice to the Shire regarding planning principles relating to third party advertising signage.

#### **Environmental Health**

Environmental Health staff provided remote services during the month of July.

Environmental Health staff assisted with matters that were raised or occurred in July including:

- Assist with query relating to use of Meekatharra liquid waste facility.
- Query on permits for diesel storage near Meekatharra Airport.
- Query on installation of leach drains Lot 505 & 506 McCleary St Meekatharra once works had commenced.
- Query on stormwater disposal at Lots 505 & 506 McCleary St.
- Queries on establishment of ice cream cart food business.
- Query on school canteen food business fees.
- Wastewater application for Road Construction Village at Kumarina Roadhouse is ongoing pending further information requested.
- Food business renewals continue to be received and assessed.
- Account Enquiry and Advice of Sale (O&R) being assessed for 114 Darlot St Meekatharra.
- Further information requested for wastewater application for 32 Hill St Meekatharra.

### **Detailed Site Investigation for former Meekatharra Power Station**

AECOM Australia Pty Ltd (AECOM) was commissioned by Horizon Power to undertake a detailed site investigation (DSI) at the former Meekatharra Power Station located at 839 Savage St, Meekatharra (the site).

Horizon Power provided a draft copy of this DSI to the Shire of Meekatharra for information purposes in the context of The Shire of Meekatharra potentially acquiring a portion of this lot. The site was classified as ‘Contaminated – remediation required’ by DWER in 2019 (refer to attached Basic Summary of Records Search Response).

The DSI undertook further monitoring and a review of existing site data at the site and the report makes the following recommendations:

### **8.3 Recommendations**

Based on the conclusions above, the site and affected sites are therefore suitable for reclassification under the Act as stated in **Table 20** below.

**Table 20 Recommended Classifications of Site Affected Sites**

Lot	Current Classification	Recommended Classifications and Restrictions	
		Classification	Restrictions
<b>The site</b> (Lot 839 on Plan 215819)	C-RR	RRU	<ul style="list-style-type: none"><li>• Restricted to continued commercial/industrial use</li><li>• No basements should be constructed in future buildings</li><li>• Groundwater abstraction is restricted</li><li>• Excavation works below 2.0 m bgl are restricted without the implementation of the SMP (Aurora, 2020b)</li></ul>
<b>Meekatharra Community Swimming Pool</b> Lot 840 on Plan 215819	PC-IR	RRU	<ul style="list-style-type: none"><li>• Groundwater abstraction is restricted</li></ul>
<b>Portion of Savage Street road reserve</b> Parcel 68772	PC-IR	RRU	<ul style="list-style-type: none"><li>• Groundwater abstraction is restricted</li></ul>
<b>Portion of Crown Reserve</b> Parcel 68771	PC-IR	NC-UU	None

The DSI recommends that the site is suitable for reclassification by DWER to ‘Remediated for Restricted Use’ (RRU) with restrictions as per table above.

The Shire of Meekatharra is currently liaising with DWER to determine the progress of the potential reclassification of the site in accordance with the recommendations of the DSI.

Further information will be provided to Council following discussion with DWER as it comes to hand. It is recommended that more detailed information be provided by DWER, as the responsible agency for reclassification of contaminated sites, to enable Council to make an informed consideration of potential acquisition of a portion of the site.

**Officers Recommendation / Committee Resolution:**

**Moved:**

**Seconded:**

**That the Environmental Health / Building Officer's report be accepted.**

**CARRIED / LOST**



## Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 04:13:12PM, 26/07/2023

Receipt No:

ID No: 21824

### Search Results

This response relates to a search request received for:

Lot 839 On Plan 215819  
Meekatharra, WA, 6642

This parcel belongs to a site that contains 1 parcel(s).

According to Department of Water and Environmental Regulation records, this land has been reported as a known or suspected contaminated site.

<b>Address</b>	Lot 839 On Plan 215819 Meekatharra, WA, 6642
<b>Lot on Plan Address</b>	Lot 839 On Plan 215819
<b>Parcel Status</b>	<p><b>Classification:</b> 29/03/2019 - <i>Contaminated - remediation required</i></p> <p><b>Nature and Extent of Contamination:</b></p> <p>Hydrocarbons (such as from diesel) are present in soil, and trichloroethene (a chlorinated solvent) is present in soil vapour beneath the site.</p> <p>Light non-aqueous phase liquids (LNAPL) are present in groundwater (i.e. diesel is floating on the surface of groundwater). Dissolved hydrocarbons are also present in groundwater, and extend off-site to the north, west and east.</p> <p><b>Restrictions on Use:</b></p> <p>The site is not suitable for occupation or development without further contamination assessment and/or remediation.</p> <p>Due to the nature and extent of soil and soil vapour contamination at the site, a site-specific health and safety plan is required to address the risks to the health of any workers undertaking intrusive works at the site until further notice.</p> <p>Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.</p> <p><b>Reason for Classification:</b></p> <p>This site was reported to the Department of Water and Environmental Regulation (DWER) as per reporting obligations under section 11 of the 'Contaminated Sites Act 2003' (the Act), which commenced on 1 December 2006. The site was first classified under section 13 of the Act based on information submitted to DWER by May 2016. The site has been classified again under section 13 of the Act to reflect additional technical information submitted to DWER by January 2019.</p>

#### Disclaimer

This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.



## **Contaminated Sites Act 2003**

### **Basic Summary of Records Search Response**

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The site was reported because it was used as a power station for approximately 16 years, from at least 1976 until 1992, and because hydrocarbons (such as from diesel) were present in soil and groundwater at the site. Power generation is a land use that has the potential to cause contamination, as specified in the guideline 'Assessment and management of contaminated sites' (Department of Environment Regulation, 2014).

A series of contamination assessments were carried out at the site between 2007 and 2018. These assessments have included site history reviews, and soil, groundwater, soil vapour, surface water and sediment investigations.

Activities historically carried out at the site included bulk fuel storage (typically diesel) and associated fuel transfer infrastructure; generators, transformers and radiators for power generation; a mechanical maintenance workshop; and power pole treatment (with tar).

Hydrocarbons (such as from diesel) were present in soils beneath the site at concentrations exceeding Ecological Screening Levels and Management limits for commercial and industrial sites, as published in the 'National Environmental Protection (Assessment of Site Contamination) Measure 1999' (the NEPM). This soil contamination is present at six discrete areas across the site, which include the former transformer; the former fuel bunds; a stained area to the west of the former fuel bunds; the sump; the radiator pad; and the power station building. Soil contamination is also likely to be present beneath the power station building, based on the results of soil vapour and groundwater investigations. The presence of hydrocarbons in soil poses a potentially unacceptable risk to the health of any workers carrying out excavations at the site.

Chlorinated hydrocarbon vapours (such as from solvents) were present in soil vapour at concentrations exceeding interim soil vapour health investigation levels for commercial and industrial land, as published in the NEPM. The chlorinated hydrocarbon vapours pose a potentially unacceptable risk to the health of future site workers and visitors, and any workers carrying out excavations at the site.

Hydrocarbons (such as from diesel) were also present in soil vapour. The concentrations detected do not exceed the health screening levels for commercial and industrial land, as published in the NEPM. However, they may pose a potentially unacceptable risk to human health should the site be used for a more sensitive land use (such as residential, primary schools or childcare centres).

Light non-aqueous phase liquid (LNAPL) was present in groundwater beneath the site (i.e. diesel was observed floating on the surface of groundwater). Dissolved hydrocarbons (such as from diesel) were also present in groundwater. The dissolved hydrocarbon plume extended off-site to the north beneath the Savage Street road reserve, and beneath a grassed recreation area to the east of the power station building. The presence of hydrocarbons in groundwater poses a potentially unacceptable risk to the environment, environmental values, and future site users if groundwater is abstracted for use.

Surface water and sediment investigations carried out in 2009 and 2017 did not identify any evidence of contamination in the Meekatharra Creek, which is located off-site to the west.

A risk assessment for hydrocarbons and chlorinated hydrocarbons in soil, soil vapour and groundwater has indicated that remedial works are required to mitigate the potential risks to human health, the environment and/or any environmental value.

An accredited contaminated sites auditor (the auditor) reviewed the investigations and risk assessment for the site. The auditor's findings are documented in a mandatory auditor's report dated

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## **Contaminated Sites Act 2003**

### **Basic Summary of Records Search Response**

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January 2019. DWER accepts the auditor's recommendation that further assessment or remedial works are required to mitigate the potential risks to human health, the environment and/or any environmental value.

As the site has been shown to be contaminated, and remediation is required to reduce unacceptable risks to human health, the environment or any environmental value to acceptable levels, the site is classified as 'contaminated - remediation required'.

Based on the information provided, the site is not suitable for any use until remedial measures have been carried out.

DWER, in consultation with the Department of Health, has classified this site based on the information available to DWER at the time of classification. It is acknowledged that the contamination status of the site may have changed since the information was collated and/or submitted to DWER, and as such, the usefulness of this information may be limited.

#### **Other Relevant Information:**

Additional information included herein is relevant to the contamination status of the site and includes DWER's expectations for action that should be taken to address potential or actual contamination described in the Reasons for Classification.

Based on the available information, contamination present beneath this site has also been identified beyond the site boundary beneath the adjacent land, consistent with the definition of a "source site" specified in Part 1, Section 3 of the Act. In accordance with Regulation 31(1)(b) of the 'Contaminated Sites Regulations 2006', reports or information submitted to DWER that are relevant to the investigation, assessment, monitoring or remediation of a source site are required to be accompanied by a mandatory auditor's report (MAR) prepared by an accredited contaminated sites auditor.

Where the land is part of a transaction - sale, mortgagee or lease agreement, the land owners MUST PROVIDE WRITTEN DISCLOSURE (on the prescribed Form 6) of the site's status to any potential owner, mortgagee (e.g financial institutions) or lessee at least 14 days before the completion of the transaction. A copy of the disclosure must also be forwarded to DWER.

#### **Action Required:**

This site is considered to be a high priority for action to be taken to address contamination, as described below.

As recommended by the accredited contaminated sites auditor, further investigation is required to adequately delineate and characterise the nature and extent of chlorinated solvent contamination in soil vapour at the site. DWER also considers that deeper groundwater investigations are required to assess the potential presence of chlorinated hydrocarbon contamination in groundwater. A further Detailed Site Investigation documenting the results of these investigations should be submitted to the auditor by September 2019. Investigations are to be carried out in accordance with DWER's Contaminated Sites Guidelines and the NEPM.

Remediation of the source and affected sites is required to mitigate potential risks to human health, the environment and/or any environmental value. Remedial measures could include the preparation of a Site Management Plan to manage potentially unacceptable risks to human health. Remedial options must be assessed and a remediation action plan developed for the site and submitted to the

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## Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 04:13:12PM, 26/07/2023

	auditor by no later than June 2020.
<b>Certificate of Title Memorial</b>	Under the Contaminated Sites Act 2003, this site has been classified as "contaminated - remediation required". An instrument affecting land which comprises all, or part of, this site will not be registered or accepted for registration, unless the CEO of the Department of Environment Regulation consents to the registration in writing. For further information on the contamination status of this site, or this restriction, please contact Contaminated Sites at the Department of Environment Regulation.
<b>Current Regulatory Notice Issued</b>	<b>Type of Regulatory Notice:</b> <i>Nil</i> <b>Date Issued:</b> <i>Nil</i>
<b>General</b>	No other information relating to this parcel.

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## 7.1.2 COMMUNITY DEVELOPMENT & SERVICES MANAGERS REPORT JULY 2023

### • BUDGETED PROJECTS & BUSINESS FROM PREVIOUS MEETING

#### 1. Entry Statements

Still awaiting quote from panel members for building of walls for entry statements.

#### 2. Local Planning Scheme & Strategy

The Department of Planning, Lands and Heritage have assessed the draft Local Planning Scheme (LPS) No 4 and Strategy and provided a range of proposed modifications. They now seek Council's comments in response to these modifications. See Attachment 1 for a schedule of recommended modifications and other supporting documentation.

Most are of a minor nature, simply to bring the LPS in line with current regulations, guidelines, position papers and Census statistics, which was to be expected as it's been a number of years since the draft LPS was prepared. Many others are okay and can be agreed to as recommended.

Other points require discussion and are marked as such.

A major proposed modification from the Department however is to not include the whole shire in the LPS after all, but to continue to just include the townsite and immediate surroundings (point 11 of the schedule of recommended modifications). Please note that all of the modifications are based on the assumption that Council agree to retaining a townsite scheme.

With regard to the light industrial area north of town, given the lack of site analysis to understand the land capability, it's recommended to simply include it in the townsite scheme area but zone it as rural for now. Once the relevant technical studies and consultations with relevant agencies are completed, a scheme amendment can be lodged for the site to be rezoned as light industrial.

#### 3. Lions Park

As per discussion at July HBTP meeting it's proposed to complete the project over three financial years (and strive for completion two years, budget permitting):

- Stage 1 - by November 2023 – approx. \$150k total – “Making a start”
  - earthworks
  - rock excavation & pitching
  - formation of paths
  - 1st shade structure and seating close to skate park
  - hand rails to steps and TGSIs
- Stage 2 – by November 2024 – approx. \$215k total – “What makes a park”
  - 2nd shade structure and seating
  - Turf & trees
  - retic
  - BBQ
  - drinking water
  - toddler play area
  - bike racks
  - yarning circle
  - mulch for remaining area

- Stage 3 – by November 2025 – approx. \$200k total – “Finishing touches”
  - Slide
  - Tubestock planting
  - Lighting
  - Signage
  - Artwork

Lotterywest are willing to continue to fund this project even if broken up into stages over three years. The condition of needing an agreed work plan still applies and conversations are in progress concerning this.

#### **4. Swimming Pool Basin + Toddler Pool Works**

Works are underway and are approximately 45% complete, ahead of schedule. The overall works should be complete by the end of August with September to be used for any loose ends and finishing touches.

- Completed: Demolition, rendering, waterproofing, modification to earthing, manufacture of splash toys
- In progress: tiling, grouting, painting floor, installation of water features

#### **5. Median Strip – ‘Meekatharra’s Streetscape Art Project’**

##### Sign and Art Wall:

- Interpretive signage for median murals has been ordered.
- Interpretive signage for Youth Focus mural has been ordered
- A0 frames for simple changeable outdoor gallery are still pending installation
- Canvas print replications of median murals have arrived (to be displayed at Visitor Centre with signage explaining Meekatharra’s heritage).
- ‘Yarn Bombing’ activity running weekly until September, crocheting/knitting yarn squares as community activity to then decorate the new street furniture at Lloyds for the launch event.
- Artwork design stickers for drinking water fountain (replicating median murals) has commenced

##### Street Furniture:

- Bike racks have arrived, pending installation.
- Seating has arrived, pending installation
- Drinking water fountain has been installed outside Youth Focus and is operational

##### Launch Event:

- Yarn Bombing installation to take place 9th September to create colour and excitement in lead up to Festival
- Will be held as part of Meeka Outback Festival in September
- Yarn Bombing activity will also dress the Kurrajong tree outside the Post Office in blue which will feature as part of the Walk for Suicide Awareness in October

#### **6. Lloyd’s Signage**

Great Northern Highway signage design was amended based on Main Roads feedback but required further changes. Liaison between designer and Main Roads continuing. See Attachment 2 for latest draft design. Signage designers have provided quote for \$4.3k including new poles (total).

#### **7. Pool BBQ**

Installation in progress.

- **OTHER MATTERS**

- 1. Events Update**

Events held since last report:

- 15<sup>th</sup> July and then weekly – Yarn Bombing Crochet/Knitting get-together
- 7<sup>th</sup> August – Friendship Day at Kidzone – small turnout

Planning undertaken for upcoming events:

- 26<sup>th</sup> August – Filming of Our Town
- 7<sup>th</sup> September – Circuitwest ‘Kalyakoorl, ngalak warangka’ (Together, we Sing) Performance at Shire Hall
- 9<sup>th</sup> September – Headstone Cleaning Workshop
- 9<sup>th</sup> September Yarn Bombing space activation
- 16<sup>th</sup> September – Clean Up Day
- 22-24<sup>th</sup> September – Meeka Outback Festival
- 15<sup>th</sup> October - Walk for Suicide Awareness

- 2. Tourism Update**

- “Our Town” filming to happen this month, highlighting Murchison GeoRegion
- Meekatharra Dark Sky Tourism Action Plan by Astro Tourism Western Australia received which contains a range of valuable recommended action plans for tourism and economic development – will present this as separate item in September Ordinary Council Meeting

**Svenja Clare**

**Community Development & Services Manager**

**10/08/2023**

**Officers Recommendation / Committee Resolution:**

**Moved:**

**Seconded:**

**That the Community Development & Services Manager’s report be accepted.**

**CARRIED / LOST**

**Attachment 1: Local Planning Scheme – Schedule of Recommended Modifications and related information**

Schedule of Recommended Modifications Shire of Meekatharra draft Strategy and Scheme 4			
Topic		DPLH comment	Shire comment - <b>proposed</b>
<b>Draft Strategy</b>			
General			
1.	Population, employment and climate statistics	Need to update all the population, employment & climate statistics to reflect most up-to-date Census/BOM data.	<b>Agree</b>
2.	Maps/Figures	It is recommended the Strategy maps and figures are reviewed and updated as required to improve clarity and interpretation and/or reflect the most up-to-date data.	<b>Agree</b>
3.	Administrative / Editorial updates	Various editorial updates needed to number the Strategy and Actions, correct numbering, correct headings, terminology, policy names, Minister names, delete outdated/redundant statistics and information etc... (track changes made)	<b>Agree</b>
Part 1			
4.	Actions	<p>Review Actions - a number of the actions do not delve into how the action will be implemented to achieve the associated Strategy. Have highlighted several actions in the document requiring further consideration around implementation / relevance, including any actions that may have been implemented since the Strategy was first drafted.</p> <p>Recommend numbering the strategies and actions.</p>	<p><b>Discuss with Council:</b></p> <ul style="list-style-type: none"> <li>• 5.1.2</li> <li>• 5.1.5</li> <li>• 5.2.1</li> <li>• 5.2.4</li> <li>• 5.3.2</li> <li>• 5.5.2</li> <li>• 5.5.8</li> <li>• 5.6.10</li> <li>• 5.7.1</li> </ul>

Part 2			
5.	Sect 3.7 - Local Planning Policies	The Strategy suggests 3 LPP's adopted by the Shire. However, I am unable to locate these on the website. Will need to review/update this section depending on the status of these documents.	Discuss with Council & Paul Bashall – remove if these don't exist
6.	Section 4.13.1 Road transport	Recommend updating this section to reflect current Main Roads WA road planning and projects, this includes reviewing text on Goldfields Hwy-Great Northern Hwy intersection.	Agree
7.	Sect 4.2.2 Contaminated sites	Have updated this section to reflect data for recorded contaminated sites on DWER mapping – two additional sites added (Lot 839 Savage St and Lot 850 Oliver St)	Agree
8.	Sect 4.2.5 Aboriginal sites	Need to amend information to reflect recent changes to the <i>Aboriginal Cultural Heritage Act 2021</i> .	Disagree, Act now repealed
<b>Draft Scheme 4</b>			
9.	Consistency with model provisions of Planning and Development (Local Planning Schemes) Regulations 2015	Update scheme text to be consistent with model provisions format (track changes made)	Agree
10.	Reform / Approved Regulations drafting instructions	The Regulations are in the process of being updated (in tranches) and there are a number of changes supported by the Minister that are intended to be included in the Regulations update. I have incorporated a number of the proposed changes in Scheme 4 which would add value and relevant (or may be in the future) to the Shire. These are as follows:	Agree

		<ul style="list-style-type: none"> <li>• Include 'independent living complex' and 'residential aged care facility' and their definitions as a land use in the Zoning Table with 'D' permissibility in the Residential zone only. These uses provide accommodation options in Meekatharra to support aging in place, consistent with the WAPC's <i>Residential accommodation for ageing persons Position Statement</i>.</li> <li>• Include 'renewable energy facility' and its definition as a land use in the Zoning Table with an 'A' use permissibility in the Rural and General Industry zone only. It is noted the Shire some rural land on the outskirts of town. Including this use could provide opportunities for additional renewable energy options. Its inclusion in Scheme 4 is consistent with the WAPC's <i>Renewable Energy Facilities Position Statement</i>.</li> </ul>	
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11.	Scheme area	<p>A major change with Scheme 4 is moving from a townsite-based scheme area to a whole of local government area scheme. There does not appear to be any rationale in the draft Strategy to justify this change, and it is also inconsistent with the Strategy and Actions in Part 1 seeking to limit urban development to just Meekatharra. It is noted that there is minimal freehold land outside of the Meekatharra townsite, with most of the land either crown reserves, subject to mining or pastoral leases or Aboriginal settlements and communities. The only freehold land outside the townsite is for roadhouse purposes. The EPA in their review of draft Scheme 4 noted that the zoning of large portions of unzoned land to rural may have unanticipated consequences on the environmental values due to lack of survey data.</p> <p>It is recommended keeping a townsite-based scheme given the limited application of the P&amp;D Act to land outside of the townsite given the majority being crown land (mining and pastoral leases) are exempt from local planning scheme provisions.</p> <p>Can review the existing townsite boundaries to capture/remove any land where not required to be covered by the scheme – e.g. airport site, ALT land north of townsite, future industrial land. See Map showing recommended scheme boundary.</p>	Discuss with Council
Part 2 - Reserves			
12.	Reserve and objectives table	Recommend keeping 'Civic and Community' (new model name) into Table 1 to address ALT land and	Agree

		<p>any future civic/community areas within scheme boundary.</p> <p>Recommend inserting in Education, Medical services and Infrastructure services reserves to capture the relevant public infrastructure and facilities.</p> <p>Recommend inserting additional road reserves (Local Distributor Road and Local Road) to capture all the road types within the townsite boundary.</p>	
Part 3 - Zones and use of land			
13.	Zone and objectives table	<p>Recommend deleting 'Settlement' zone from draft Scheme 4 as all Aboriginal Settlements under SPP 3.2: Aboriginal Settlements are located outside the townsite scheme area and therefore not captured by the Scheme.</p>	Agree
14.	Zoning Table – use & permissibility	<p>Recommend deleting Settlement zone as per comment in #9.</p> <p>Recommend inserting the following land uses and permissibility:</p> <ul style="list-style-type: none"> <li>a. independent living complex – 'D' in residential zone only.</li> <li>b. Renewable energy facility – 'A' in rural zone only. (replaces wind farm/solar farm non-model land use)</li> <li>c. Residential aged care facility – 'D' in residential zone only.</li> </ul> <p>Recommend deleting the following land uses:</p> <ul style="list-style-type: none"> <li>a. Industry primary production (replace with industry rural and retain same permissibility)</li> </ul>	Discuss with Council

- b. Rural related infrastructure (non-model land use)
- c. Service utility (non-model use)
- d. Wind farm/solar farm (replaced by renewable energy facility)

Recommend amending the zone permissibility for the following land uses:

USE AND DEVELOPMENT CLASS	Residential	Commercial	Light Industry	General	Rural
educational establishment	X A	X A	X	D X	D X
home occupation	†P	†D	†D	X	†P
hospital	X	X A	X	X	X
place of worship <i>*discussion item</i>	X A	A	X	X	X
road house <i>*discussion item</i>	X	X A	D	D	X
rural home business	†X	I	I	X	†P
rural pursuit/hobby farm	X	X	D X	D X	D
waste disposal facility	X	X	X	X	D A
waste storage facility	X	X	X	X A	D

15.	Special Use Zones (clause 21)	<p>Draft Scheme 4 proposes 8 new special use sites and carries across 6 from Scheme 3. A lot of the special use sites can be rationalised under existing zones for greater flexibility long-term, or considered as an additional use. There does not appear to be any relevant conditions applicable to these sites and their purpose as a special use zone is unclear.</p> <p>Recommend the following actions:</p> <ul style="list-style-type: none"> <li>• Remove SU2 and SU3 (motel use) and re-zone the land as commercial given Motel is a 'D' permissibility in the zone and adjoins other commercial land along the main road.</li> <li>• Remove SU7 and SU13 (Roadhouse and associated services) as located outside of town-site scheme boundary. See 'Scheme Area' discussion above.</li> <li>• Remove SU8, SU9, SU10 and SU14 (place of worship). These sites contain existing churches are scattered throughout the town-site's residential areas. Recommend rezoning to Residential and making Place of Worship an A use in the Residential zone <u>or</u> rezoning the lots as Residential and specifying these sites as additional uses – Place of Worship. Alternatively, the Shire can insert the model zone – Private clubs, institutions and places of worship in the Scheme and assign permissibility in the Zoning Table. These church sites can be rezoned as such to better reflect the actual use.</li> <li>• Retain SU1, SU4, SU5, SU6, SU11 &amp; SU12, and renumber accordingly.</li> </ul>	Discuss with Council
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		<ul style="list-style-type: none"> <li>Inserting conditions within SU1, SU4, SU5 &amp; SU6 to address requirements for development approval and traffic reporting as required.</li> </ul> <p>SU11 &amp; SU12 (Workers Accommodation) – these sites have been identified as special use sites. There are no conditions specified in the Table for these sites. Does the Shire wish to include any specific conditions in the table around development approval &amp; standards? It is noted that workforce accommodation land use is already permitted as ‘A’ use in the Commercial and Residential zones.</p>	
16.	General Development Requirements (clause 32)	There are provisions which relate to the Rural Residential zone. However, there is no Rural Residential zone in the Scheme. Need to review this provision – options include removing this provision entirely, or inserting the zone into the Scheme.	Agree - remove
Part 5 – Special Control Areas			
17.	SCA 1, 2 & 3	<p>It is recommended that the three special control areas in Part 5 be deleted. Reason being is that there is no freehold land and/or sensitive uses located within the proposed control areas which would need special controls placed on the use and development within the SCA. As such, there does not seem to be a planning purpose for imposing new SCA’s in the draft Scheme. These sites can still be retained and discussed in the Strategy.</p> <p>With regard to SCA 3 – Chlorine Store, the purpose of this SCA is unclear as it is not designated on scheme</p>	Agree

		maps or discussed in Strategy. As noted above, recommend it be removed from draft Scheme 4.	
<b>Schedules</b>			
18.	Schedule A – Supplemental provisions	Have amended by placing the provisions within a Table to reflect the format in the Regulations. Have also recommended that clause 61(1)(n) – ‘carrying out of works for public safety’ be deleted as it is already exempt under the Deemed provisions.	Agree
19.	Schedule 2 – Minimum setbacks from boundaries	Recommend deleting references to Settlement and Rural Townsite as there is no land zoned as such and/or intentions to include the zones.	Agree
20.	Schedule 3 – Parking requirements	Recommend deleting reference to non-model industry land uses and associated parking requirements from the table.	Agree
<b>Scheme Maps</b>			
21.	Light Industrial rezoning proposal	<p>Lot 1036 on DP 29717 (currently rural) and portion of Lot 320 (Reserve 15815) (outside current scheme boundary) are identified for Light Industry. It is acknowledged the Shire’s need for new light industrial land. However, there is limited rationale and site analysis in the Strategy to understand land capability and site selection to justify rezoning through this scheme review.</p> <p>Our recommendation would be to leave as Rural and rezone through a separate scheme amendment that is supported by the relevant technical studies and analysis. This would also allow for consultation with agencies such as Main Roads and DBCA/DWER regarding safe and efficient access arrangements from the road network (GNH / Goldfields Hwy),</p>	Discuss with Council

		effluent disposal, stormwater and drainage regime. The Strategy can still include actions and intentions around this issue. And, the proposed permissibility in the General Industrial and Commercial zones are flexible to capture a greater range of uses than in current scheme with some vacant land still available in the townsite.	
22.	Cadastre	Fix map cadastre where required, incl. adjusting cadastre for Great Northern Hwy (northern section).	Agree
23.	Density coding	Recommend retaining the density coding for the Commercial areas is either retained as R10/R30 <u>or</u> remove the dual coding and keep R10. Reason being that there is no reticulated sewer in Meekatharra, site constraints with hard soil/rock and the <i>Government Sewerage Policy 2019</i> requires a minimum lot size of 1,000m <sup>2</sup> for commercial lots proposing on-site effluent disposal. This means subdivision at the higher code is unlikely to be feasible under the current planning framework.  Add Density Coding labels to map where required.	Agree, retain as R10/R30
24.	Reserve classifications	Recommend amending the classification of the following crown reserves: <ul style="list-style-type: none"> <li>• Portion of Lot 3024 on DP 74349 to be reflected as Public Open Space.</li> <li>• Lots 44 and 45 on DP 222789 (Police Station) – Amend from Commercial zone to Public Purposes to better reflect emergency services purpose.</li> <li>• Lot 874 on DP 187868 (High School) be reflected as Education reserve.</li> </ul>	Agree

		<ul style="list-style-type: none"> <li>• Lot 740 on DP 187868 (Hospital) be reflected as Medical services reserve.</li> <li>• Closed Road (off Connaughton St) – recommend reflecting this as Public Open Space reserve.</li> <li>• Rezoning portion of Goldfields Hwy from Public Open Space to Primary Distributor Road reserve.</li> <li>• Rezoning portion of Goldfields Highway from no zone to Local Road reserve</li> <li>• Zone all relevant roads from no zone to local road reserve</li> <li>• Rezone private freehold Lot 79 on DP 127020, Main St, from Commercial back to Residential. Contains residential development.</li> <li>• Rezone Reserve 13515 from Public Purposes back to Civic and Community reserve given ALT land. Confirmed by Department’s Lands team.</li> <li>• Rezone Lots 330 and 331 on DP 222791 from special use – worship to Public Purposes. Land is managed by Water Corporation.</li> <li>• Rezone Lot 838 (R 11783) from Public Purposes to Infrastructure Services reserve to reflect Water Corporation infrastructure.</li> <li>• Rezone Reserve 23232 and Reserve 44276 (adjacent to Goldfields Hwy) from Public purposes to Civic and Community reserve – land is vested to ALT. Lands support this classification.</li> </ul>	
25.	Special Use	Recommend keeping Lot 821 on DP 183647 (Shell Roadhouse) as Commercial and making Road House	Agree



		<p>an A use in the zone. *See comments on item #14 above.</p> <p>Recommend Lot 1748 on DP 406990 (BP truck fuel site) be rezoned from Special Use zone as Commercial where service station is a contemplated as an 'A' use in zone. Given its location next to residential land, retaining as Industrial zone would not be not be recommended for this site. *See comments on item #14 above.</p> <p>Need to denote special use number on the map for each site.</p>	
26.	Special Control Area	Remove all Special Control Areas from the maps.	Agree



# 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 GAZETAL DATE: [INSERT DATE]**

**SHIRE OF MEEKATHARRA LOCAL PLANNING SCHEME NO. 4 - AMENDMENTS**

AMD NO.	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	



**PREAMBLE**

**Commented [BH1]:** Inconsistent with model text  
Modification - delete

**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~~ Exempted Advertisements
- 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 -

**Name:** Shire of Meekatharra Town Planning Scheme No. 3  
**Gazetted date:** ~~on~~ 5 February 1993.

**Commented [BH2]:** Modification – consistency with model text

### 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 1988~~ section 32 makes provision in relation to whether headings form part of the written law.

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### 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 -

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- (a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2(amended);
- (b) the supplemental provisions to the deemed provisions contained in Schedule A; and
- (a) ~~including any supplemental deemed provisions outlined in Schedule A of the scheme text;~~
- (b)(c) the Scheme Map (sheets 1 – 15);

**Commented [BH3]:** Modification – regs drafting instructions

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

**Commented [BH4]:** Need to review depending on scheme boundaries outcome

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### 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.

**Commented [BH5]:** Mod – to be consistent with model provisions

## 9. Aims of Scheme

The aims of this Scheme are -

**Commented [BH6]:** Note: new aims inserted

- 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.

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### 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"> <li>To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s. 152.</li> <li>To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.</li> </ul>
Environmental conservation	<ul style="list-style-type: none"> <li>To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision.</li> <li>To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves.</li> </ul>
Civic and Community	<ul style="list-style-type: none"> <li>To provide for a range of community facilities which are compatible with surrounding development.</li> <li>To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.</li> </ul>
Public Purposes	<ul style="list-style-type: none"> <li>To provide for a range of essential physical and community infrastructure.</li> </ul>
Medical services	<ul style="list-style-type: none"> <li>Public Purposes which specifically provide for a range of essential medical services.</li> </ul>
Infrastructure services	<ul style="list-style-type: none"> <li>Public Purposes which specifically provide for a range of essential infrastructure services.</li> </ul>
Education	<ul style="list-style-type: none"> <li>Public Purposes which specifically provide for a range of essential education facilities.</li> </ul>
Primary Distributor Road	<ul style="list-style-type: none"> <li>To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor</li> </ul>

Commented [BH7]: Recommend inserting this new reserve to cover ALT land

Commented [BH8]: Recommend inserting to capture education facilities

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Commented [BH9]: Recommend inserting to capture education facilities

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	under the Western Australian Road Hierarchy.
<u>Local Distributor Road</u>	<ul style="list-style-type: none"> <li>To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.</li> </ul>
<u>Local Road</u>	<ul style="list-style-type: none"> <li>To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.</li> </ul>

**Commented [BH10]:** Recommend inserting local distributor and local road to capture all local roads in townsite

**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"> <li>• To provide for a range of housing and a choice of residential densities to meet the needs of the community.</li> <li>• To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.</li> <li>• To provide for a range of non-residential uses, which are compatible with and complementary to residential development.</li> </ul>
<del>Settlement</del>	<p><del>• To identify existing and proposed Aboriginal settlements and to collaboratively plan for the orderly and proper development of these places by—</del></p> <p><del>(a) requiring preparation and endorsement of a layout plan in accordance with State Planning Policy 3.2; and</del></p> <p><del>(b) ensuring that development accords with a layout plan.</del></p>
Rural	<ul style="list-style-type: none"> <li>• To provide for the maintenance or enhancement of specific local rural character.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.</li> <li>• To facilitate mining within the Shire including the construction of workers accommodation where required.</li> </ul>
Light Industry	<ul style="list-style-type: none"> <li>• To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones.</li> <li>• 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.</li> </ul>
General Industry	<ul style="list-style-type: none"> <li>• 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.</li> </ul>

**Commented [BH11]:** Delete as no settlements in townsite

**Commented [BH12]:** Note: Additional objective (non-model)

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

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
bBrewery	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

Commented [BH13]: Remove Settlement zone from scheme – no settlements within scheme townsite boundary

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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
<del>independent living complex</del>	<del>D</del>		<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
industry	X	#	X	A	P	X
industry — extractive	X	#	X	X	X	D
industry — light	X	#	X	P	P	X
industry — <del>primary production</del> rural	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	<del>XA</del>	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
<del>renewable energy facility</del>	<del>X</del>		<del>X</del>	<del>X</del>	<del>XA</del>	<del>D</del>
repurposed <del>building</del> dwelling	D	#	D	I	X	D
<del>residential aged care facility</del>	<del>D</del>		<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
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
<del>rural-related infrastructure</del>	<del>D</del>	<del>#</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>D</del>
serviced apartment	A	#	D	X	X	X
service station	X	#	A	P	P	X
<del>service utility</del>	<del>D</del>	<del>#</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>D</del>
shop	X	#	P	I	I	X
small bar	X	#	P	X	X	X
single house	P	#	D	I	X	P

**Commented [BH14]:** Modification – insert with suggested permissibility, defined in WAPC Position statement

**Commented [BH15]:** Modification as a result of DMIRS Submission

**Commented [BH16]:** Replace wind farm use (same permissibility applied).

**Commented [BH17]:** This is new non-model land use – recommend delete

**Commented [BH18]:** Delete – non-model use

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
<del>wind/solar farm</del>	<del>X</del>	<del>#</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>D</del>
winery	X	#	X	X	X	D
workforce accommodation	A	#	A	X	X	X

**Commented [BH19]:** This is a new modified land use term inserted. Recommend deleting as replacing it with Renewable energy facility

~~\*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.~~

**Commented [BH20]:** Modification remove notes

~~# 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 all~~ relevant development standards and requirements of this Scheme;

**Commented [BH21]:** Changed to be consistent with Regs drafting instructions

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 all~~ relevant development standards and requirements of this Scheme;

**Commented [BH22]:** Changed to be consistent with Regs drafting instructions

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~~ advertising the application in accordance with clause 64 of the deemed provisions;

**Commented [BH23]:** Modification to be consistent with model provisions

X means that the use is not permitted by this Scheme.

Notes for this clause:

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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~~ an 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.~~

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2. Under clause 61 of the deemed provisions and Schedule A, certain works and uses are exempt from the requirement for development approval.

3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use. In considering an application for development approval, the local government will have regard to clause 67 of the deemed provisions.

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- (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 to advertise 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.

Commented [BH25]: Modified to be consistent with model provisions

~~(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 -~~

Commented [BH26]: Deleted to be consistent with model provisions

~~(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.~~

(67) 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;~~

~~(b) a local development plan;~~

~~(d) a community layout plan.~~

**Commented [BH27]:** Modified to be consistent with model provisions

**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 5-4 sets out -

**Commented [BH28]:** Modified table number - incorrect

- (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 5-4 - Special use zones in Scheme area**

**Commented [BH29]:** Modified table number – was incorrect

No.	Description of land	Special use	Conditions
<u>SU1</u>	Lots 281-289 Cnr Regan and Connaughton Streets, <b>Meekatharra</b>	Caravan Park	<p><u>1. All development and use, including any alterations or extensions, shall be subject to an application for development approval.</u></p> <p><u>4.2. The local government, in consultation with Main Roads WA, may require a traffic impact statement or assessment to be prepared to support an application for development approval where it is determined that the proposed use and/or development may impact on the State Highway and broader road network.</u></p>
<u>12</u>	<u>Lot 814 Main Street, Meekatharra</u>	<u>Motel</u>	
<u>13</u>	<u>Lots 28-30 Hill Street, Meekatharra</u>	<u>Motel</u>	

**Commented [BH30]:** Note: carried across from Scheme 3. Retain, supported by WAPC policy – Planning for Tourism Position Statement

**Commented [BH31]:** Proposed modification to address Main Roads submission and Shire response.

**Commented [BH32]:** Carried across from Scheme 3. Recommend removing and rezoning land as Commercial.

**Commented [BH33]:** Carried across from Scheme 3. Recommend removing and rezoning land as Commercial. Rezoning Enquiry from landowner to incorporate Lot 27 for motel use.

<p><u>SU4</u></p>	<p>Lot 748 Main Street, Meekatharra</p>	<p>Roadhouse</p>	<p>1. <u>All development and use, including any alterations or extensions, shall be subject to an application for development approval.</u></p> <p>2. <u>The local government, in consultation with Main Roads WA, may require a traffic impact statement or assessment to be prepared to support an application for development approval where it is determined that the proposed use and/or development may impact on the State Highway and broader road network.</u></p>	<p><b>Formatted:</b> Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0 cm + Indent at: 0.63 cm</p> <p><b>Commented [BH34]:</b> Proposed modification to address Main Roads submission and Shire response.</p> <p><b>Formatted:</b> Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0 cm + Indent at: 0.63 cm</p>
<p><u>SU5</u></p>	<p>Lot 821 Main Street, Meekatharra</p>	<p>Roadhouse</p>	<p>1. <u>All development and use, including any alterations or extensions, shall be subject to an application for development approval.</u></p> <p>2. <u>The local government, in consultation with Main Roads WA, may require a traffic impact statement or assessment to be prepared to support an application for development approval where it is determined that the proposed use and/or development may impact on the State Highway and broader road network.</u></p>	<p><b>Formatted:</b> Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0 cm + Indent at: 0.63 cm</p> <p><b>Commented [BH35]:</b> Proposed modification to address Main Roads submission and Shire response.</p> <p><b>Formatted:</b> Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0 cm + Indent at: 0.63 cm</p>
<p><u>SU6</u></p>	<p>Portion <u>Unallocated</u> <u>Crown Land (PIN 628640)</u></p>	<p>Caravan Park</p>	<p>1. <u>All development and use, including any</u></p>	<p><b>Commented [BH36]:</b> Note: carried across from Scheme 3. Retain, supported by WAPC policy – Planning for Tourism Position Statement</p> <p><b>Commented [BH37]:</b> Updated description of land</p>

	Lot 0 <del>Gaseoyne Landor- Meekatharra Junction</del> Road, Meekatharra		<u>alterations or extensions, shall be subject to an application for development approval.</u>  2. <u>The local government may require a traffic impact statement or assessment to be prepared to support an application for development approval where it is determined that the proposed use and/or development may impact on the Landor-Meekatharra Road and broader road network.</u>
<del>7</del>	<del>Lots 13, 40, 101 and 9001- Great Northern Highway, Capricorn Roadhouse, Capricorn</del>	<del>Roadhouse and associated services</del>	<del>Substantial new development subject to the preparation of a Structure Plan</del>
8	<u>Lots 330 and 331 Meehan Street, Meekatharra</u>	Place of Worship	
9	<u>Lots 101 and 102 Darlot Street, Meekatharra</u>	Place of Worship	
40	<u>Lots 97 and 98 Darlot Street, Meekatharra</u>	Place of Worship	
SU11	Southern Portion Lot 1017 High Street, Meekatharra	Workers Accommodation	
SU12	Northern Portion Lot 1017 High Street, Meekatharra	Workers Accommodation	
<del>13</del>	<del>Lot 1 Great Northern Highway, Kumarina Roadhouse, Kumarina</del>	<del>Roadhouse and associated services</del>	<del>Substantial new development subject to the preparation of a Structure Plan</del>
14	<u>Lots 182 and 183 Cnr Darlot and High Streets, Meekatharra</u>	Place of Worship	

**Commented [BH38]:** Proposed modification to address Main Roads submission and Shire response.  
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**Commented [BH39]:** Recommend removing as it will be located outside townscheme boundary. Review this site and SU13 with Shire regarding any issues around development / expansion

**Commented [BH40]:** Recommend that the Place of Worship special use sites be rezoned to Residential with Place of Worship as an A use.

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**Commented [BH41]:** Recommend removing as it will be located outside townscheme boundary. Review this site and SU7 with Shire regarding any issues around development / expansion

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- (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.

Commented [BH42]: Minor formatting change

#### 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 ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.~~
  - (3A) ~~Subclause (3)(b) is an ongoing publishing requirement for the purposes of clause 87(5)(a) of the deemed provisions.~~
  - (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.

Commented [BH43]: Updated to be consistent with model provisions

## 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 **must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.**
- (2A) **Subclause (2) is an ongoing publication requirement for the purpose of clause 87(5)(a) of the deemed provisions.**
  - ~~(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 ~~—~~
  - ~~(a) the area has a coding number superimposed on it in accordance with subclause (3); or~~
  - ~~(b) a provision of this Scheme provides that the R-Codes apply to the area.~~

**Commented [BH44]:** Updated to be consistent with model provisions

**Commented [BH45]:** Updated to be consistent with model provisions

### 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 **must ensure that State Planning Policy 3.6 is published in accordance with clause 87 of the deemed provisions.**

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(3) Subclause (2) is an ongoing publication requirement for the purposes of 87(5)(a) of the deemed provisions.

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(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.

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## 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.

Commented [BH48]: Minor error

## 31. Environmental conditions

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

## 32. Additional site and General development requirements that apply to land in Scheme area

Commented [BH49]: Updated heading to reflect Regs drafting instructions

(1) Table 6-5 sets out requirements relating to development that are additional to those set out in the R-Codes, precinct structure plans, activity centre plans, local development plans or State or local planning policies.

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Commented [BH51]: Updated to be consistent with model provisions

Table 6-5 - Additional requirements General development standards that apply to land in Scheme area

Commented [BH52]: Updated table numbering

Commented [BH53]: Updated heading to reflect Regs drafting instructions

No.	Description of land	Requirement
1	General and Light Industry zones	<p>Caretakers dwellings -</p> <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 100m<sup>2</sup> 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 100m<sup>2</sup> referred to in paragraph (b).</p>



2	<b>Rural Residential zone</b>	<p><b>Rural Residential Scheme amendment proposal -</b></p> <p>(a) Each application for rezoning of land to Rural Residential is to be accompanied by a report which addresses the requirements of <b>Section 5.6</b> of State Planning Policy 2.5 <b>Land-Use Planning in Rural Areas</b> <b>Rural Planning</b>, to the satisfaction of the Council.</p> <p><b>Structure plan requirement -</b></p> <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> <p><b>Approval conditions -</b></p> <p>(c) In addition to the other provisions of the Scheme as may affect it, any land which is included as part of the Rural-Residential zone shall be subject to the following conditions:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>
3	<b>All zones</b>	<p><b>Setbacks and Landscaping -</b></p> <p>(a) The site and development requirements for land in various zones are to be as set out in Schedule 2 - Minimum setbacks from boundaries.</p> <p>(b) In addition to Schedule 2 requirements, all service and loading areas shall be located behind the primary street setback and appropriately screened.</p>
4	<b>Scheme</b>	<b>Parking Requirements -</b>

**Commented [BH54]:** No rural residential zone in the Scheme or land zoned as such. Need to review

	<b>area</b>	<p>(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.</p> <p>(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.</p> <p>(c) Parking spaces are to be serviced with all necessary access-ways, and the parking area shall be surfaced to the satisfaction of the local government.</p> <p>(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 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> <ul style="list-style-type: none"> <li>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.</li> <li>ii. Payments made under this clause shall be paid into a special fund to be used to provide public car parks.</li> </ul>
<b>5</b>	<b>Scheme area</b>	<p><b>Home Business and Rural Home Business -</b></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> <ul style="list-style-type: none"> <li>i. revoke the approval; or</li> <li>ii. require the occupier of the land in respect of which the home business or rural home business approval is issued</li> </ul>

		to implement those measures specified by the local government and which in the opinion of the local government will remove the nuisance or annoyance.
6	Scheme area	<p><b>Development on Land Subject to Dampness or Flooding -</b></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> <ol style="list-style-type: none"> <li>i. the subsoil shall be effectively drained;</li> <li>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;</li> <li>iii. the surface of the ground beneath the building shall be covered with an approved damp-resisting material.</li> </ol> <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 <u>Water and Environment Regulation</u>, the local government will consult with the Department of <u>Water and Environmental Regulation</u> and take any advice given by that Department into account when determining the application.</p>
7	Scheme area	<p><b>Connection to Reticulated Potable Water Supply -</b></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><b>Requirement for consultation to commence mining -</b></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	Rural zone	<p><b>Grouped dwellings in a Rural zone</b></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>
10	<del>Settlement zone</del>	<p><del>(a) The use and development of land is to be in accordance with a Layout Plan endorsed by the Commission.</del></p>

Commented [BH55]: Admin modification to update agency name

Commented [BH56]: Recommend deleting this – under a townscheme there would not be any land zoned settlement

		<del>(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.</del>
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(2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, a ~~precinct structure~~ activity centre plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails. ~~To the extent that a requirement referred to in clause (33) is inconsistent with clause (32), the requirement referred to in clause (33) prevails.~~

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Commented [BH58]: Provision wording reflects Regs drafting instructions

**33. ~~Additional site and~~ Site specific development standards and requirements for areas covered by structure plan, activity centre plan or local development plan**

Commented [BH59]: Heading updated to reflect Regs drafting instructions

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 general development standards and requirements refers to any site or development requirement contained in the scheme unless the scheme otherwise provides that a certain development requirement cannot be varied by this clause is not to apply to variations to use permissibilities contained in the zoning table and does not apply with respect to development which the R-Codes apply or clause 33. 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 ~~a an additional site and development requirements general development standard or requirement.~~
- (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 requirements a general development standard or 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(4)~~ 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(2)~~ of the deemed provisions; and
- (b) the non-compliance with the ~~additional site and development requirements general development standard or 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.

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Commented [BH62]: Updated to reflect Regs drafting instructions

Commented [BH63]: Updated to be consistent with model provisions

Commented [BH64]: Updated to be consistent with the model provisions

Commented [BH65]: Updated to reflect Regs drafting instructions

### 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~~ ~~advertises~~ ~~of the application for development approval in accordance with clause 64 of the deemed provisions.~~

**Commented [BH66]:** Updated to be consistent with the model provisions

## Part 5 - Special control areas

### 36. Special control areas

There are no special control areas which apply to this Scheme.

- (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
<del>SCA 1 – Public drinking water area</del>	<del>To provide guidance for land use or development regarding the protection of public drinking water source areas.</del>	<del>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.</del>	<del>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.</del>
<del>SCA 2 – Wastewater treatment plant</del>	<del>To identify land which may be affected by the wastewater treatment plant</del>	<del>The objectives for the SCA 2 are to: (a) ensure that the use and development of land is compatible; and (b) minimise impacts on residential and other sensitive uses.</del>	<del>In considering any application the local government shall have regard to: (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.</del>
<del>SCA 3 – Chlorine store</del>	<del>Chlorine store</del>	<del>The objectives for the SCA 3 are to: (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.</del>	<del>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.</del>

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**Commented [BH67]:** Recommend deleting SCA as there is no freehold land / sensitive uses within the buffer area – no real purpose. Would also be outside townsite scheme area.

**Commented [BH68]:** Recommend deleting SCA as there is no freehold land / sensitive uses within the buffer area – no real purpose. Would also be outside townsite scheme area.

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**Commented [BH69]:** Recommend deleting SCA – not sure where this is as not dictated on SCA maps / nor discussed in Strategy. Unclear what purpose is.

## 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 *Mining Act 1978* section 8(1).

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~~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-

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- ~~(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 *Planning and Development Act 2005* section 172.

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**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.

**scheme commencement day** Means the day on which this Scheme comes into effect under section 87(4) of the Act.

**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 -

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- ~~(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 -

<b>abattoir</b>	means premises used commercially for the slaughtering of animals for the purposes of consumption as food products.
<b>agriculture - extensive</b>	means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture - intensive or animal husbandry - intensive.
<b>agriculture - intensive</b>	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.
<b>amusement parlour</b>	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.
<b>animal establishment</b>	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.
<b>animal husbandry - intensive</b>	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.
<b>art gallery</b>	means premises - (a) that are open to the public; and (b) where artworks are displayed for viewing or sale.
<b>bed and breakfast</b>	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.
<b>betting agency</b>	means an office or totalisator agency established under the <i>Racing and Wagering Western Australia Act 2003</i> .
<b>brewery</b>	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> .

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

Commented [BH71]: Updated to reflect regs drafting instructions

Commented [BH72]: Minor edit

	use of the land.
<b>community purpose</b>	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.
<b>consulting rooms</b>	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.
<b>convenience store</b>	means premises - (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 m <sup>2</sup> net lettable area.
<b>corrective institution</b>	means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility.
<b>educational establishment</b>	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.
<b>exhibition centre</b>	means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum.
<b>family day care</b>	means premises where a family day care service as defined in the <i>Education and Care Services National Law (Western Australia)</i> is provided.
<b>fast food outlet/ lunch bar</b>	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 - (a) without further preparation; and (b) primarily off the premises.
<b>freeway service centre</b>	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 - (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.
<b>fuel depot</b>	means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used - (a) as a service station; or (b) for the sale of fuel by retail into a vehicle for use by the vehicle.

<b>funeral parlour</b>	means premises used (a) to prepare and store bodies for burial or cremation; (b) to conduct funeral services.
<b>garden centre</b>	means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens.
<b>grouped dwelling</b>	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.
<b>holiday accommodation</b>	means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.
<b>holiday house</b>	means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.
<b>home business</b>	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 - (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 m <sup>2</sup> ; 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.
<b>home occupation</b>	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 - (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 m <sup>2</sup> ; and (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m <sup>2</sup> ; 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 - (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

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	<ul style="list-style-type: none"> <li>(h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and</li> <li>(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.</li> </ul>
<b>home office</b>	<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> <ul style="list-style-type: none"> <li>(a) is solely within the dwelling; and</li> <li>(b) does not entail clients or customers travelling to and from the dwelling; and</li> <li>(c) does not involve the display of a sign on the premises; and</li> <li>(d) does not require any change to the external appearance of the dwelling.</li> </ul>
<b>home store</b>	<p>means a shop attached to a dwelling that -</p> <ul style="list-style-type: none"> <li>(a) has a net lettable area not exceeding 100 m<sup>2</sup>; and</li> <li>(b) is operated by a person residing in the dwelling.</li> </ul>
<b>hospital</b>	<p>means premises used as a hospital as defined in the <i>Hospitals and Health Services Act 1927-2016</i> section 82(41).</p>
<b>hotel</b>	<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>
<b>Independent living complex</b>	<p><u>means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility.</u></p>
<b>industry</b>	<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> <ul style="list-style-type: none"> <li>(a) the storage of goods;</li> <li>(b) the work of administration or accounting;</li> <li>(c) the selling of goods by wholesale or retail;</li> <li>(d) the provision of amenities for employees;</li> <li>(e) incidental purposes.</li> </ul>
<b>industry - extractive</b>	<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> <ul style="list-style-type: none"> <li>(a) the processing of raw materials including crushing, screening, washing, blending or grading;</li> <li>(b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration.</li> </ul>
<b>industry - light</b>	<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>

**Commented [BH73]:** Updated to be consistent with model provisions

**Commented [BH74]:** Regs drafting instructions – include definition

<b>industry - primary production rural</b>	means premises used for industry that - (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 supports and/or is associated with primary production; or (b) for a workshop services services plant or equipment used in primary production businesses.	Formatted: Font: 11 pt Formatted: Font: 11 pt Commented [BH75]: Updated to reflect drafting instructions Formatted: Font: 11 pt Formatted: Font: 11 pt Formatted: Font: 11 pt
<b>liquor store - large</b>	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 m <sup>2</sup> .	Formatted: Font: 11 pt
<b>liquor store - small</b>	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 <sup>2</sup> .	Formatted: Font: 11 pt
<b>market</b>	means premises used for the display and sale of goods from stalls by independent vendors.	Formatted: Font: 11 pt
<b>medical centre</b>	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.	Formatted: Font: 11 pt
<b>mining operations</b>	means premises where mining operations, as that term is defined in the <i>Mining Act 1978</i> section 8(1), is carried out.	Formatted: Font: 11 pt
<b>motel</b>	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.	Formatted: Font: 11 pt
<b>motor vehicle, boat or caravan sales</b>	means premises used to sell or hire motor vehicles, boats or caravans.	Formatted: Font: 11 pt
<b>motor vehicle repair</b>	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 re-treading of tyres.	Formatted: Font: 11 pt Formatted: Font: 11 pt
<b>motor vehicle wash</b>	means premises primarily used to wash motor vehicles.	Formatted: Font: 11 pt
<b>multiple dwelling</b>	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.	Formatted: Font: 11 pt Formatted: List Paragraph, Bulleted + Level: 1 + Aligned at: 0 cm + Indent at: 0.63 cm
<b>nightclub</b>	means premises the subject of a nightclub licence granted under the <i>Liquor Control Act 1988</i> .	Formatted: Font: 11 pt
<b>office</b>	means premises used for administration, clerical, technical, professional or similar business activities.	Formatted: Font: 11 pt
<b>park home park</b>	means premises used as a park home park as defined in the <i>Caravan Parks and Camping Grounds Regulations 1997</i> Schedule 8.	
<b>place of worship</b>	means premises used for religious activities such as a chapel, church, mosque, synagogue or temple.	

<b>reception centre</b>	means premises used for hosted functions on formal or ceremonial occasions.
<b>recreation - private</b>	means premises that are - (a) used for indoor or outdoor leisure, recreation or sport; and (b) not usually open to the public without charge.
<b>renewable energy facility</b>	<u>means premises used to generate energy from a renewable energy source predominantly and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary.</u>
<b>repurposed building dwelling</b>	a building or structure not previously used as a single house, which has been repurposed for use as a dwelling.
<b>residential aged care facility</b>	<u>means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes:</u> (a) <u>appropriate staffing to meet the nursing and personal care needs of residents;</u> (b) <u>meals and cleaning services;</u> (c) <u>furnishings, furniture and equipment.</u> <u>This may consist of multiple components that include communal amenities and land uses for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short term) care and an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility.</u>
<b>residential building</b>	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 • 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.
<b>resource recovery centre</b>	means premises other than a waste disposal facility used for the recovery of resources from waste.
<b>restaurant/cafe</b>	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> .
<b>restricted premises</b>	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 - (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.

**Commented [BH76]:** Non-model insert – supported by Renewable energy facilities Position Statement – speak with LG about its inclusion

**Commented [BH77]:** Regs drafting instructions – consistent with WAPC position statement



**road house** 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 -

- (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** 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 -

- (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 m<sup>2</sup>; 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** 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 -

- (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.

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Commented [BH79]: Non-model land use – inconsistent with model provisions

<b>service utility</b>	<del>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.</del>
<b>shop</b>	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.
<b>single house</b>	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.
<b>small bar</b>	means premises the subject of a small bar licence granted under the <i>Liquor Control Act 1988</i> .
<b>tavern</b>	means premises the subject of a tavern licence granted under the <i>Liquor Control Act 1988</i> .
<b>telecommunications infrastructure</b>	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.
<b>tourist development</b>	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;
<b>trade display</b>	means premises used for the display of trade goods and equipment for the purpose of advertisement.
<b>trade supplies</b>	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.
<b>transport depot</b>	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.

<b>tree farm</b>	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.
<b>veterinary centre</b>	means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.
<b>warehouse/storage</b>	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.
<b>waste disposal facility</b>	means premises used - (a) for the disposal of waste by landfill; or (b) the incineration of hazardous, clinical or biomedical waste.
<b>waste storage facility</b>	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.
<del><b>wind/solar farm</b></del>	<del>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.</del>
<b>winery</b>	means premises used for the production of viticultural produce and associated sale of the produce.
<b>workforce accommodation</b>	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.

**Commented [BH80]:** Inconsistent with model provisions – discuss non-model land use. Remove and replaced with Renewable energy facility as per Position Statement.

## Schedule A - Supplemental provisions to the deemed provisions

Notes: 1. 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.

2. Development approval of the local government is not required for the following works.

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.

### 61. Development for which development approval not required

(1) Development approval is not required for works if –

- (a) the works are of a class specified in Column 1 of an item in the Table; and
- (b) if the conditions are set out in Column 2 of the Table opposite of that item – all of those conditions are satisfied in relation to the works.

	<u>Column 1</u> <u>Works</u>	<u>Column 2</u> <u>Conditions</u>
<u>22.</u>	<u>The erection or extension of an outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage or carport 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.</u>	<u>The works are not located:</u>  <u>(a) on a lot which does not have access to a dedicated and/or constructed road; or</u>  <u>(b) in a heritage-protected place.</u>
<u>23.</u>	<u>The erection or installation of a sign or advertisement of a class specified in Schedule 1 of this Scheme that applies in respect of the sign.</u>	<u>The works are not located in a heritage-protected place or where adjoining a road designated as a Primary Distributor Road.</u>
<u>24.</u>	<u>The erection of a boundary fence in a zone where the R- Codes do not apply and the development standards set out in the Scheme for that particular zone are satisfied.</u>	<u>The works are not located in a heritage protected place.</u>

~~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~~

**Commented [BH81]:** Delete – captured in table above, no.22

~~(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.~~

**Commented [BH82]:** Delete - Captured in table above – no. 23

~~**Clause 61(1)(m)** The erection of a boundary fence in a zone where the R Codes do not apply.~~

**Commented [BH83]:** Delete - Captured in table above – no.24

~~**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.~~

**Commented [BH84]:** These works are already exempt (see 61(1)(No. 18) of Deemed Provisions - delete

## SCHEDULES

### Schedule 1 — **Exempted Advertisements 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 <sup>2</sup>	Formatted Table
Home business or home occupation	One advertisement describing the nature of the home business or home occupation	0.2 m <sup>2</sup>	
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 <sup>2</sup>	Commented [BH85]: Minor edit
Shops, showrooms, office and other commercial uses appropriate within a 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 <del>subject to compliance with the requirements of the Signs Hoarding and Bill Posting Local Laws.</del>	Not applicable.	
Industrial and warehouse premises	(a) 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.	Total area of <u>any</u> such advertisements <del>ss</del> are not to exceed 15 m <sup>2</sup> .	Formatted: Font: (Default) Arial Formatted: List Paragraph, Indent: Left: 0.06 cm, Hanging: 1 cm, Outline numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.27 cm + Indent at: 1.9 cm
	(b) A maximum of two freestanding advertisement signs not exceeding 5 metres in height above ground level.	Maximum permissible total area is not to exceed 10 m <sup>2</sup> and individual advertisement signs are not to exceed 6 m <sup>2</sup> .	Formatted: Font: (Default) Arial Formatted: List Paragraph, Indent: Left: 0.06 cm, Hanging: 1 cm, Outline numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1.27 cm + Indent at: 1.9 cm
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	(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	Not applicable.	Formatted: Highlight
	(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 exhibited by or at the direction of a	Not applicable.	

	Government department, public authority or the local government, and (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.	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 <sup>2</sup> 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 <sup>2</sup>
<b>Temporary Signs</b>	<b>EXEMPTED SIGN TYPE AND NUMBER (All non-illuminated unless otherwise stated)</b>	<b>Maximum Area</b>
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 <sup>2</sup>
Multiple dwellings, shops, commercial and industrial properties	One sign as for (a) above.	5 m <sup>2</sup>
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 <sup>2</sup>
Property transactions, advertisement signs displayed for the duration of the period over which property transactions are		

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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 <sup>2</sup>
Multiple Dwellings, shops, commercial and industrial properties	One sign as for (a) above.	Each sign is not to exceed an area of 5 m <sup>2</sup>
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 <sup>2</sup> .
Display Homes	One sign for each dwelling on display.	2 m <sup>2</sup>
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 <sup>2</sup>

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**Schedule 2 — Minimum setbacks from boundaries**

ZONE	STREET	REAR	SIDE	MINIMUM LANDSCAPING REQUIREMENT
<b>Commercial</b>	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"> <li>1. Canopy shade trees at the rate of 1 tree for every 4 open air parking bays.</li> <li>2. Screen landscaping as required by Council.</li> <li>3. Additional landscaping as required by Council.</li> </ol>
<b>Settlement</b>	<del>In accordance with an adopted Community Layout Plan</del>			
<b>Residential</b>	To be assessed in accordance with the <del>Residential Design Codes of Australia - Codes</del> .			
<b>General Industry</b>	7.5m	Subject to Building Code of Australia		3 metre landscape strip abutting all streets.
<b>Light Industry</b>	7.5m	Subject to Building Code of Australia		3 metre landscape strip abutting all streets.
<b>Rural Townsite</b>	<del>At the discretion of Council.</del>			
<b>Rural</b>	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 <sup>2</sup> of eating, drinking or lounge area, plus 1 per 4 m <sup>2</sup> 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 <sup>2</sup> GLA
7 hotel	1 space per bedroom plus 1 space per 2 m <sup>2</sup> bar and lounge area
8 <del>industry – cottage</del> industry – extractive <del>industry – general</del> <del>industry – hazardous</del> industry – light <del>industry – service</del> industry – rural	<del>1 space per 50 m<sup>2</sup> GLA</del> As determined by Council 1 space per 50 m <sup>2</sup> GLA <del>1 space per 50 m<sup>2</sup> GLA</del> 1 space per 50 m <sup>2</sup> GLA <del>1 space per 50 m<sup>2</sup> GLA</del> 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 <sup>2</sup> dining room area
12 office	1 space per 40 m <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> GLA
17 showroom	1 space per 60 m <sup>2</sup> GLA
18 tavern	1 space per 2 m <sup>2</sup> 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 <sup>2</sup> GLA
22 any other use	To be determined by the local government.

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Commented [BH86]: Delete non-model industry land uses

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:** \_\_\_\_\_



# 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**

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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

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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.

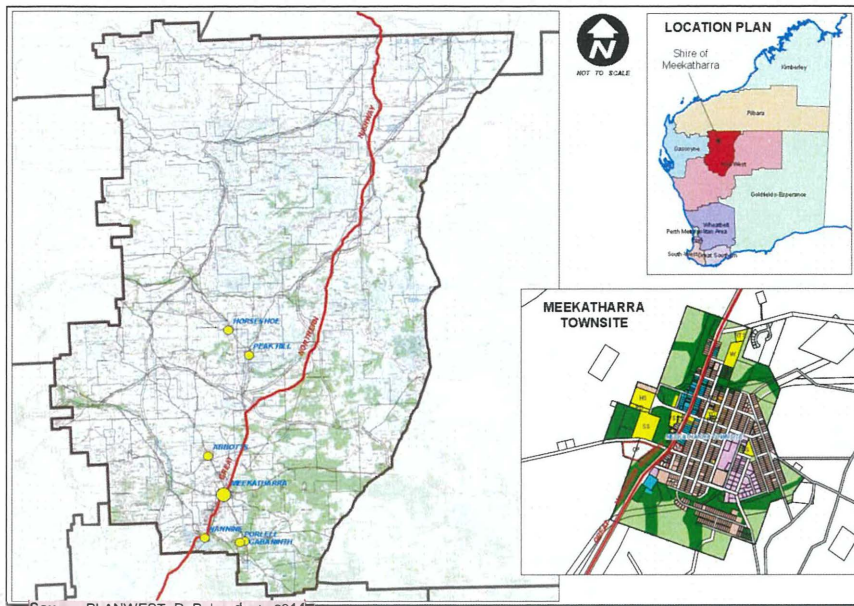
The Shire is located in the Mid-West Region of Western Australia with its northern boundary on the southern edge of the Pilbara Region.

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FIGURE 1 - LOCATION MAP OF MEEKATHARRA



Source: PLANWEST, DoP, Landgate 2014

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Some additional Council Statistics include the following:

Population:	_____
	_____ 1,377
1,200	
Number of dwellings:	284427
Length of sealed roads:	54km 178km
Length of unsealed roads:	2,603 1,632km
Area:	100,733km <sup>2</sup>
Number of Employees:	_____ 2834
Number of Electors:	48332
Total Rates Levied:	\$3,840,816 4,892,325
Total Revenue:	\$1411,984,024 952,765

Source: WA Local Government Directory 2014/2022

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### 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 – continue to implement initiatives in the Shire of Meekatharra Revitalisation Plan.

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#### 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 as 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.

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**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><b>5.1.1 Identify conservation areas and make residents and visitors aware of such areas and their cultural significance.</b></p>	<p>(a) <del>Create-Insert</del> a 'Conservation' reserve in the Local Planning Scheme to <del>demonstrate-classify</del> Crown Reserves that are designated for 'Conservation'.</p> <p>(b) Maintain an appropriate level of equipment along with an emergency response team to manage and maintain such conservation areas.</p> <p>(c) <del>Utilise-Provide</del> appropriate infrastructure to protect such conservation areas e.g. broad walks, path ways etc.</p>
<p><b>5.1.2 Diversification of income bearing activities, to improve the Shire's capacity to respond to climate change.</b></p>	<p>(a) Encourage diversification of activities in the pastoral areas, where income producing activities rely primarily on climate.</p>
<p><b>5.1.3 Establish an on-going and sustainable means of maintaining the parks and recreation areas and facilities in the district.</b></p>	<p>(a) 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>(b) Ensure the provision of <u>an adequate and sustainable</u> water supply to recreational areas <del>in order</del> to improve their amenity <del>and and</del> <del>useability</del> <u>usability</u>.</p> <p>(c) Investigate the potential and capacity <del>of other such for alternative water</del> sources <del>and re-use</del> to provide water for irrigation.</p>
<p><b>5.1.4 Ensure that all new development is built and maintained in a sustainable manner.</b></p>	<p>(a) Introduce Government incentives for households that adopt water wise and energy efficient technologies.</p> <p>(b) <del>Adoption-Encourage use</del> of the <del>Commonwealth's Australian Government's</del> Design for Climate principles, <del>to apply to for</del> all new development <del>where applicable</del>.</p> <p>(c) <del>Preparation- Investigate use</del> of a Local Planning Policy <del>that provides design guidelines for to</del> <u>achieve more</u> climate responsive housing design.</p>

**Commented [BH8]:** Admin mod – have inserted numbering for all actions for ease of reference.

**Commented [BH9]:** Unsure how this action will be implemented?  
 Could expand to say: "Support diversification permits on pastoral leases where the predominant pastoral activity is not adversely impacted"?



- (d) Promote sustainable development through advertising to encourage new homebuilders to adopt such methods.
- (e) Hold community meetings that educate citizens on the concept of Sustainability, encouraging residents to adopt such sustainable methods.
- (e)(f) Consider flood risk where new areas of development are proposed.

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

- (a) Introduce bushfire management activities such as fire prevention and preparation to minimise the impact and occurrence of such a natural disaster.
- (b) Implement emergency response practices within the region in accordance with the Shire's adopted Local Emergency Management Arrangements, to ensure the community is prepared in the case of an emergency.
- (c) Investigate the need for a flood study and a flood mitigation plan for Meekatharra townsite.

**Commented [BH12]:** Review action - Unclear on the implementation of this action – are we seeking to establish / implement existing emergency response practices in the community? I note the adopted LEMA 2018 plan is now in place.

**5.1.6 Protect and manage areas of conservation, environmental significance and the natural environment.**

- (b) (a) Work with community to protect the biodiversity values of high priority natural areas, including Threatened Ecological Communities and other significant flora and fauna associated with the Greenough, Murchison and Gascoyne Rivers and the Meekatharra Creek.
- (b) (b) provide access to information at the Shire offices and online on the ways to identify and protect the Shire's significant biodiversity values.

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**Commented [BH14]:** Modification in response to DBCA submission. Shire's response has been modified.

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**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 too 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
<b>5.2.1</b> Ensure urban development is restricted to Meekatharra townsite to assist in providing sustainable Shire services.	(a) Restrict new development to occur only in areas easier and sustainable to service. (b) Offer Council owned lots at a discount rate to encourage development.
<b>5.2.2</b> To divest the Council of on-going management obligations on land owned but not required by the Council.	(a) <u>Investigate opportunities to d</u> ispose of <u>any</u> Council owned land <u>that is</u> no longer required by the Council <u>and/or where it is</u> not appropriately located to exchange. (b) <u>Investigate opportunities to</u> <del>Transfer the land</del> <u>not required by Council</u> to either a potential developer/resident or to the Crown.

**Commented [BH15]:** It is unclear how this action would be achieved. Review to clarify action or remove if not relevant.



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

- (a) ~~Interact~~ Consult with MRWA to identify and upgrade areas of the Great Northern Highway that need improvements to maintain an acceptable safety level.
- (b) Support the continual upgrades to the Goldfields Highway, including the intersection with the Great Northern Highway.

**5.2.4 Assess the needs of the current and future community facilities.**

- (a) Adopt and implement the findings of the Shire of Meekatharra Revitalisation Plan (CCS Strategic, 2014).
- (b) ~~Extend median strip southwards on Main Street for pedestrian refuge.~~

**Commented [BH16]:** Still relevant? Has this Revitalisation plan been adopted?

**Commented [BH17]:** Has this Strategy been implemented? How far south? I note that it ends around Savage Street.

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**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~~ The Shire's Economic Development Strategy (Urbis, 2014) 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 Australian Government Department of Social Services and participation in a regional tourism network.

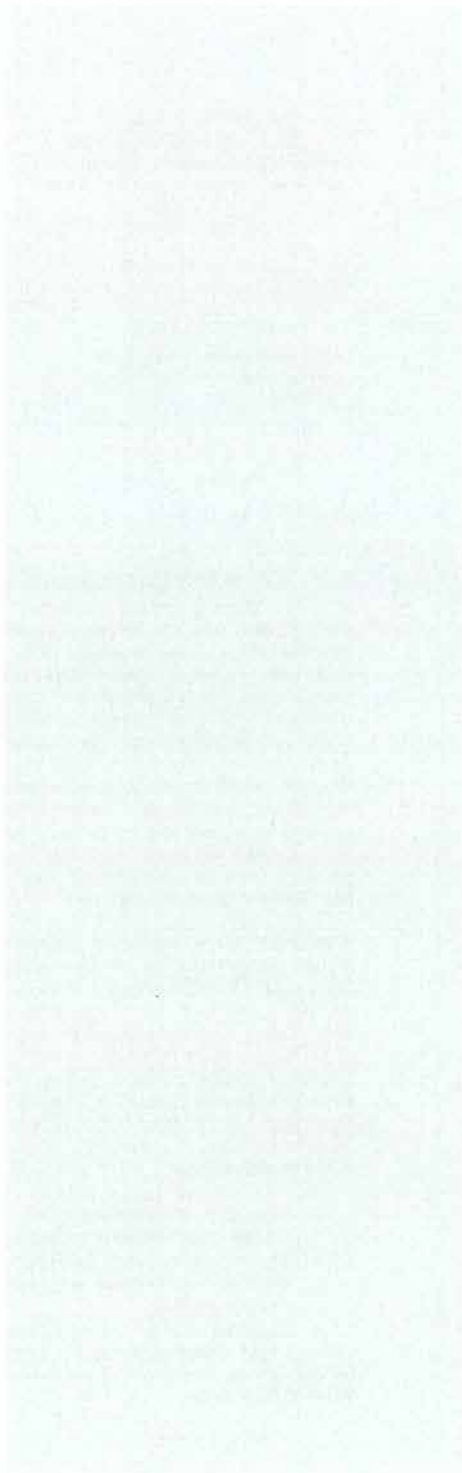
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**Key considerations**

- 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
<b>5.3.1 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.</b>	Investigate the options for a new 'General and Light Industry' area within Meekatharra.  Provide for a new general and light industrial area.
<b>5.3.2 Protect areas of prospectivity from development.</b>	Avoid zoning additional land for urban uses and zone prospective areas outside the townsite as 'Rural'.
<b>5.3.3 Encourage diversification of pastoral activities to increase income from rural areas.</b>	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.
<b>Assess the current and desirable direction for an economic development strategy for the Shire.</b>	<del>Adept and</del> implement <u>recommendations of the Economic Development Strategy (Urbis, 2014).</u>

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**Commented [BH19]:** Concern with this second part of the action given there is limited freehold land outside of Meekatharra townsite. Review this action.

**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~~ The Sstrategy 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~~ provides a fascinating insight into indigenous heritage, natural wonders, settlement history and rich, red landscapes, ~~and~~ the Meeka Town Heritage Walk also ~~acknowledging~~ acknowledges 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.



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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 commonly 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
<p><b>5.4.1</b> To promote Meekatharra as a tourism</p>	<p>(a) Provide brochures detailing tourist information of the District and make these readily available.</p> <p>(b) Better advertise the area as a tourist destination.</p> <p>(c) Encourage mining companies to help advertise the area through their operations.</p>
<p><b>5.4.2</b> Ensure that the townsite provides suitable facilities and amenities to attract and retain tourists.</p>	<p>(a) Provide more diverse short stay accommodation through supporting the establishment of bed and breakfast accommodation, as well as improvement of <u>hotel/motel</u> facilities.</p> <p>(b) Ensure the provision of quality services and facilities, which will aid in retaining visitor in the area.</p>

**Commented [BH20]:** Could expand point (b) to include guidance on private signage in the scheme

**Commented [BH21]:** Have reworked point c to focus on land use permissibility and zone flexibility to address this issue.



- (c) Identify zones and facilitate land use and permissibility in the Scheme for the provision of a range of uses to improve night vitality which will encourage tourists to extend the duration of their visit.

**5.4.3 To ensure popular attractions are properly signposted and promoted.**

- (a) Increase the use of signs to advertise popular tourism attractions, ~~with all new signs on or abutting a major road to be referred to Main Roads WA.~~
- (b) Upgrade existing Council signs where they are ineffective and rundown.
- (c) ~~Include~~ Investigate the use of plaques within the town, ~~which to educate tourists as onto~~ the history behind
- (d) ~~In consultation with MRWA, investigate~~ Provide installing signage to attractions on main tourist routes such as the Goldfield Highway.

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

- (a) Form partnerships with mining companies that allow limited access to their operations as a tourist attraction, which is mutually beneficial for both stakeholders.
- (b) Ensure mining operations undertake the appropriate health and safety measures, which enable visitors to access the site, however limited.

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

- (a) Facilitate the development of a pocket history of the district including sites, photographic records and stories.
- (b) Encourage the preparation of an information package, in hardcopy and on the Council's web site, outline the cultural and natural assets of the district.
- (c) Allow access to such areas with the appropriate infrastructure such as walkways and fencing to ensure visitors do not degrade sites.

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## 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 of Mines, Industry Regulation and Safety~~ to

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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.

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**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.*

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STRATEGY	ACTION
<b>5.5.1 Ensure that the <u>DMP-DMIRS</u> understands the implications of a Local Planning Scheme and the need to consult with the community where a conflict may arise.</b>	(a) Develop an understanding with the <u>DMP-DMIRS</u> that enhances the lines of communication and ensures a mutual acknowledgement of the issues for each party.  (b) Ensure that mining activities are closely monitored where they may impact settlements.



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**5.5.2 Protect areas of prospectivity.**

- (a) Zone prospective areas for 'Rural' to avoid urban development taking place.
- (b) Avoid zoning land for urban uses when the site has been identified as being prospective.

**Commented [BH24]:** Reconsider based on review of scheme area matter

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

- (a) Through the formation of a partnership, ~~provide flexibility within the Scheme to encourage and facilitate the any~~ residential component of mining operations ~~will be encouraged~~ to establish in the Meekatharra townsite.
- (b) Provide the facilities and services that cater to the residential component of such operations to ensure employees are comfortable.

**5.5.4 Encourage local mining operations to use local employment.**

- (a) ~~Formation of~~Continue to build partnerships with mining operations ~~will and~~ encourage such companies to make use of local employment.
- (b) Provide adequate services and facilities to encourage companies to utilise these establishments.

**5.5.5 Monitor the status of mining operations including rehabilitation activities.**

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

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

- (a) Ensure mining operations that their contribution will be promoted and acknowledged on the completed development.
- (b) Educate mining operators on the potential benefits such contributions could have for the company's reputation and social standing.

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

- (a) Maintaining efficient structure of transport routes for agricultural freight through the Shire ~~will to~~ assist in the efficiency of pastoral activities.
- (b) Incorporating best practice activity will ensure improved degree of sustainability within the industry.

**5.5.8 Ensure quality pastoral land is protected.**

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

**Commented [BH25]:** Review this strategy and action given the review of the scheme area.



## 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, Lands and Heritage 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.

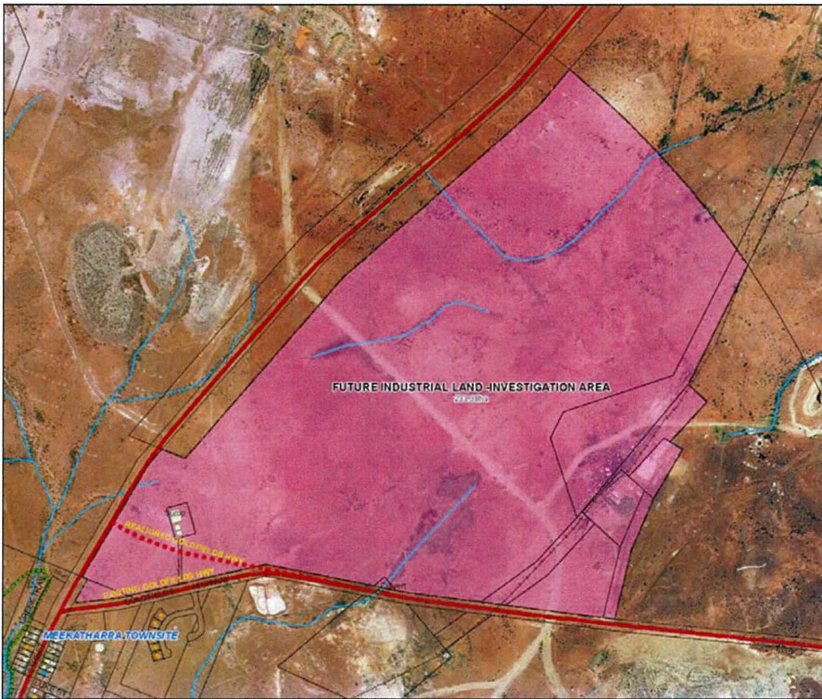
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FIGURE 2 - FUTURE INDUSTRIAL LAND – INVESTIGATION AREA



Source: DMP, PLANWEST

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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 8-7 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.

Commented [BH27]: Review – have counted 7 vacant industrial lots

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

**Key considerations**

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



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

**OVERALL LAND SUPPLY AND INFRASTRUCTURE OBJECTIVE**

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

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STRATEGY	ACTION
<b>5.6.1</b> To ensure adequate water supply for the creation of new lots and new developments such as mining campsites and industrial	(a) Consultation with the Water Corporation and the Department of Water and Environmental Regulation, will aid in the determination as to the capacity of the existing water services and the potential for future upgrades or expansions (b) Conduct research as to the potential upgrade of existing water services to supply
<b>5.6.2</b> To ensure adequate power supply for the creation of new lots and new developments such as mining campsites and industrial uses.	(a) Consult with Horizon Power to ensure the existing power supply system has the capacity for any future upgrades or expansions. (b) Undertake research to assess the potential upgrade or expansion requirements.
<b>5.6.3</b> To provide a diverse range of lifestyles and dwelling types within the region to cater for different demographics.	(a) Examine the potential for off-site effluent systems to cater for a greater variety of residential densities in Meekatharra townsite. (b) Research the demand from the range of demographics within the region, to ensure dwelling options cater to the appropriate groups.
<b>5.6.4</b> To provide for adequate land for both commercial and retail development in a consolidated central area.	(a) Zone land for commercial/retail purposes around the town centre.
<b>5.6.5</b> To provide public uses including parks, recreation and civic and cultural uses.	(a) Designate land in the Scheme for the provision of civic and cultural uses in a central accessible area. (b) Provide adequate resources to ensure these uses are developed to a high standard and maintained appropriately. (c) 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.
<b>5.6.6</b> To provide for a range of general, light and service industries.	(a) Undertake further planning studies to confirm land suitability of the 'Future Industrial Land – Investigation Area'. Prepare a structure plan

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as the

basis for staging and zoning of land.



- (b) Relocate the Council depot to the new general industrial estate.
- (c) Promote the conversion of the existing industrial area in Meekatharra townsite for service and light industries once the new general industrial lots become available.

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

- (a) Require new lots to be provided with essential services.
- (a)(b) Require all structure planning, subdivision and development that may impact the efficiency and/or safety of the road network, to be submitted in accordance with the WA Planning Commission's Transport Impact Assessment Guidelines.

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

- (a) Form partnerships with the Department of Housing to help fund the development of affordable housing.
- (b) Potential to form partnerships with private agencies to help fund affordable housing.

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

- (a) Prepare a Local Planning Policy, which includes design guidelines requiring all new buildings to install verandas.
- (b) Encourage the planting of trees on verges to provide shade along the street and increase amenity of the area through the improvement of streetscapes.

**5.6.10** Ensure the protection of water supply in the wellfields.

- (a) Designate Priority 1 areas in a Special Control Area of the Scheme.
- (b) Use appropriate infrastructure to ensure contamination of bores is minimised.
- (c) On-going monitoring quality of bores to ensure there is no contamination.

**Commented [BH29]:** Review this depending on scheme boundary discussion. Recommend deleting this or modifying the wording to ensure priority 1 catchment areas are protected long term from incompatible land use and development.

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

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

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

- (a) Compile a map indicating flood prone areas within the town and make this information available to the public.
- (b) Protect waterways through the utilisation of



infrastructure such as walkways and fencing, which allow visitors to access sites with minimal impact.

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

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



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

(a) 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
<b>5.7.1 To ensure that the historic and heritage valued buildings and places in the Shire are identified and preserved.</b>	<p>(a) Ensure that the Shires Municipal Heritage Inventory is constantly reviewed and updated to present the values of the community.</p> <p>(b) Follow the Burra Charter principles of preservation, conservation or in reconstructing damaged parts of a heritage building.</p>
<b>5.7.2 To ensure the appropriate level of protection for areas identified as being of heritage significance.</b>	<p>(a) Follow the Municipal Inventory principles that identify the level of protection necessary to conserve and protect heritage sites.</p> <p>(b) Appropriately assess heritage sites to determine the appropriate level of protection.</p>
<b>5.7.2 To encourage the incorporation of local culture and art in the design of new local developments throughout the town.</b>	<p>(a) Encourage local artists to share their works with the community through the displaying and selling of art.</p> <p>(b) Provide guidelines for local artists to contribute to the design of new developments.</p> <p>(c) 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>
<b>5.7.3 To record and present historic and heritage information for the benefit of tourists and the stimulation of better understanding of Meekatharra's past.</b>	<p>(a) Convey information about heritage buildings on plaques to educate tourists and keep the history of the town alive.</p>

a golden prospect

**Commented [BH30]:** Update Action - to prepare and adopt a heritage list to protect historic places identified on the MI?



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

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

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

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

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## 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.

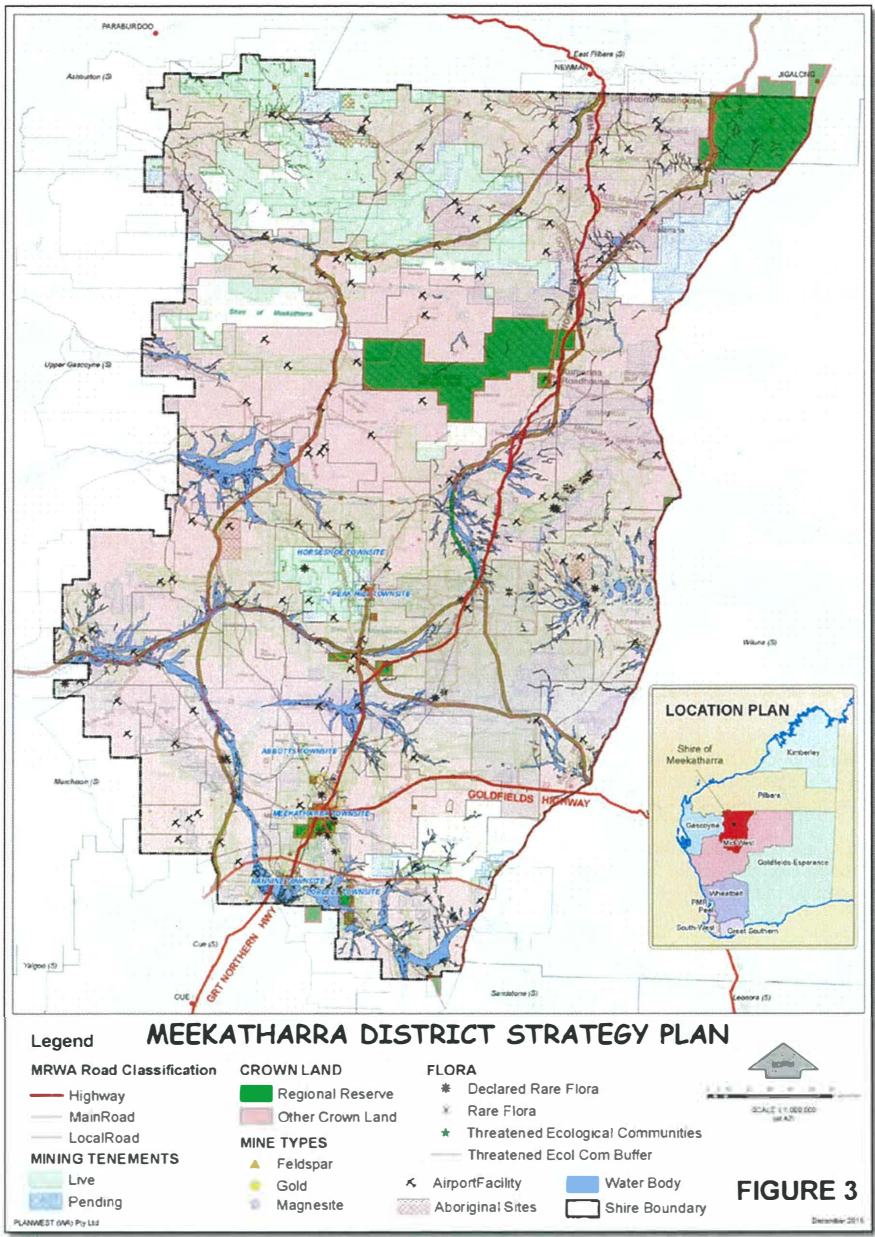
Airstrips of varying sizes and qualities are distributed round the Shire to provide transport to some of the more remote areas where road movements are challenging and time-consuming.

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

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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.

### 621 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.

### 622 PROPOSALS

Although a buffer, or setback, would normally be required by the Department of Mining, Mines, Industry Regulation and Safety 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

Commented [BH31]: Administrative mod



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.

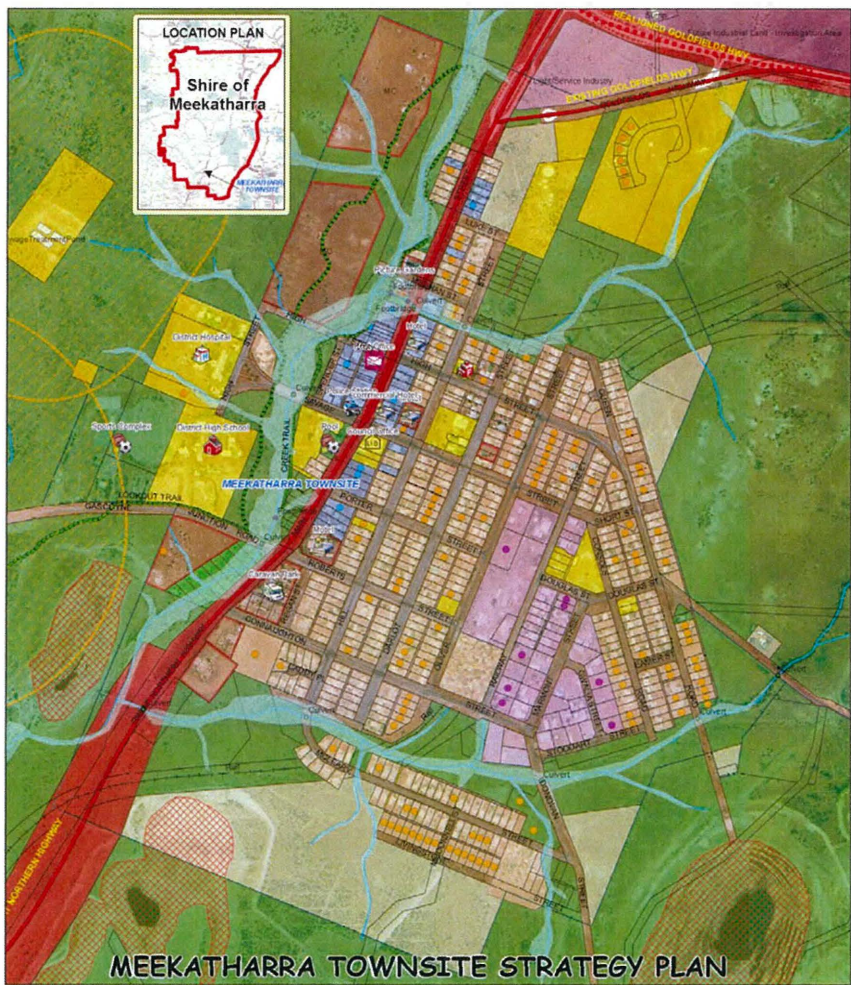
The undeveloped **caravan park** site on Gascoyne Junction Road is significantly restricted due to the open pit buffer, ownership and creeklines traversing the site. As a result the site has been reduced in size to just include the privately owned portion of the site.

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Commented [BH32]: Review – this section needs updating to reflect direction to retain as rural



FIGURE 4 – MEEKATHARRA TOWNSITE STRATEGY MAP



a golden prospect

**Legend**

Meekatharra Townsite	Residential	RFDS
Special Control Area	Commercial	Fire Station
Open Pit	Special Use	Hospital
Highway	Light Industry	Accommodation
Water Course	General Industry	Movies
Trail	Parks and Recreation	Police
Heritage places	Conservation	Recreation
Vacant Residential	Rural	Post office
Vacant Industrial	Public Purposes	Library
Vacant Commercial		Church
		School
		Caravan Park
		Major Road

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February, 2018

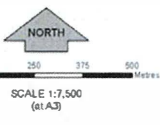


FIGURE 4



### 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.

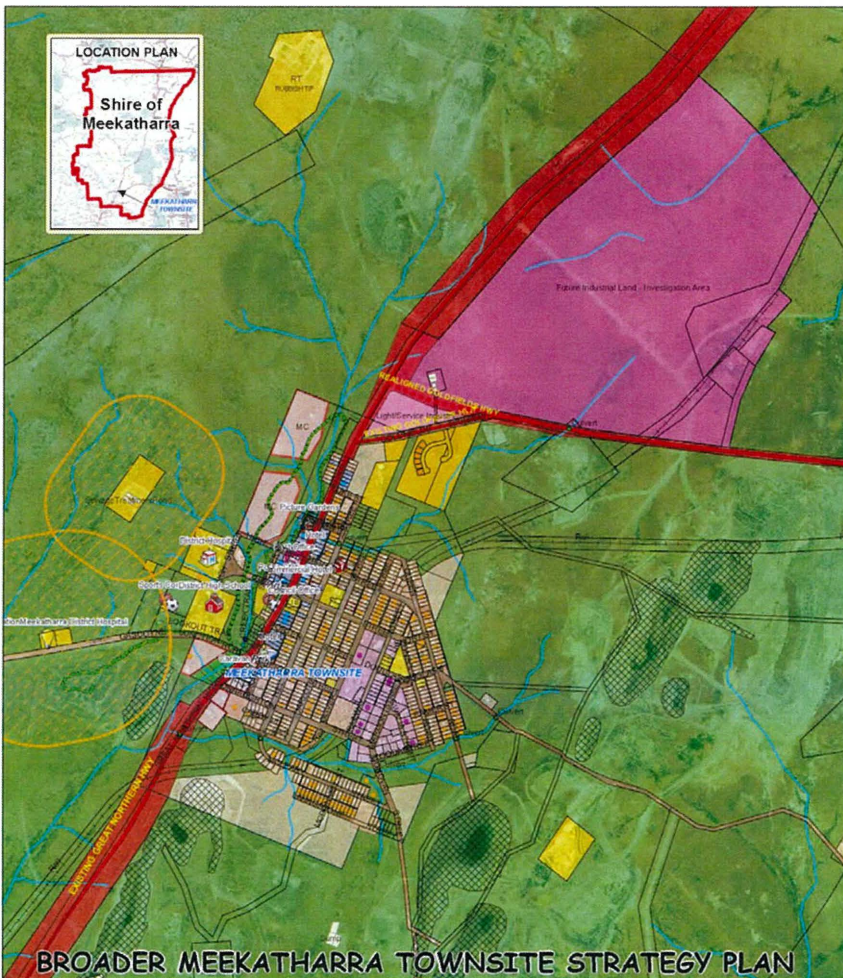
The existing **wastewater ponds** located northwest of the hospital only deals with waste water rather than solids and as such only has a 300 metre buffer shown. Providing deep sewerage to the town in the longer term may be prohibitively expensive due to the hard nature of the ground in Meekatharra.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

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FIGURE 5 – BROADER MEEKATHARRA TOWNSITE STRATEGY MAP



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**Legend**

Meekatharra Townsite	Residential	RFDS	NORTH
Special Control Area	Commercial	Fire Station	0 125 250 500 750 1,000 METRES
Open Pit	Special Use	Hospital	SCALE 1:15,000 (at A3)
Rail	Light Industry	Accommodation	
Trail	General Industry	Movies	Power Station
Water Course	Parks and Recreation	Police	School
Heritage places	Conservation	Recreation	Caravan Park
Vacant Residential	Rural	Post office	Church
Vacant Industrial	Public Purposes	Library	
Vacant Commercial		Major Road	

**FIGURE 5**  
February 2018

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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 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*.

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**ADVERTISING**

The Shire of Meekatharra Local Planning Strategy certified for advertising on .....201....

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

\_\_\_\_\_

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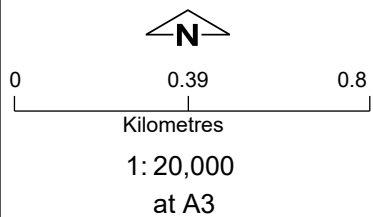
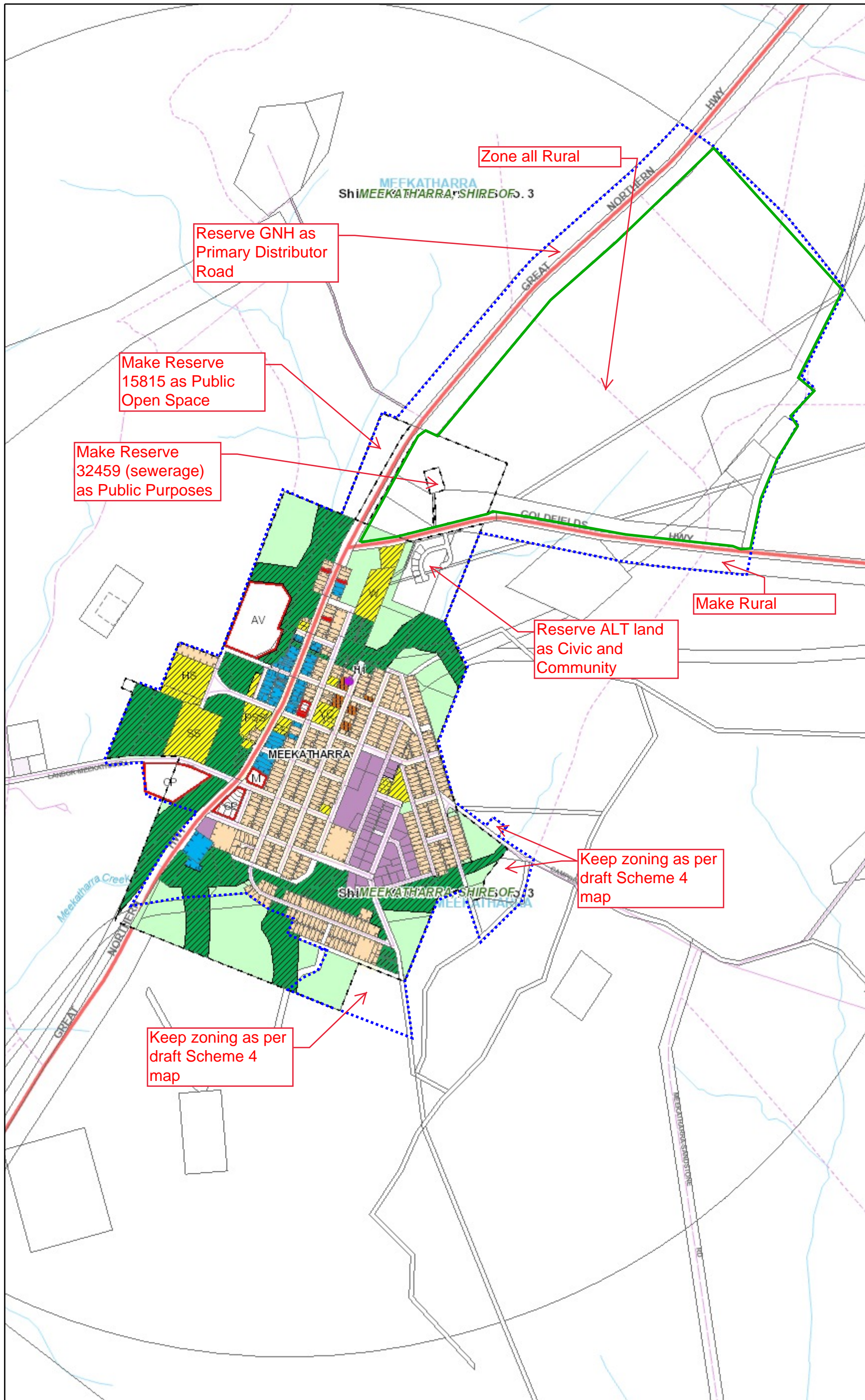


Legend

- Local Government Area
- Townsites
- Cadastre (View 1)
- LPS Boundary
- LPS Restricted and Additional Use
- LPS Other Categories - Sites (Heritage etc)
- LPS R-Code Boundary
- LPS Zones and Reserves**
- Civic and cultural
- Commercial
- Industrial
- Public purposes
- Recreation
- Residential
- Rural
- Special use

**Blue dotted line = Recommended townsite scheme boundary and new zoning.**

**\*Please disregard Scheme 3 zoning as this is just for purposes of identifying current scheme boundary.**



Notes:

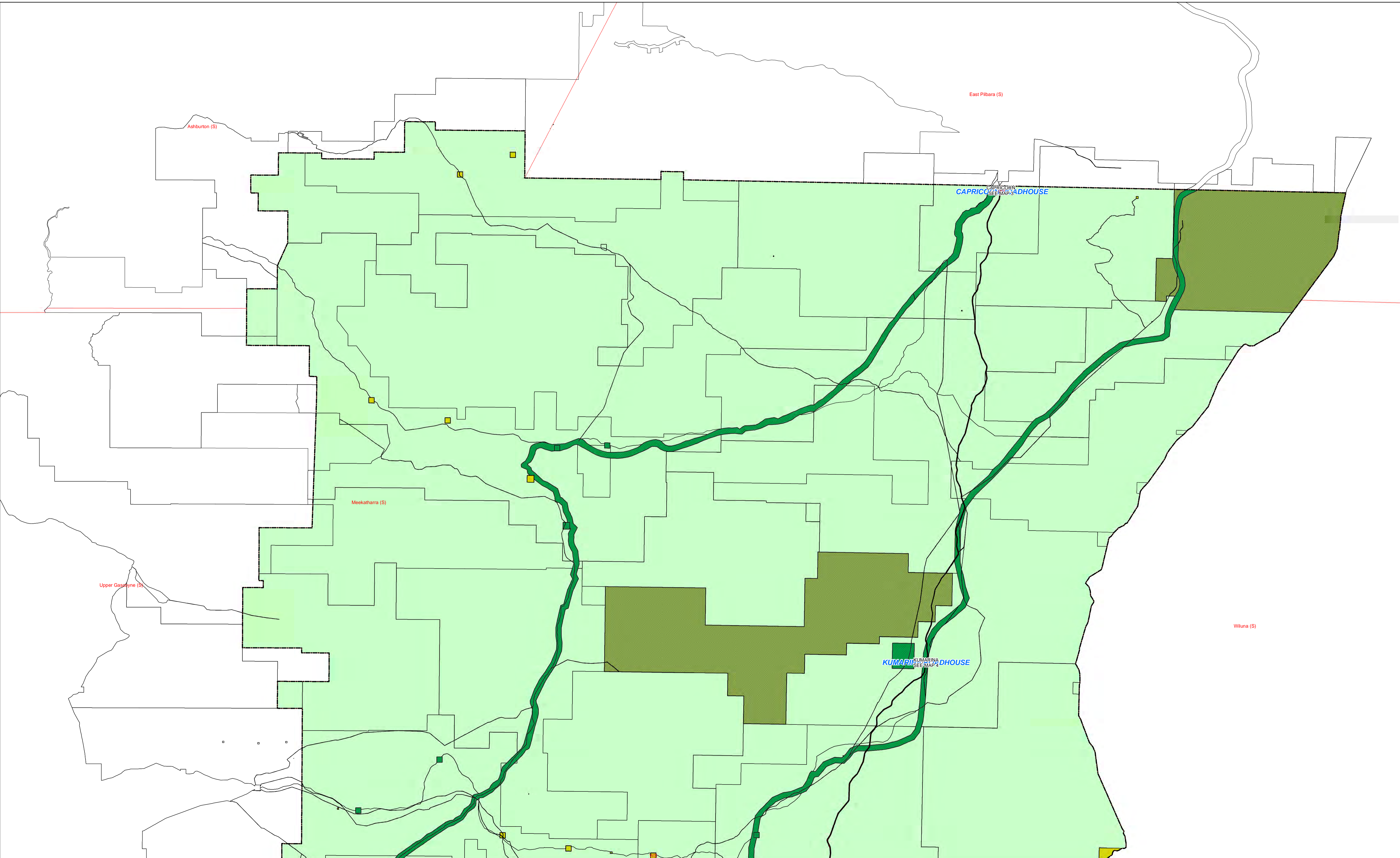
- \* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.
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Map was produced using DPLH's InQuery.

# InQuery Map

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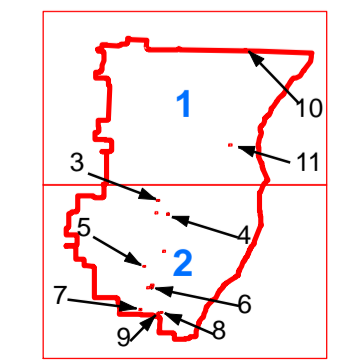
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**LEGEND**

- |  |  |  |   |
|--|--|--|---|
| <p><b>ZONES</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f0e68c; border: 1px solid black; margin-right: 5px;"></span> Residential</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00b0f0; border: 1px solid black; margin-right: 5px;"></span> Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c0c0c0; border: 1px solid black; margin-right: 5px;"></span> Light Industry</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> General Industry</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></span> Settlement</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Rural</li> </ul> | <p><b>SPECIAL USE</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red; margin-right: 5px;"></span> Special Use</li> <li>CP Caravan Park</li> <li>RH Roadhouse</li> <li>W Place of Worship</li> <li>WA Workers Accommodation</li> </ul> | <p><b>LOCAL SCHEME RESERVES</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #6aa84f; border: 1px solid black; margin-right: 5px;"></span> Environmental Conservation</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #2e8b57; border: 1px solid black; margin-right: 5px;"></span> Public Open Space</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> Primary Distributor Road</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9acd32; border: 1px solid black; margin-right: 5px;"></span> Public Purposes</li> </ul> <p>(See adjacent purposes)</p> <ul style="list-style-type: none"> <li>AP Airport</li> <li>C Cemetery</li> </ul> | <p><b>OTHER</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> Scheme Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dotted black; margin-right: 5px;"></span> Townsite Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> R Code Boundary</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red; margin-right: 5px;"></span> Special Control Area</li> </ul> |
|--|--|--|---|

**INDEX TO SCHEME MAPS**



# SHIRE OF MEEKATHARRA

## LOCAL PLANNING SCHEME No 4

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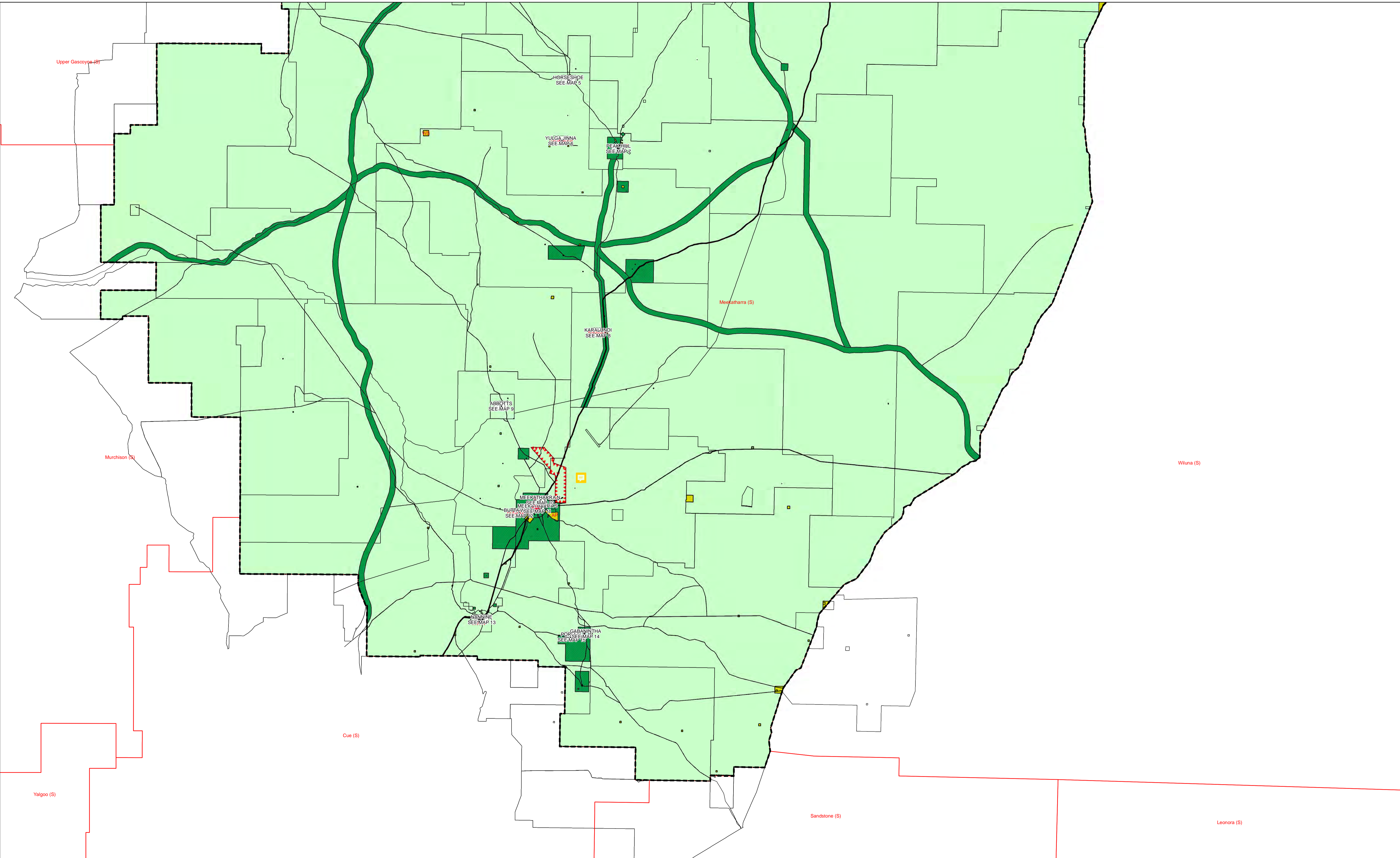
LOCAL PLANNING SCHEME MAP (of 15)

**1**

NORTH

Scale (at A1)

**1:500,000**



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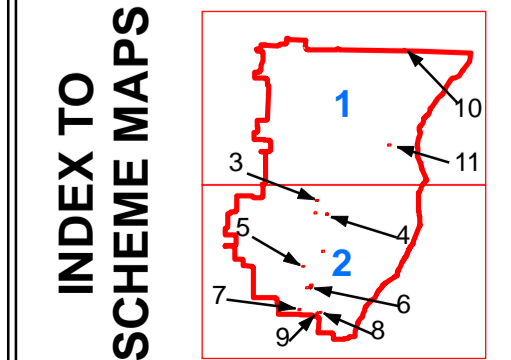
LEGEND	
	Residential
	Commercial
	Light Industry
	General Industry
	Settlement
	Rural

Special Use	
	Special Use
	Caravan Park
	Roadhouse
	Place of Worship
	Workers Accommodation

LOCAL SCHEME RESERVES	
	Environmental Conservation
	Public Open Space
	Primary Distributor Road
	Public Purposes

	Civic and Cultural
	Community Welfare Services
	Depot Site
	Fire Brigade Site
	Hospital
	High School
	Power Generation
	Pre-Primary Centre
	Public Utilities Service & Drainage
	Radio Transmitter Site
	Radio & Television Site
	Rubbish Tip
	School Site
	Wastewater Treatment Plant
	Water Supply
	Youth Community Purposes

OTHER	
	Scheme Boundary
	Townsite Boundary
	R Code Boundary
	Special Control Area



# SHIRE OF MEEKATHARRA

## LOCAL PLANNING SCHEME No 4

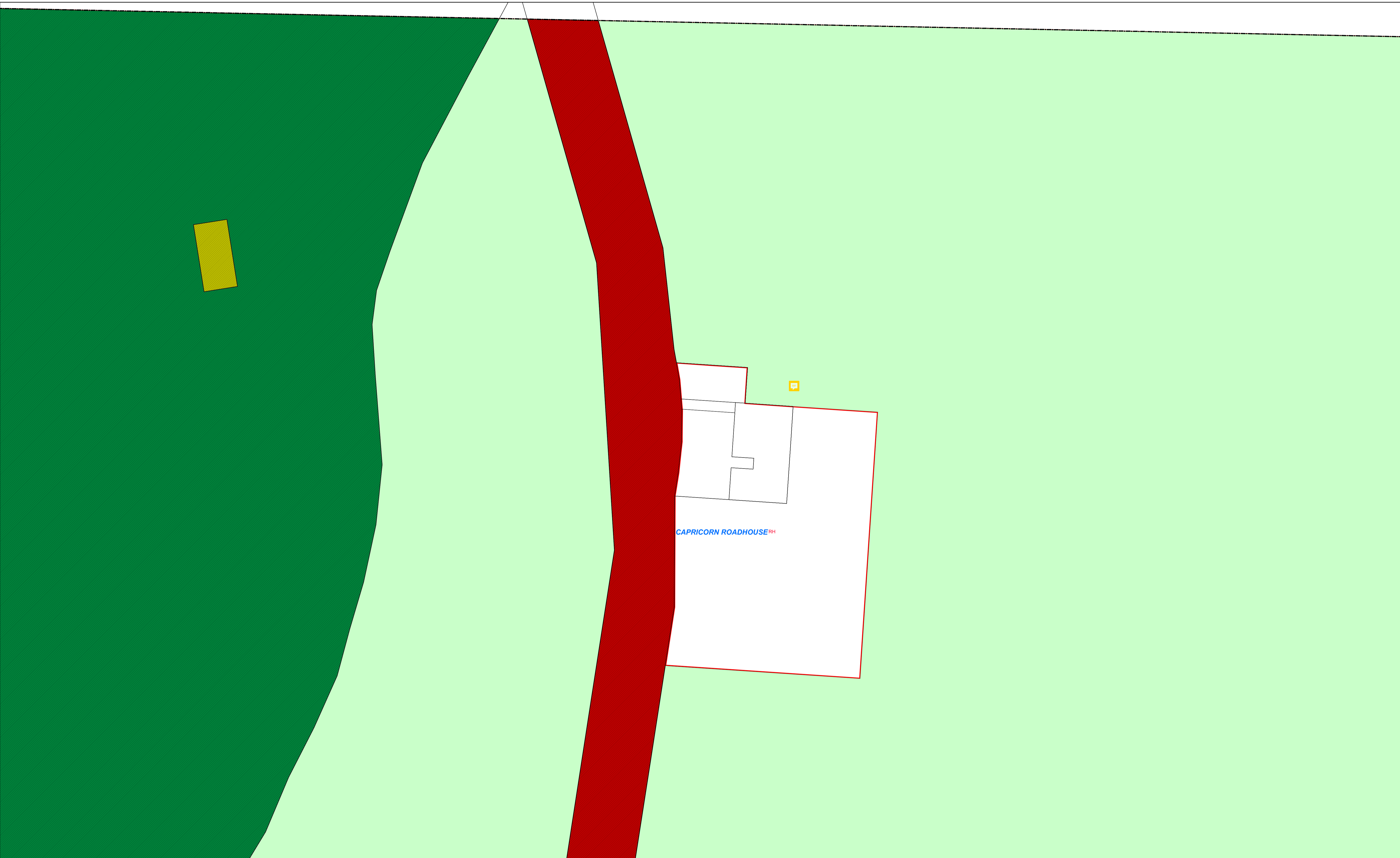
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LOCAL PLANNING SCHEME MAP (of 15) **2**

NORTH

**Scale (at A1)**  
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**LEGEND**

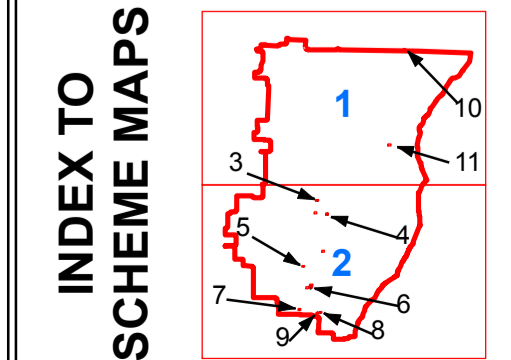
Residential	Special Use
Commercial	Caravan Park
Light Industry	Roadhouse
General Industry	Place of Worship
Settlement	Workers Accommodation
Rural	

**LOCAL SCHEME RESERVES**

Environmental Conservation	Civic and Cultural
Public Open Space	Community Welfare Services
Primary Distributor Road	Depot Site
Public Purposes	Fire Brigade Site
<small>(See adjacent purposes)</small>	Hospital
Airport	High School
Cemetery	Power Generation
	Pre-Primary Centre
	Radio Transmitter Site
	Road
	Radio & Television Site
	Rubbish Tip
	School Site
	Sewerage Treatment Plant
	Water Supply
	Youth Community Purposes

**OTHER**

Scheme Boundary
Townsite Boundary
R Code Boundary
Special Control Area



# SHIRE OF MEEKATHARRA

## LOCAL PLANNING SCHEME No 4

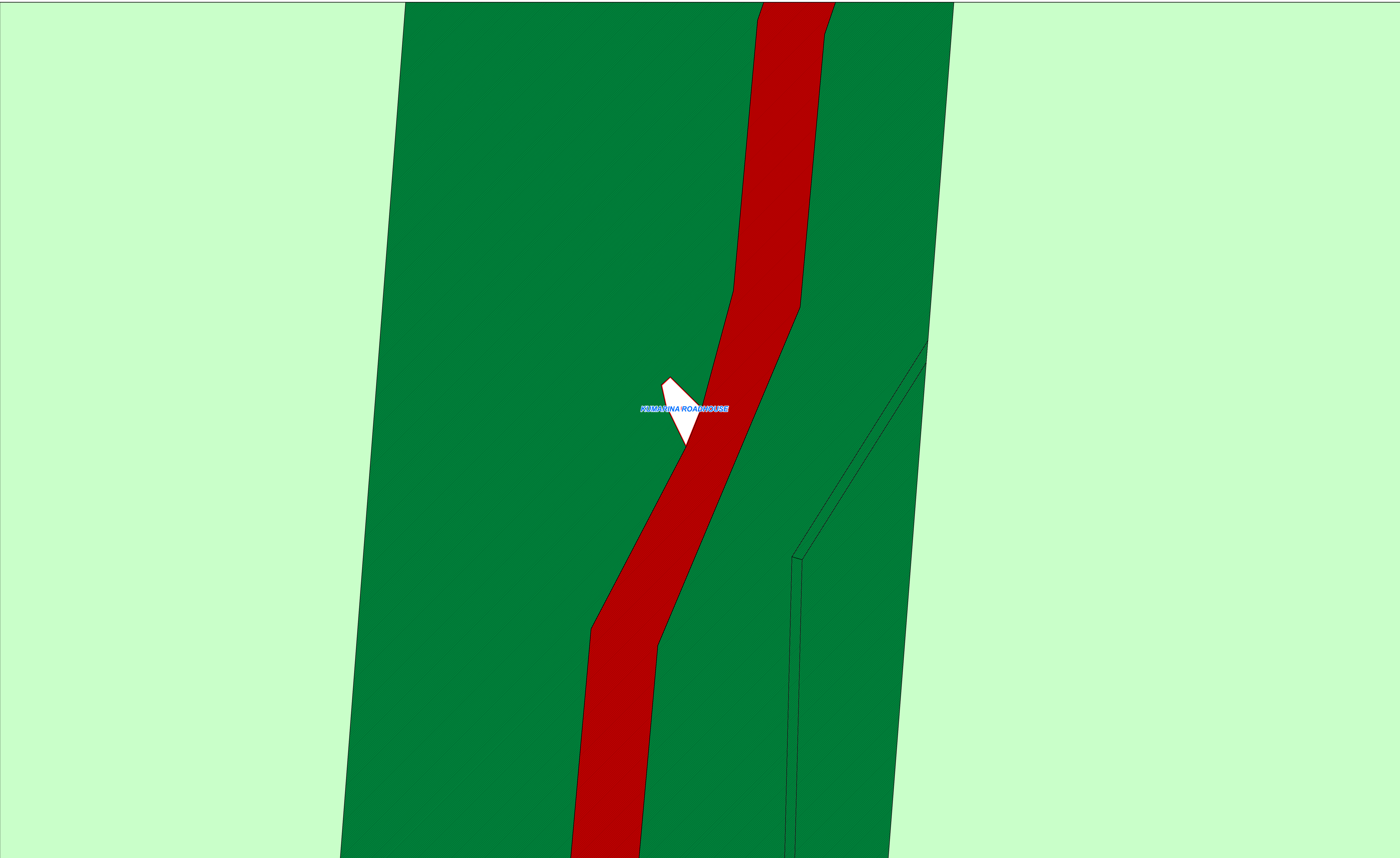
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LOCAL PLANNING SCHEME MAP (of 15) **3**

NORTH

**Scale (at A1)**  
1: 5,000

Generated: 23 Feb 2016



KUMARINA ROADHOUSE

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**LEGEND**

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

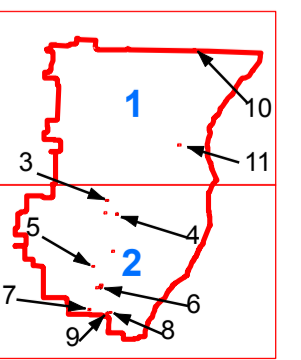
- Special Use**
- CP Caravan Park
  - RH Roadhouse
  - W Place of Worship
  - WA Workers Accommodation

- 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
- DS Depot Site
- FBS Fire Brigade Site
- H Hospital
- HS High School
- PG Power Generation
- PFC Pre-Primary Centre
- PUS Public Utilities Service & Drainage
- RTS Radio Transmitter Site
- RTO Radio & Television Site
- Road
- RT Rubbish Tip
- S School Site
- WWTP Wastewater Treatment Plant
- WS Water Supply
- YC Youth Community Purposes

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

**INDEX TO SCHEME MAPS**



# SHIRE OF MEEKATHARRA

## LOCAL PLANNING SCHEME No 4

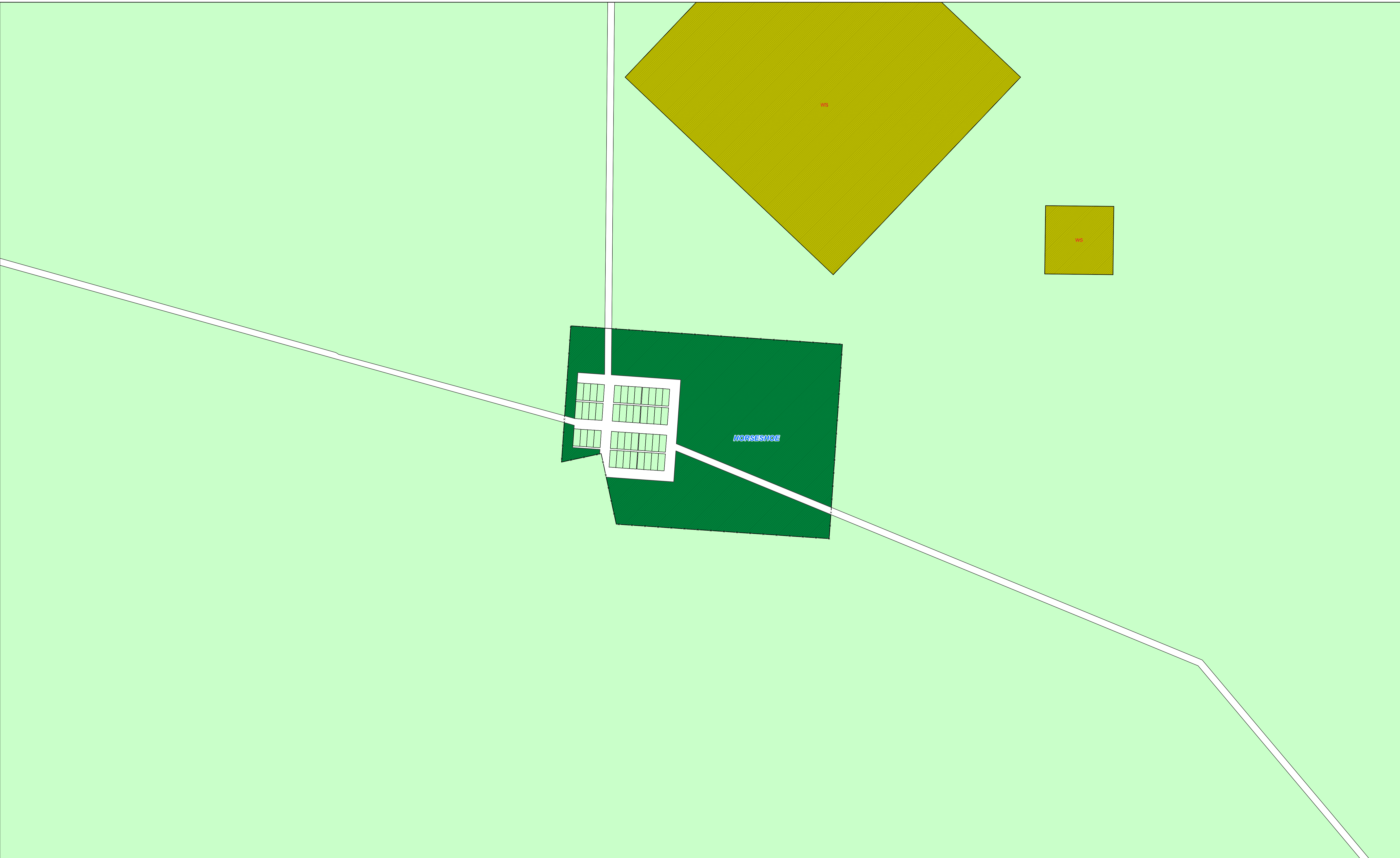
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LOCAL PLANNING SCHEME MAP (of 15) 4

NORTH

Scale (at A1) 1: 5,000

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**LEGEND**

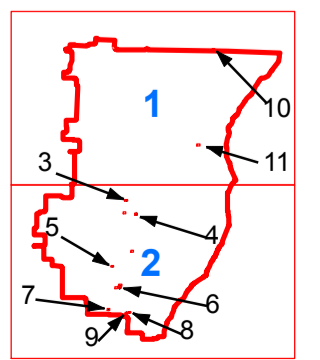
- ZONES**
- Residential
  - Commercial
  - Light Industry
  - General Industry
  - Settlement
  - Rural
- Special Use
- CP Caravan Park
  - RH Roadhouse
  - W Place of Worship
  - WA Workers Accommodation

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  - Public Open Space
  - Primary Distributor Road
  - Public Purposes
- (See adjacent purposes)
- AP Airport
  - C Cemetery

- CC Civic and Cultural
- CW Community Welfare Services
- DS Depot Site
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- H Hospital
- HS High School
- PG Power Generation
- PPC Pre-Primary Centre
- PUS Public Utilities Service & Drainage
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# SHIRE OF MEEKATHARRA

## LOCAL PLANNING SCHEME No 4

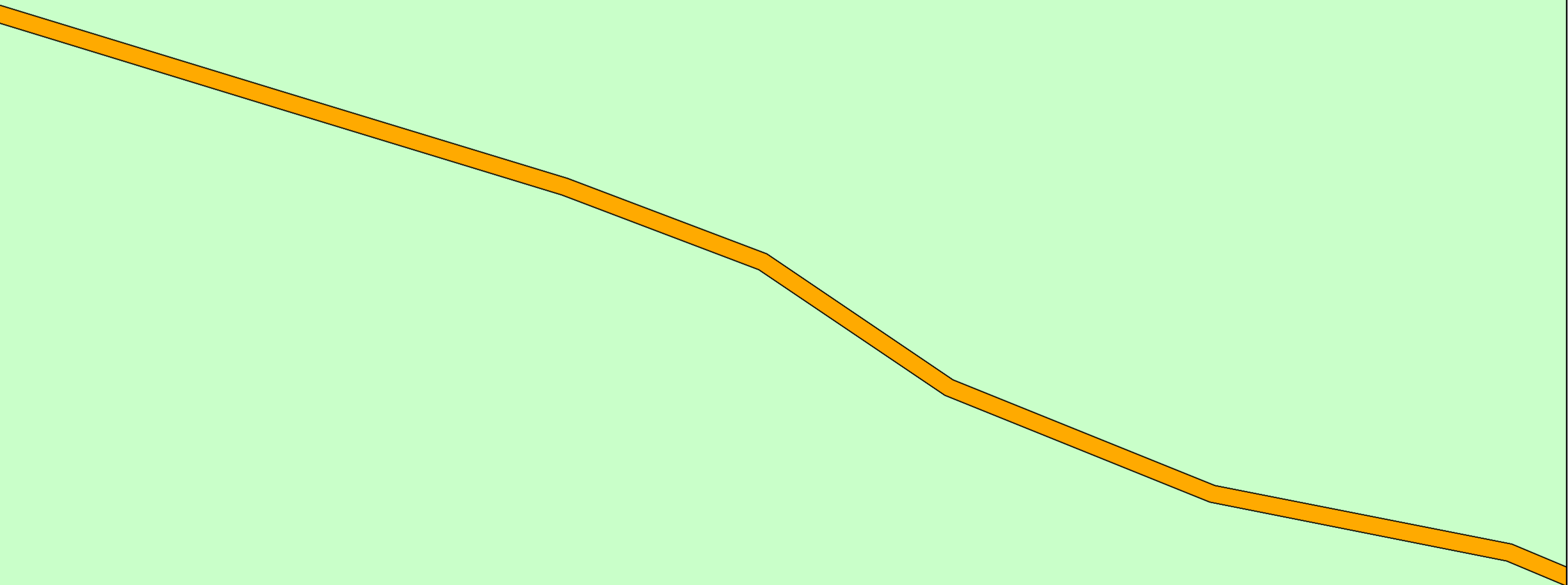
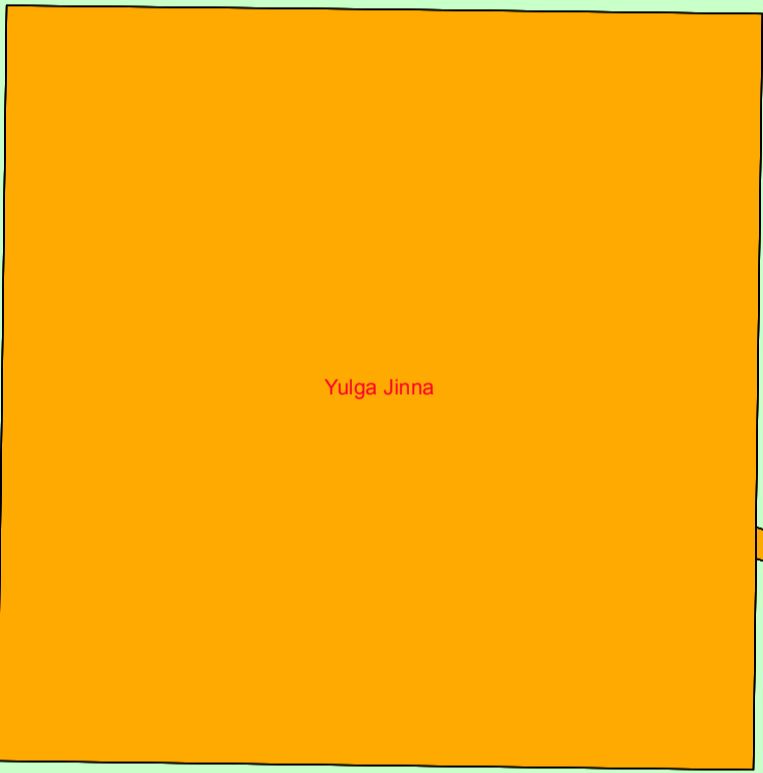
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LOCAL PLANNING SCHEME MAP (of 15) **5**

NORTH

**Scale (at A1)**  
1: 5,000

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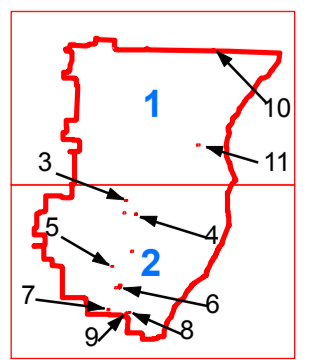
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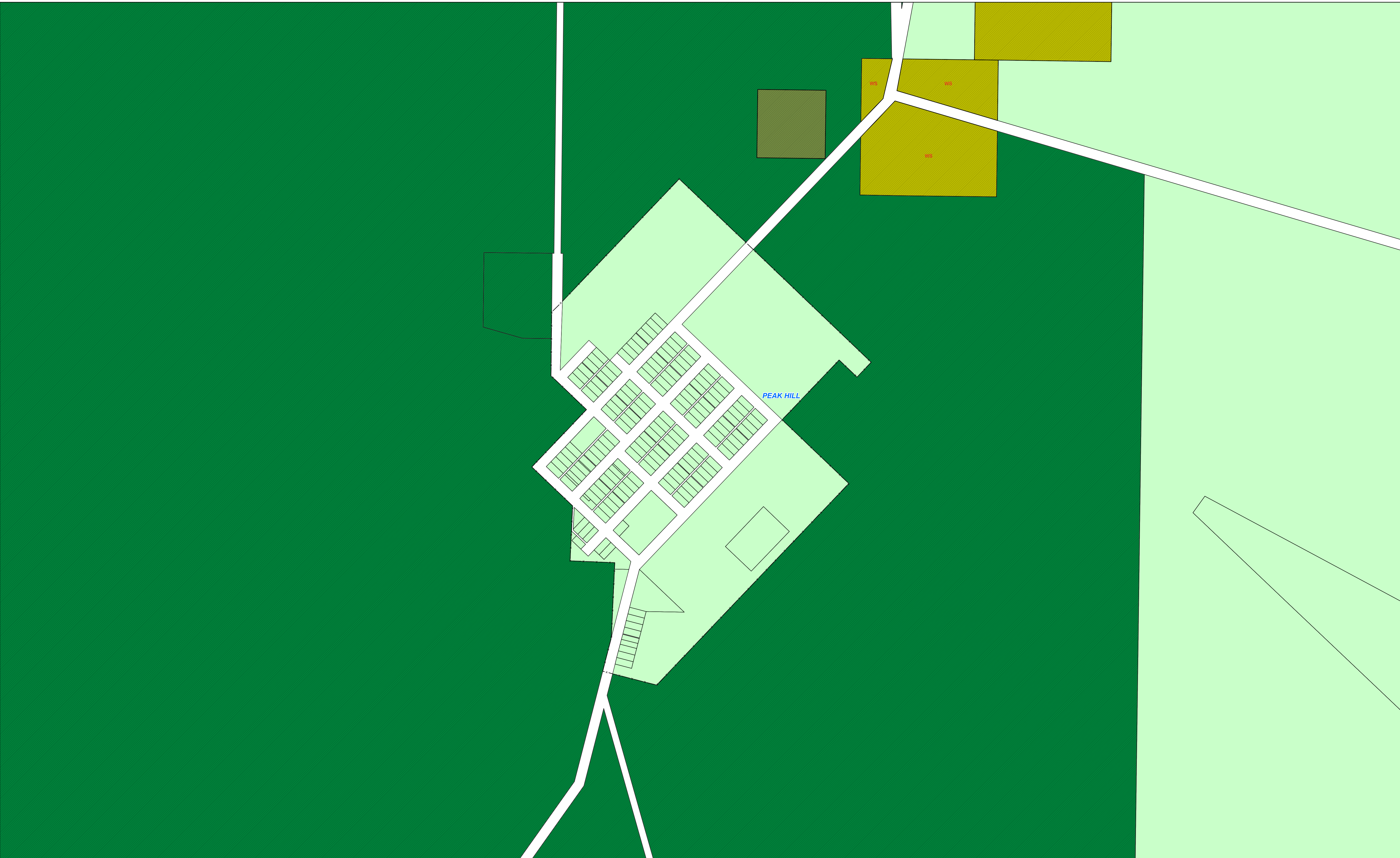
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LOCAL PLANNING SCHEME MAP (of 15) **6**

NORTH

Scale (at A1) **1: 5,000**

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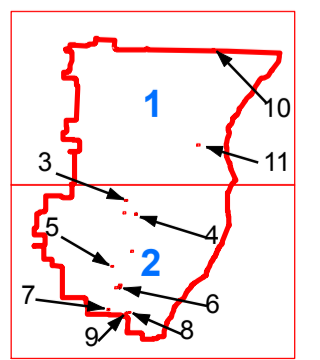
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- Airport
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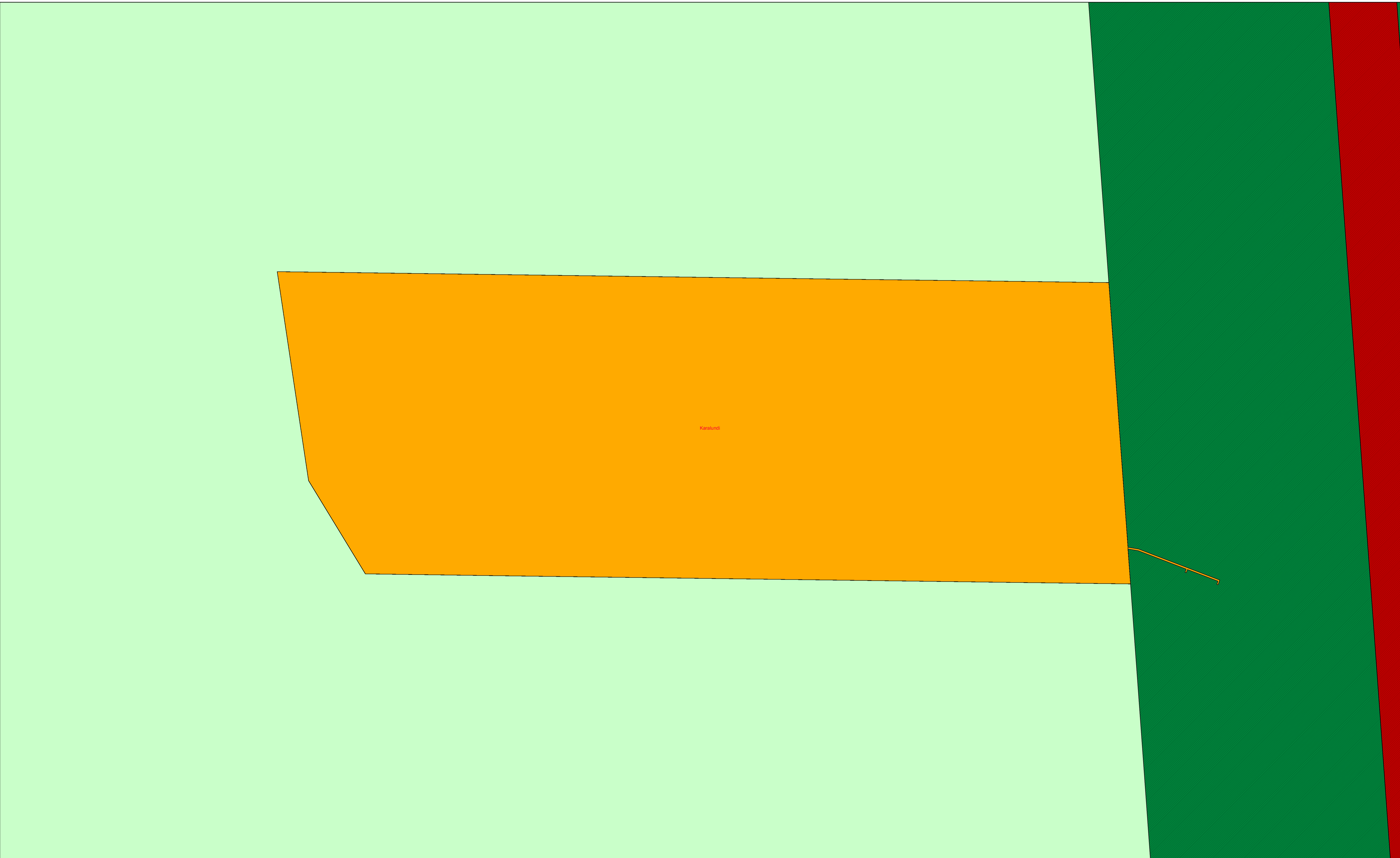
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LOCAL PLANNING SCHEME MAP  
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NORTH

Scale (at A1)  
**1: 5,000**

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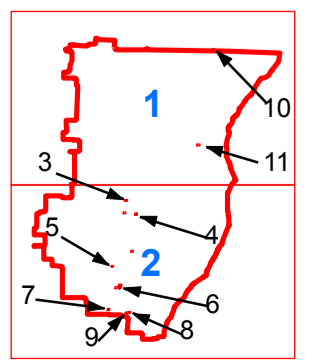
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# SHIRE OF MEEKATHARRA

## LOCAL PLANNING SCHEME No 4

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Kilometers

LOCAL PLANNING SCHEME MAP (of 15) **8**

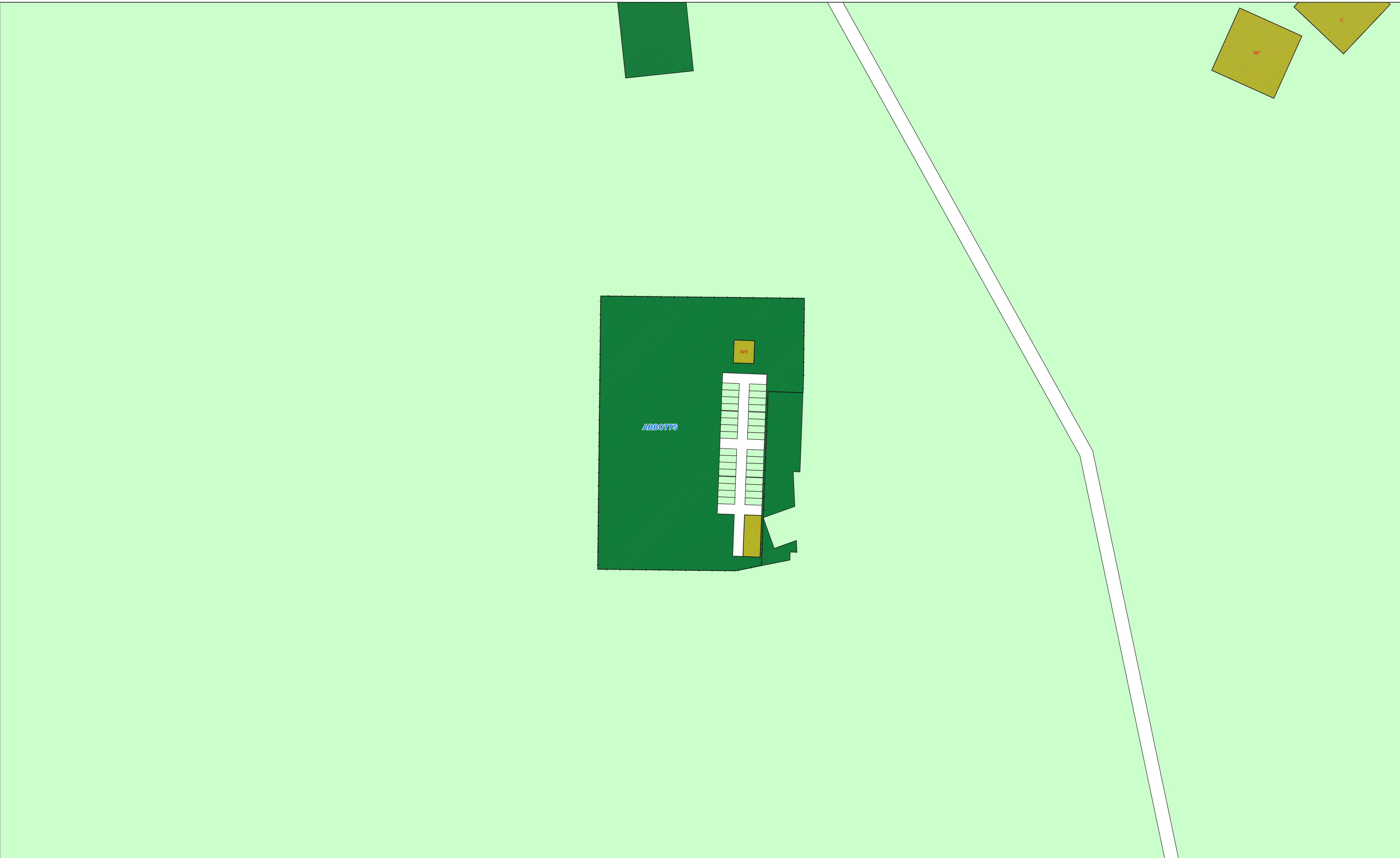
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**Scale (at A1)**

**1: 5,000**

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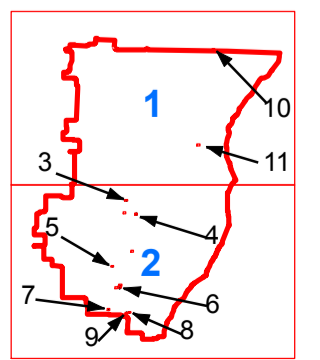
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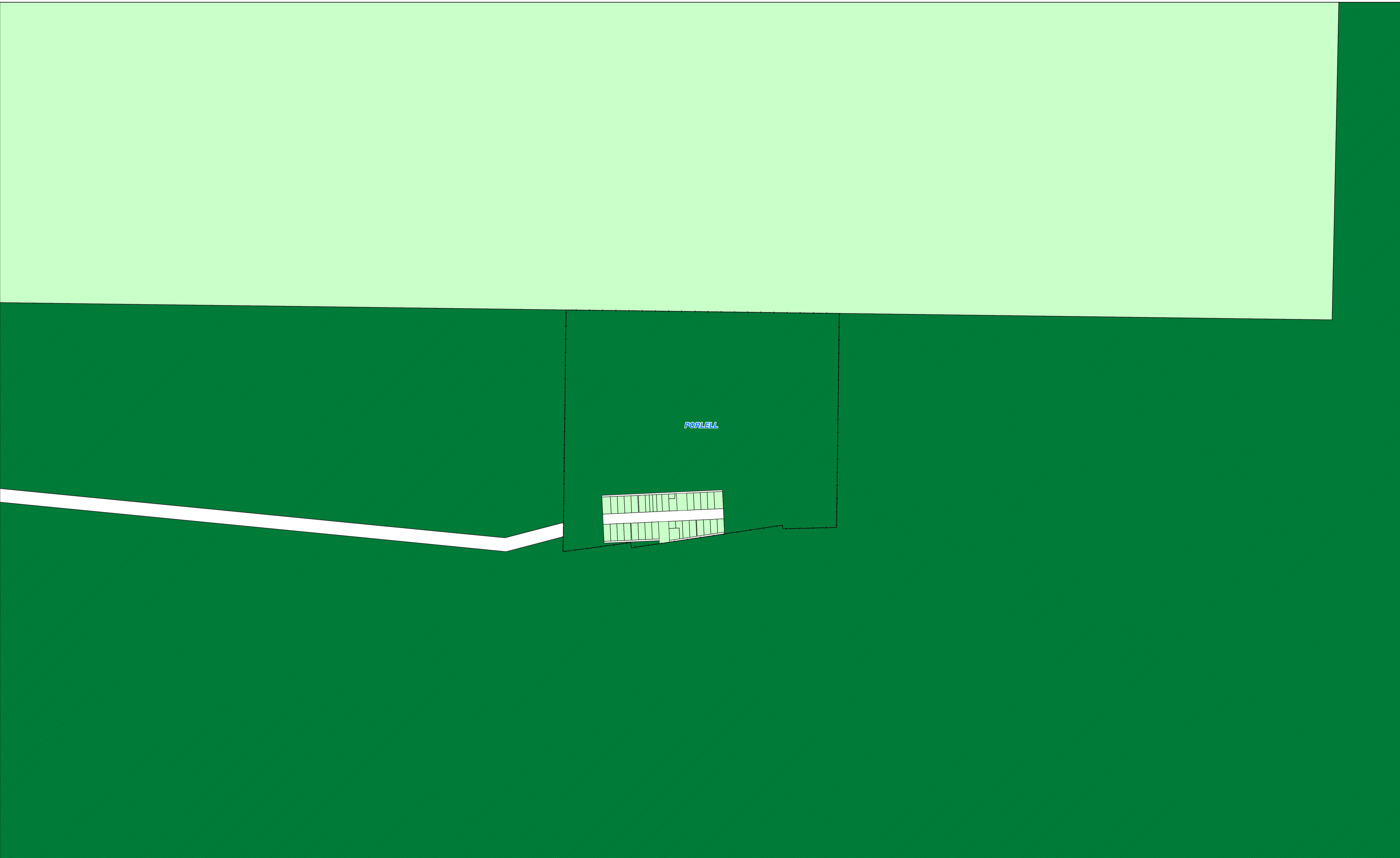
0 0.125 0.25 0.5 0.75 1 Kilometers

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

NORTH

**Scale (at A1)**  
1: 5,000

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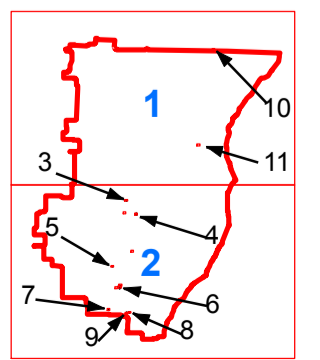
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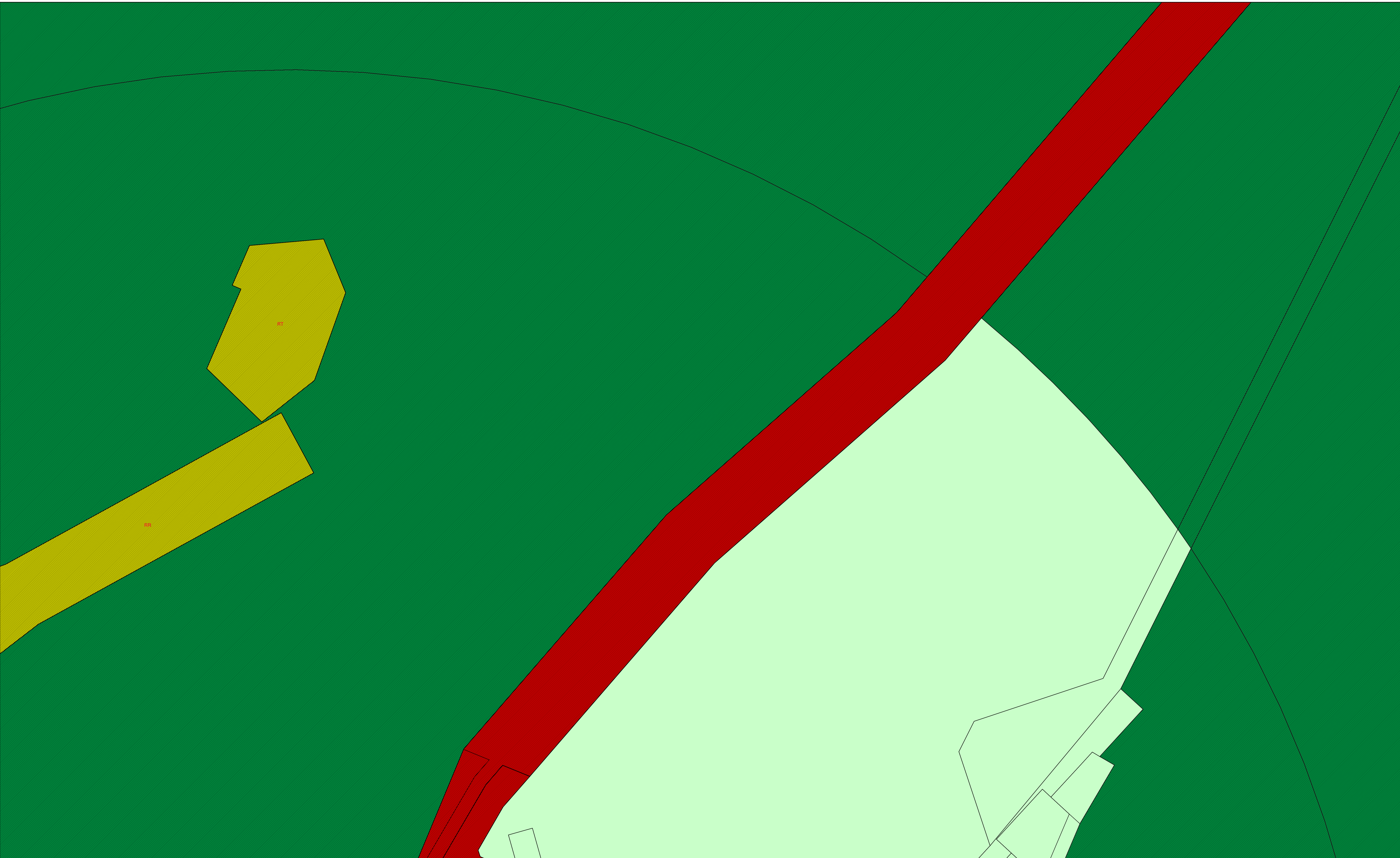
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LOCAL PLANNING SCHEME MAP (of 15) **15**

NORTH

Scale (at A1) **1: 5,000**

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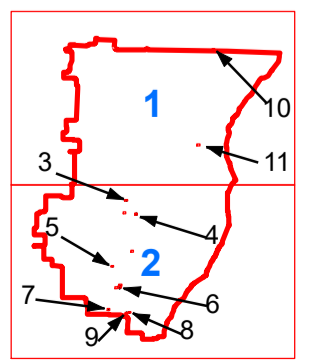
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- Residential
  - Commercial
  - Light Industry
  - General Industry
  - Settlement
  - Rural
  - Special Use
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 RH Roadhouse  
 W Place of Worship  
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# SHIRE OF MEEKATHARRA

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1:5,000

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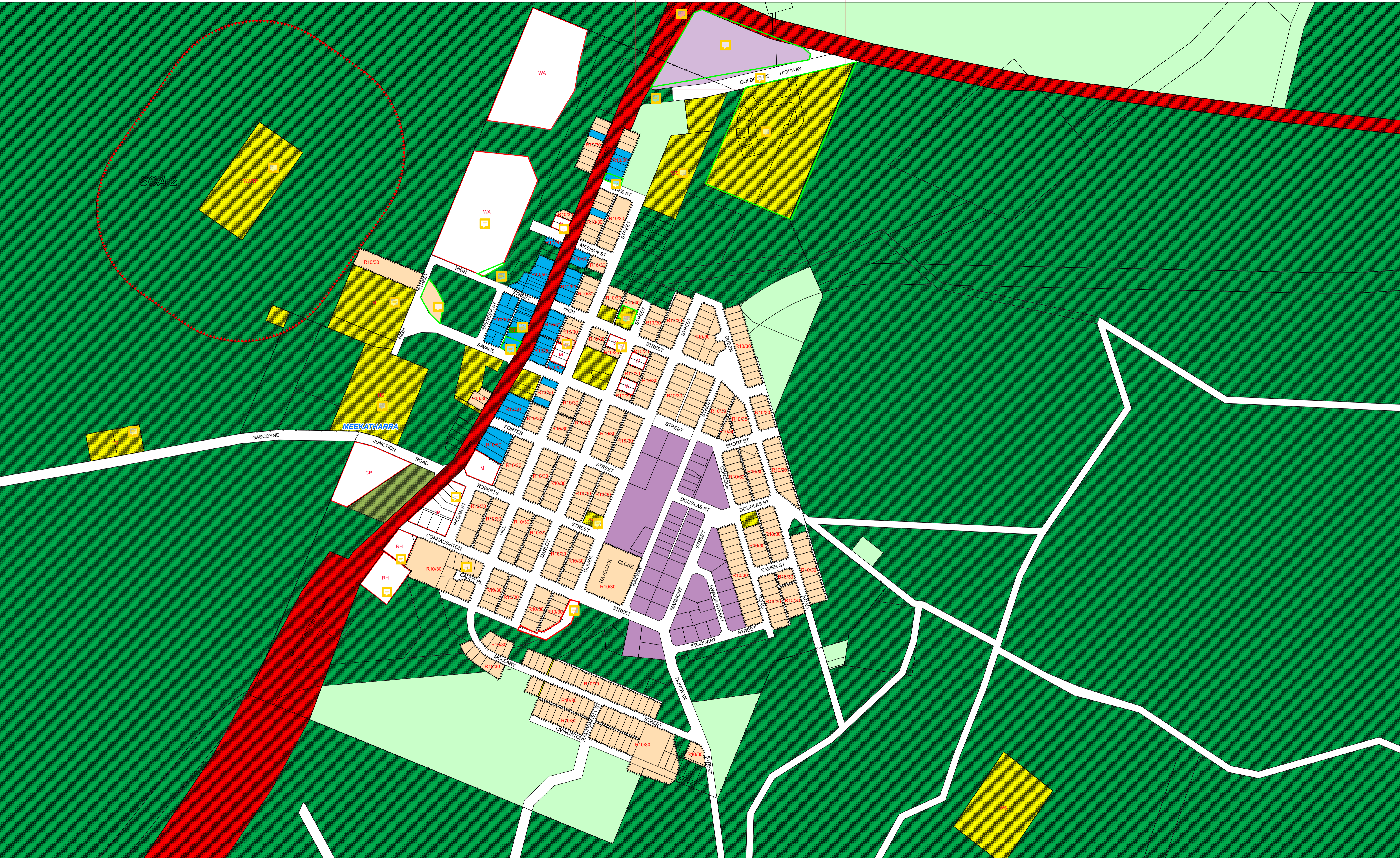
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NORTH

Scale (at A1)

1: 5,000

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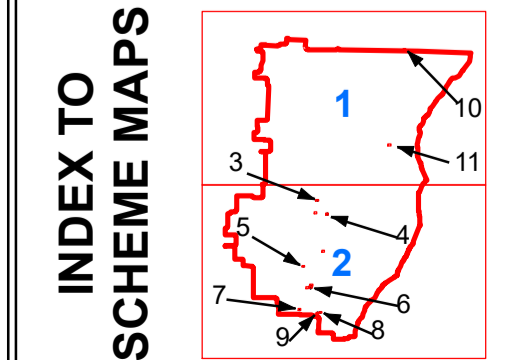
Residential	Special Use
Commercial	Caravan Park
Light Industry	Roadhouse
General Industry	Place of Worship
Settlement	Workers Accommodation
Rural	

**LOCAL SCHEME RESERVES**

Environmental Conservation	Civic and Cultural
Public Open Space	Community Welfare Services
Primary Distributor Road	Depot Site
Public Purposes	Fire Brigade Site
(See adjacent purposes)	Hospital
Airport	High School
Cemetery	Power Generation
	Pre-Primary Centre
	Public Utilities Service & Drainage
	Radio Transmitter Site
	Road
	Radio & Television Site
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	Youth Community Purposes

**OTHER**

Scheme Boundary
Townsite Boundary
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# SHIRE OF MEEKATHARRA

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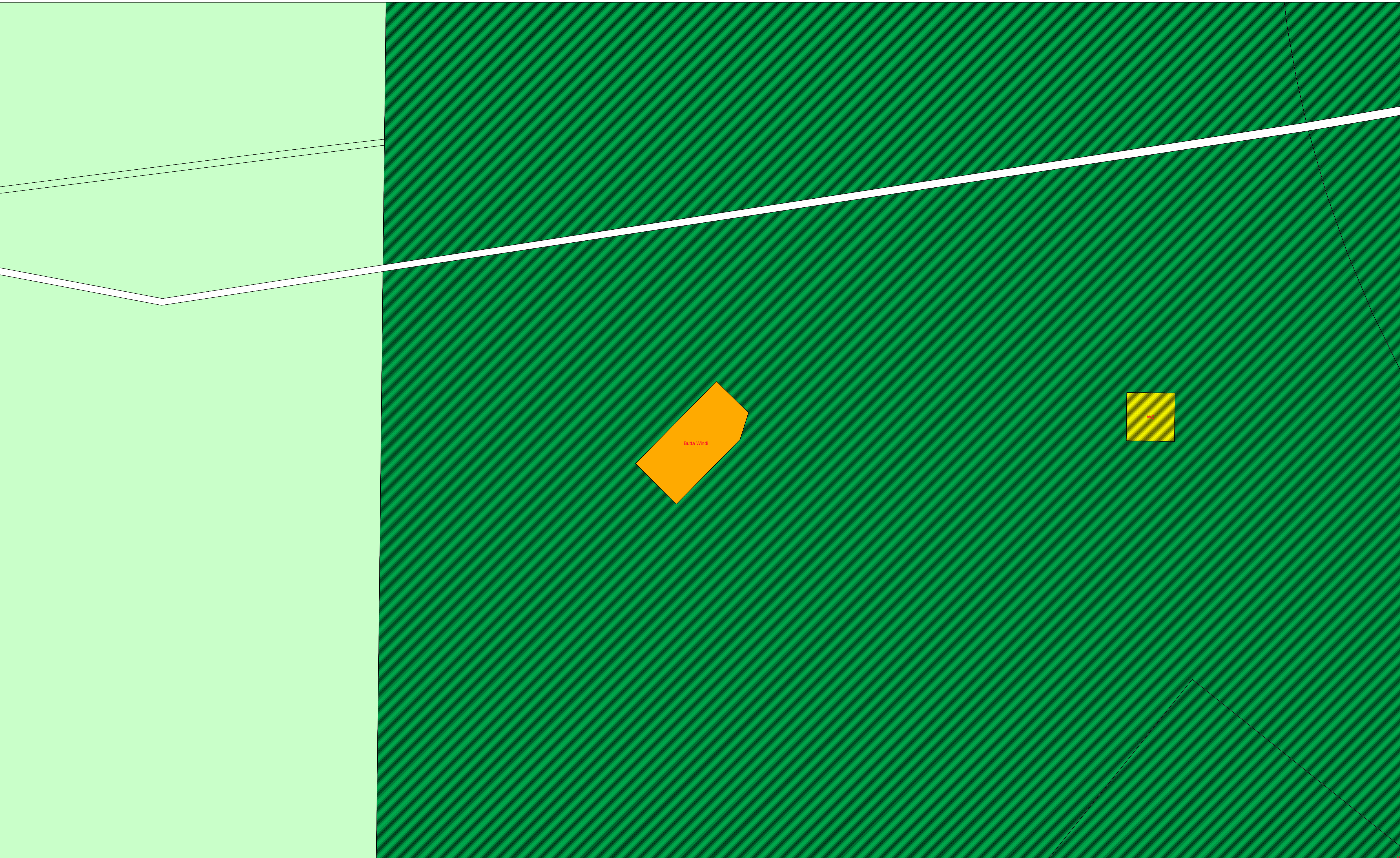
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LOCAL PLANNING SCHEME MAP (of 15) **11**

NORTH

Scale (at A1) **1: 5,000**

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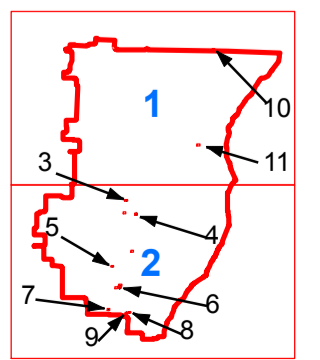
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**RTS** Radio Transmitter Site  
**RTS** Radio & Television Site  
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**RT** Rubbish Tip  
**S** School Site  
**WWTP** Wastewater Treatment Plant  
**WS** Water Supply  
**YC** Youth Community Purposes

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# SHIRE OF MEEKATHARRA

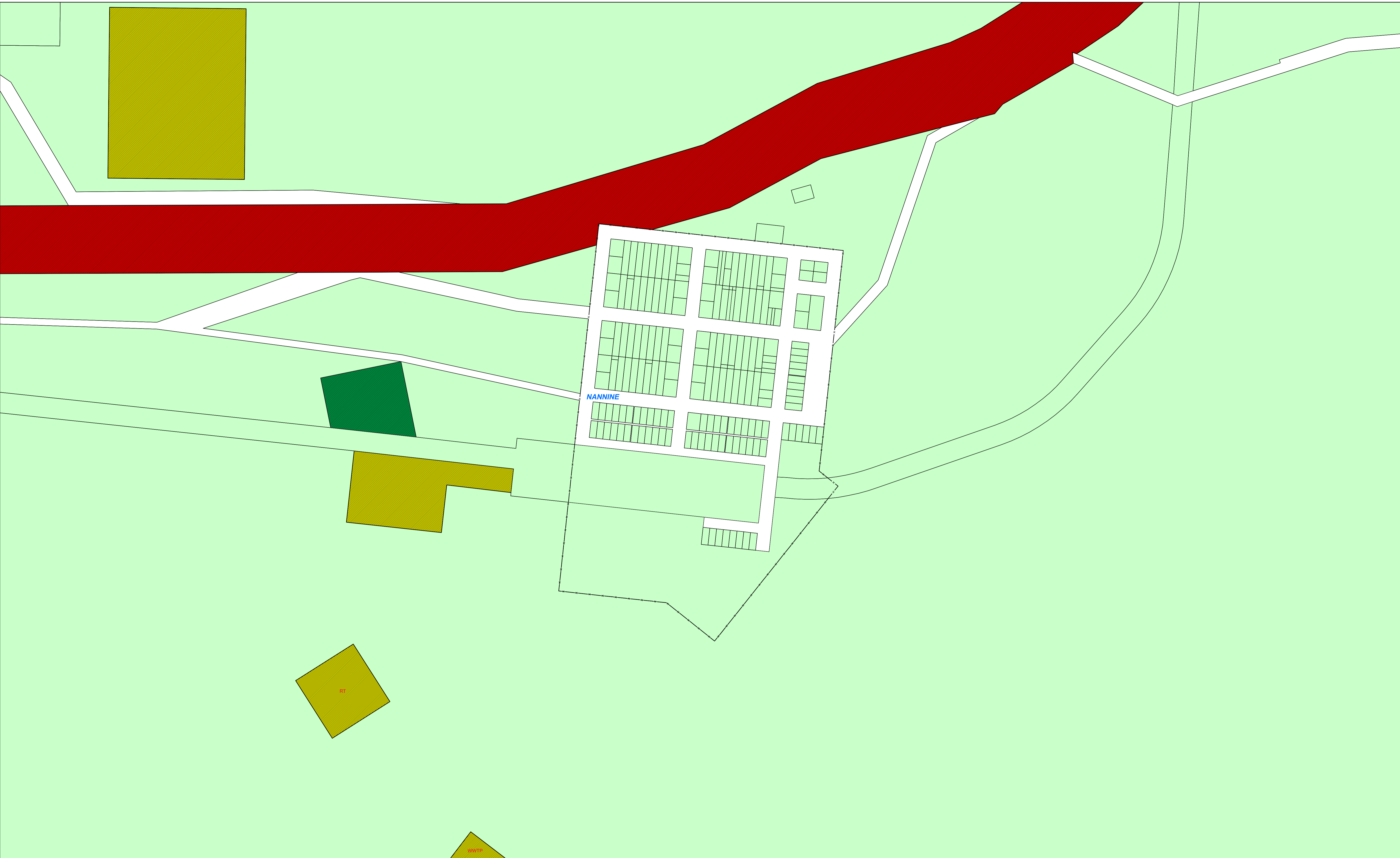
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(of 15) **12**

NORTH  
Scale (at A1)  
**1: 5,000**

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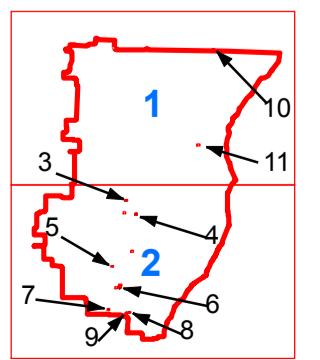
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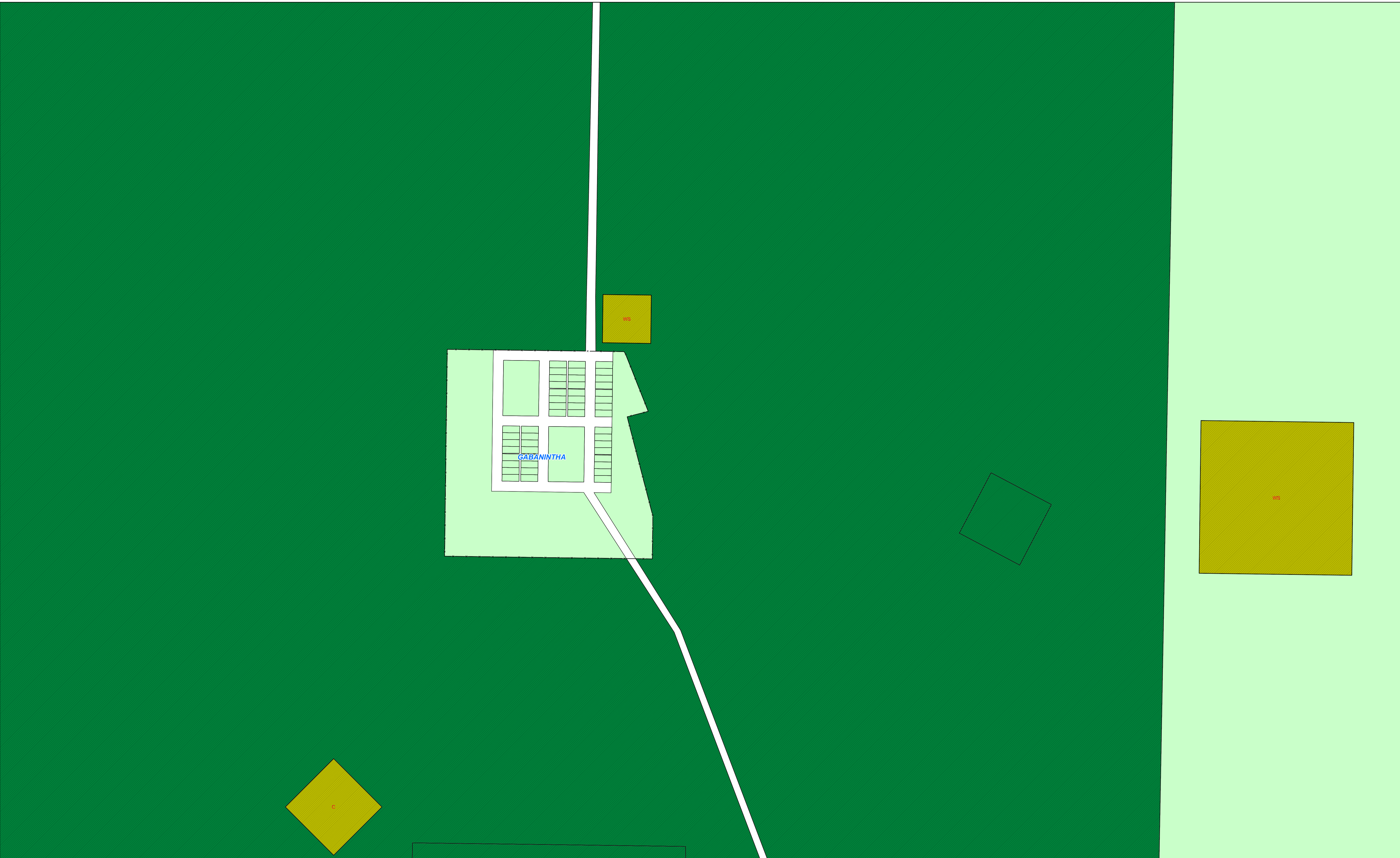
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LOCAL PLANNING SCHEME MAP (of 15) **13**

NORTH

Scale (at A1) **1: 5,000**

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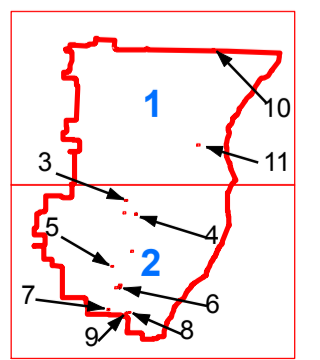
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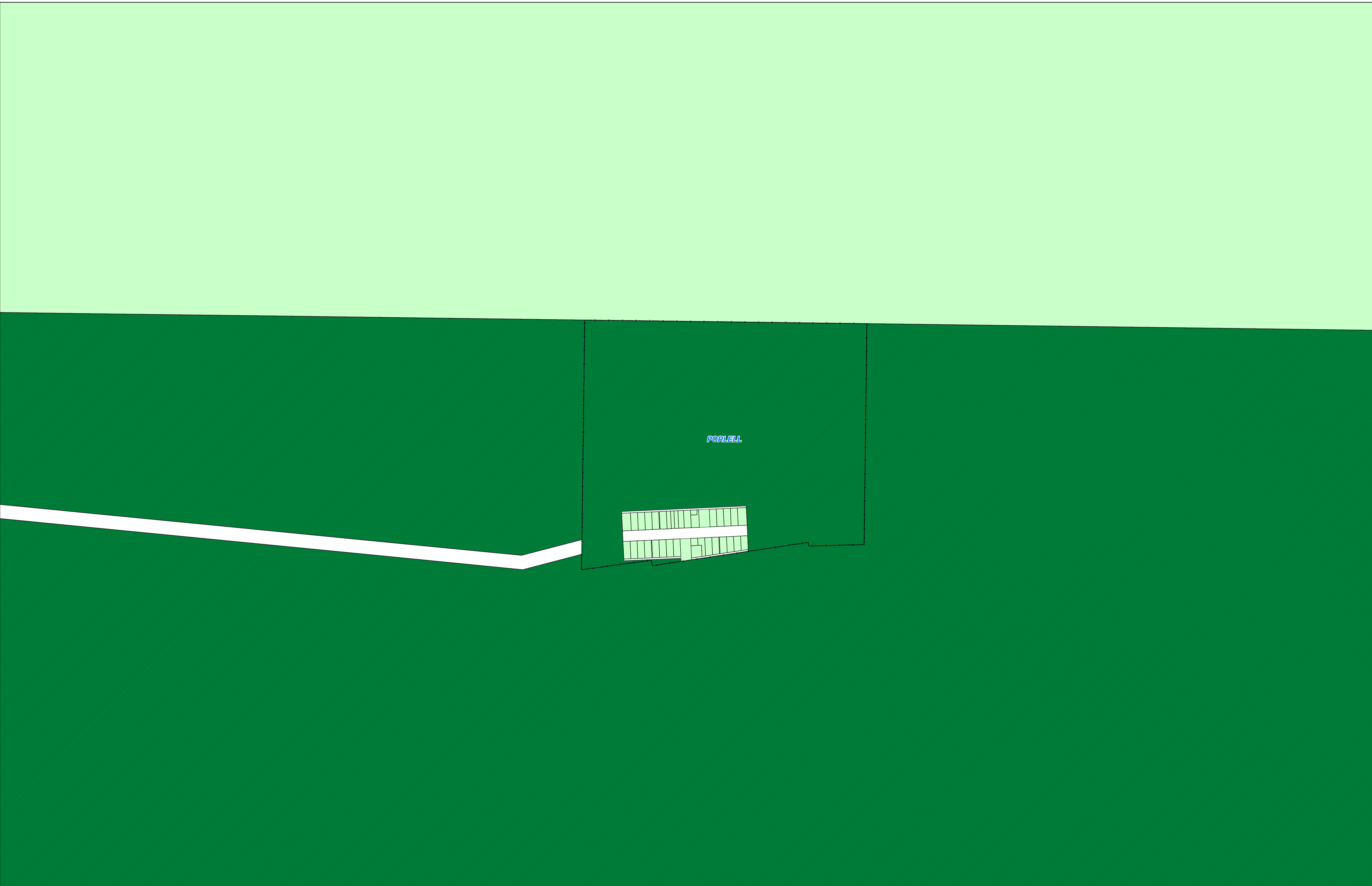
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**NORTH**

Scale (at A1) **1: 5,000**

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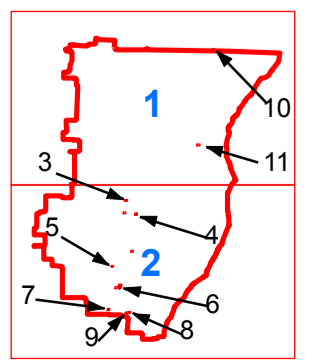
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- S School Site
- WWTP Wastewater Treatment Plant
- WS Water Supply
- YC Youth Community Purposes

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

**INDEX TO SCHEME MAPS**



# SHIRE OF MEEKATHARRA

## LOCAL PLANNING SCHEME No 4

1:5,000

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

NORTH

Scale (at A1) **1: 5,000**

Generated: 23 Feb 2016



## Attachment 2: Lloyds Plaza draft sign for Great Northern Highway

**ITEM 1** 1.6mm Aluminium Sign  
 Non Reflective Vinyl with Digital Print  
 UV Overlaminated  
 With 4 x B Strut to Rear  
 CROP 60mm  
 x1 each

1200 mm

400 mm

1200 mm

400 mm

1200 mm

1200 mm

1200 mm

1200 mm

Client: Shire of Meekatharra	Proof reader:
Date: 10/8/23	Sales: Lisa Tebay
Order No.: 291269 Rev1	
Drawn By: Warren	

1 McDowell St Welshpool WA 6106  
**Telephone: (08) 9458 7033**  
**Facsimile: (08) 9458 8552**  
**Email: jsm.online@jasonsigns.com.au**

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**IMPORTANT NOTES:** Please check all information is correct (including spelling, phone numbers, dimensions, etc). It is the responsibility of the client to review all details of this order and accept full responsibility for all errors/omissions in its design. We strongly encourage you to ensure everything is correct prior to the provision of artwork approval and the consent to proceed to production. Please be aware: colours displayed on screen may appear slightly different when reproduced.

**ARTWORK APPROVAL**  
 I hereby confirm that I have checked all details of this order and authorise for it to proceed to production.

Name: .....

Signature: ..... Date: .....

Artwork Proof Template: JSM.2022 November 1 Rev 1 Approver: Head of Sales and Customer Engagement Uncontrolled if Printed

- 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**