



MINUTES

*HEALTH, BUILDING & TOWN PLANNING COMMITTEE
MEETING*

HELD IN THE COUNCIL CHAMBERS, MEEKATHARRA

ON

SATURDAY 20 JANUARY 2024

COMMENCED AT 8.30 AM

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

1.1 DECLARATION OF OPENING

The Chairperson Cr HJ Nichols declared the meeting open at 8.31am.

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.

The Shire President read the disclaimer out loud.

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

Member

Cr HJ Nichols	Chairperson
Cr MJ Smith	Deputy Chairperson
Cr BM Day	
Cr MR Hall	
Cr JC Holden	
Cr DK Hodder	

Staff

Svenja Clare	Acting Chief Executive Officer
Darren Friend	Acting Deputy Chief Executive Officer
Felicity Anderson	Executive Assistant

Apologies

Kelvin Matthews	Chief Executive Officer
Peter Dittrich	Deputy Chief Executive Officer
Cr WJ Ward	

Observers

David Schulz

Approved Leave of Absence

Nil

3. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

4. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Committee Resolution:

Moved: Cr DK Hodder

Seconded: Cr MR Hall

That the minutes from the Health, Building & Town Planning Meeting held on 15 December 2023 be confirmed.

CARRIED 6/0

For: Cr HJ Nichols, Cr MJ Smith, Cr BM Day, Cr MR Hall, Cr JC Holden, Cr DK Hodder.

Against: Nil

5. PETITION/ DEPUTATIONS/ PRESENTATION/ SUBMISSIONS

Nil

6. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

The Chairperson welcomed David Schulz (Preferred candidate for the CDSM role) to the meeting and advised that David has come to Meekatharra to look around and meet the team.

7. REPORTS OF COMMITTEES AND OFFICERS

7.1 OFFICERS MONTHLY REPORTS

7.1.1 BUILDING, PLANNING AND ENVIRONMENTAL HEALTH OFFICER'S REPORT DECEMBER 2023

Prepared by: Shire of East Pilbara
On Date: 4 January 2024

In accordance with the shared services agreement, this report provides a summary of building, planning and environmental health matters for November 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 a few telephone enquiries and one email enquiry in regard to Building requirements, all of which were dealt with in a timely manner.

Planning

Planning information and advice was provided to the Shire of Meekatharra during December. This includes advice to the Shire of Meekatharra and a customer regarding a possible development at the Commercial Hotel site as well as advice on road closure processes.

Planning advice was also provided regarding a proposed two dwelling development at 135 Darlot Street. A development application has recently been received and is currently under assessment.

Environmental Health

Health staff provided remote assistance during December -

- Discussed proposal to expand accommodation units at Commercial Hotel Meekatharra with Building and Planning staff.
- Received and began assessing proposal by Shire of Meekatharra to construct two dwellings at 135 Darlot St Meekatharra for shire housing. The proposal will need to demonstrate an effective method of effluent disposal prior to receiving Town Planning approval.
- Emailed Department of Communities and Western Australian Police (occupants) regarding a defective onsite effluent disposal system at 88 Hill St Meekatharra that requires immediate repair.
- The template for a Permit to Use an Apparatus (effluent disposal system) was updated for the Shire of Meekatharra.
- Issued a Permit to Use for both 41 & 43 McCleary St Meekatharra following submission of photographs of installation and as constructed plans of the septic systems.
- Confirmed that Horizon Power have submitted application to Department of Water and Environmental Regulation (DWER) for reclassification of the former Meekatharra Power Station as a contaminated site. A decision from DWER on the reclassification would be expected early in 2024.

- Provided advice to Capricorn Metals on construction of a commercial pool at Karlawinda Gold Project mine village.
- Received an application for a Section 39 certificate at Bluebird Village wet mess for the expansion of the outdoor licensed area. Health and Building legislation is applicable to the assessment of a Section 39 certificate.
- Received copy of correspondence from the Shire of Meekatharra to Bass Management regarding provision of customer toilets at BP Truck Stop, Lot 748 Connaughton St, Meekatharra.

Discussion

CDSM advised that the Health Officer has advised Bluebird Mine that as the building they were erecting was a recreational building, a building permit was required. Bluebird is liaising with the Health Officer to get certification as a building permit cannot be issued in retrospect.

Officers Recommendation / Committee Resolution:

Moved: Cr BM Day

Seconded: Cr MR Hall

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

CARRIED 6/0

For: Cr HJ Nichols, Cr MJ Smith, Cr BM Day, Cr MR Hall, Cr JC Holden, Cr DK Hodder.

Against: Nil

7.1.2 COMMUNITY DEVELOPMENT & SERVICES MANAGERS REPORT DECEMBER 2023

• BUDGETED PROJECTS & BUSINESS FROM PREVIOUS MEETING

1. Entry Statements

The plaque for the time capsule has arrived and will be installed on a big rock to mark the spot of the Entry Statement.

Design work for the Visitor Centre wall panel, explaining the Entry Statement artwork, is in progress.

2. Local Planning Scheme & Strategy

Final version of the Local Planning Scheme and Strategy, having taken into consideration all of the suggested amendments by the Department, has been finalised and is presented to the committee for their information. The Department will now send it to the minister for comment.

3. Lions Park

No further action in December due to the Christmas/New Year break.

4. Median Strip – ‘Meekatharra’s Streetscape Art Project’

No further action in December due to the Christmas/New Year break.

5. Lloyd’s Signage

Awaiting Main Roads comments on the latest sign proposal.

• OTHER MATTERS

1. Events Update

Events held since last report:

- 8th December – Town Christmas Party – huge turnout >300 people. Successful event. Interagency debrief took place post event for next year.
- 15th December – Shire Christmas function

Planning undertaken for upcoming events:

- 26th January 2024 – Meeka Community Awards

2. Tourism Update

- Nil

3. Staff Update

- Youth Officer position has been filled with Kadisen King having been appointed.

Svenja Clare
Community Development & Services Manager
11th January 2024

Discussion

CDSM advised that over 100 nominations for the Community Choice Award had been received through the website.

Officers Recommendation / Committee Resolution:

Moved: Cr BM Day

Seconded: Cr MJ Smith



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

CARRIED 6/0

For: Cr HJ Nichols, Cr MJ Smith, Cr BM Day, Cr MR Hall, Cr JC Holden, Cr DK Hodder.

Against: Nil

7.1.3 LOCAL PLANNING SCHEME No.4 AND LOCAL PLANNING STRATEGY

Applicant:	Nil	
File Ref:	LP.PL.001	
Disclosure of Interest:	Nil	
Date of Report:	4 February 2024	
Author:	Svenja Clare Community Development and Services Manager	 Signature of Author
Senior Officer:	Svenja Clare Acting Chief Executive Officer	 Signature of Author

Summary/Matter for Consideration:

The Local Planning Scheme No. 4 and Local Planning Strategy have been under review.

Attachments:

- Attachment 1 – Draft Local Planning Scheme No. 4
- Attachment 2 – Draft Local Planning Strategy
- Attachment 3 - Maps

Background:

Council's currently endorsed Town Planning Scheme No. 3 was adopted in 1993 and is supposed to be reviewed every five years. Since then it has also become a statutory requirement to have a Local Planning Strategy. The review process began in 2013.

At the November 2022 Ordinary Council Meeting, Council resolved:

“That Council:

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

Consequently, staff have sent the Scheme and Strategy to the Department of Planning, Lands and Heritage (DPLH) who assessed the documents and made suggested modifications and changes in July 2023.

The suggested modifications were presented to the Health, Building and Town Planning committee in August 2023.

Shire staff then met with the planning consultant to work through the changes.

Comment:

A finalised version of the Scheme and Strategy is now attached, having taken the Department's suggested changes on board.

No further formal Council resolution is required at this stage but this is Council's final opportunity to provide any further input before the document is submitted to the Minister.

Consultation:

Kelvin Matthews – Chief Executive Officer

Paul Bashall – Consultant, Planwest (WA) Pty Ltd

Brooke Hongell – Senior Planning Officer, DPLH

Statutory Environment:

Planning Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Policy Implications:

Nil

Budget/Financial Implications:

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

Strategic Implications:

Strategic Community Plan 2020-2030

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

Voting Requirements:

Simple Majority

Discussion

Council advised that the amount of sealed road stated on Page 12 was incorrect and should be approximately 130kms. CDSM advised she would amend but also advised that this could be altered after ministerial approval as the intent of the document does not change.

Officers Recommendation / Committee Resolution:

Moved: Cr DK Hodder

Seconded: Cr MR Hall

That the Committee receive the revised Local Planning Scheme No. 4 and Local Planning Strategy.

CARRIED 6/0

For: Cr HJ Nichols, Cr MJ Smith, Cr BM Day, Cr MR Hall, Cr JC Holden, Cr DK Hodder.

Against: Nil



SHIRE OF MEEKATHARRA

PART 2

LOCAL PLANNING STRATEGY BACKGROUND INFORMATION AND ANALYSIS

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 (this part) includes background information and analysis provided in support of the Strategy.

The second 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.

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 both 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/justifies the strategic direction for growth and development to all stakeholders, and;
- a basis on which the Local Planning Scheme may be reviewed.

1.3. PURPOSE OF A STRATEGY

The Local Planning Strategy (Strategy) is intended to be a 'leadership' document that supports the Local Planning Scheme (Scheme) provisions and mapping – if the Shire decides to prepare such a Scheme, and is important as it will form the basis for future decisions regarding any changes to the Scheme.

The Strategy will be a strategic guide for the Council over the next 10-15 years setting out the future path for growth and development and set out the strategic direction for sustainable resource management and development in the context of state and regional planning. It is a



document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives.

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

The Strategy assesses the adequacy of housing, industrial and commercial areas in the settlements. Population trends and projections will be examined to forecast the needs of the Shire in terms of accommodation, services and infrastructure.

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

This should provide the relevant background to the strategy, including analysis of information and the rationale for the strategy (a 'best practice' example is provided in Appendix 5.7). This information may be updated periodically and should include the following sections. While some previous and existing strategies may have been limited in their scope to particular aspects of development (housing, retail/ commercial, rural, tourism, etc), it is intended the local planning strategy would integrate all relevant aspects relating to land use planning and development. This recognises the interrelationships between the individual elements of land use planning and development, although that analysis of individual elements may be undertaken separately in some circumstances.

The preparation and/or review of local planning strategies will be required in conjunction with the statutory five-yearly review of local planning schemes. 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 (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 Commission's website and updated as necessary as a consequence of any amendments made and approved from time to time.



2. STATE AND REGIONAL PLANNING CONTEXT

The context for local planning strategies includes both the existing state of development, natural resources and the environment (social, economic, natural, physical) as well as the state and regional policy context (strategies, policies, plans). Also of relevance to the development of the strategy will be existing and proposed infrastructure, which may include major roads, rail facilities, ports, airports, water supply and waste treatment facilities as well as social infrastructure such as hospitals, education facilities and regional recreation cultural and entertainment facilities.

State and regional policy provide the framework for local planning, although in some instances, this will require local adaptation and implementation. An example of this would be the establishment of broad growth targets at the state or regional level, which leave open the precise form of such growth or which rely on local initiatives to stimulate the economic development necessary to drive settlement growth at the local level.

2.1 STATE PLANNING STRATEGY

This is a broad strategic plan for the whole state, and includes a vision of coordinated and sustainable development of the state, including the sustainable management of natural resources. It includes a set of fundamental principles in relation to the environment, the community, the economy and infrastructure, which are intended to guide and coordinate action at all levels of government and across all agencies.

In 2014 the WA Planning Commission adopted a new State Planning Strategy (SPS). The SPS proposals are pitched at a regional level and suggest that the Meekatharra Townsite is identified as; an 'other centre'; part of an economic activity area; part of a State movement network; potential for wind energy; and the area is in a resource area. Providing the recognition of these components result in priorities for State infrastructure spending the Shire will be well-placed in terms of the revised SPS outcomes.

The SPS acknowledges the State's locational context, population forecasts, economy, climate change and several other factors that may influence the future of the State. The Shire of Meekatharra is included in the Central Sector (which includes the Gascoyne, Mid-West and Goldfields-Esperance).

The SPS states that the Central sector is poised to be a significant contributor to the nation's mining, scientific, technological, research and innovation industries by 2050. This sector encompasses some of the most iconic landscapes and diverse climatic conditions in Western Australia.

With a diverse economy underpinned by mining, agriculture, fisheries and tourism, the Central sector contributes significantly to the Western Australian economy. The mining and resources industry is a major contributor to the Central sector's economy and the State's gross product.

The Central sector produces a diverse range of mineral resources including gold, iron ore, minerals and many other base and precious metals.

The SPS deals with a series of topics at the wider state level. The majority of these are discussed in more detail through this Local Planning Strategy. These topics include;

Economic Development – including the provision of land, infrastructure, global competitiveness, economic diversity and innovation, research and industrial synergies.



Education, training and knowledge transfer – covering items including knowledge and learning, creativity, workforce and skill development.

Tourism – the supply of infrastructure, tourism planning, conservation, investment and cultural acknowledgement.

Environment – securing biodiversity, planning for climate change, resource conservation and consumption, and protection of the atmosphere environment.

Agriculture and food – including food security, protection of prime agricultural land, provision of appropriate infrastructure and ensuring global competitiveness.

Movement of people, resources and information – planning and protection of major movement networks connecting communities and freight logistics.

Water, energy, waste and telecommunications – including security of services, efficiency and conservation, wastewater harvesting, promoting sustainable servicing projects.

Social Infrastructure – promotion of liveable, inclusive communities and the identity, accessibility and livability of spaces and places.

Affordable and healthy living – by promoting housing diversity, compact settlements, resource efficient designs and the provision of appropriate social and physical services and amenities.

Land availability – including the provision of supply and demand information, affordability and infrastructure.

Remote Settlements – ensuring that issues like land tenure (including Native Title) and social services are available through integrated planning.

Security – a strategic approach includes defence land, infrastructure and border control.

2.2 STATE PLANNING FRAMEWORK (SPP 1)

This Statement of Planning Policy (SPP 1) brings together existing State and regional policies and plans which apply to land use and development in Western Australia into a State Planning Framework. It also restates and expands upon the key principles of the State Planning Strategy in planning for sustainable land use and development.

The State Planning Framework unites existing State and regional policies, strategies and guidelines within a central framework which provides a context for decision-making on land use and development in Western Australia. It informs the Commission, local government and others involved in the planning process on those aspects of State level planning policy which are to be taken into account, and given effect to, in order to ensure integrated decision-making across all spheres of planning.

2.3 STATE PLANNING POLICIES (SPPs)

This suite of policies is organised in accordance with the State Planning Framework Policy, and includes policies relating to: environment and natural resources, urban growth and settlement, water resources, economy and employment, transport and infrastructure and



regional planning and development. It is intended that the Shire of Meekatharra will comply with these SPPs. The following provides a brief summary of each relevant SPP.

Environment and Natural Resources Policy (SPP 2)

This SPP defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy. SPP 2 recognises that Planning Strategies, Schemes and decision making should consider any relevant accredited natural resource management regional strategy, or catchment management strategies prepared by catchment groups and endorsed by the State Government agencies, with a view to integrating implementation of appropriate and relevant parts through town planning schemes and assessment of developments.

Basic Raw Materials (SPP 2.4)

While this policy is not specific to areas outside of Perth and adjoining areas, the main objectives of identifying and protecting the location of land for the extraction of basic raw materials is relevant to the Shire of Meekatharra. The Council does not operate a quarry in the Shire but has various sites used to supplement required needs for sand and gravel.

Land Use Planning in Rural Areas (SPP 2.5)

The main objectives of this policy are to protect productive agricultural land from incompatible activities; promote regional development and sustainable development in and adjacent to urban areas; protect and improve the environment and landscape assets; and minimise landuse conflicts. The selection of rural living land in the Shire will be guided by this policy.

Water Resources (SPP 2.9)

This policy aims to protect, conserve and enhance water resources that have significant economic, social, cultural and/or environmental values. It also aims to assist in ensuring the availability of suitable water resources to maintain living environments, while maintaining or improving water resource quality and quantity. The strategy and scheme will reflect the need for protection of these resources.

Urban Growth and Settlement (SPP 3)

This State Planning Policy was released in February 2006 and applies throughout Western Australia. The Council acknowledges the policy objectives – especially as they relate to remote settlements - and has prepared its Strategy to be consistent with the objectives.

The objectives are;

- To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
- To coordinate new development with the efficient, economic and timely provision of infrastructure and services.



Residential Design Codes (SPP 3.1)

The Residential Design Codes detailed in this policy assist with planning for residential development. SPP 3.1 is incorporated in all Western Australian local planning schemes, requiring Council's to have regard to its content when considering approvals for residential development.

Aboriginal Settlements (SPP 3.2)

The WA Planning Commission gazetted State Planning Policy 3.2 (Aboriginal Settlements) (SPP 3.2) in May 2011. This policy provides a framework for the planning of Aboriginal settlements and is to be read in conjunction with three sets of guidelines. These guidelines address layout plans, the provision of housing and infrastructure and layout plan exclusion boundaries. Planning Bulletin 108/2013 (Layout Plans) explains SPP 3.2 in further detail and supports the implementation of the policy.

SPP 3.2 (and the associated guidelines and planning bulletin) guide planning in Aboriginal settlements throughout Western Australia and form the basis for decision-making by the WA Planning Commission under the Planning and Development Act 2005.

Government Sewerage Policy – draft Country Sewerage Policy

The Government Sewerage Policy is currently under review. The draft policy sets out wastewater disposal requirements for subdivisions and developments with an objective to protect public health, the environment and water supplies. The draft policy includes discretionary provisions where subdivision and development may be possible without requiring connection to reticulated sewerage.

State Sustainability Strategy

The State Sustainability Strategy establishes a sustainability framework containing principles, visions and goals. It seeks to ensure that sustainability is considered and incorporated into decisions and actions for the future of Western Australia at all levels. The Shire of Meekatharra will ensure that the overall economic and social sustainability of the town will be sensitively managed in the Strategy to acknowledge the rise and fall cycles of the resource sector.

2.4 REGIONAL PLANNING SCHEMES

There is no regional scheme for this region.

2.5 REGIONAL AND SUB-REGIONAL STRUCTURE PLANS

There are no regional, or sub-regional, structure plans for this region.

2.6 OPERATIONAL POLICIES

There are several operational policies, predominantly to do with subdivision and development control. Some of the policies have indirect application in the preparation and assessment of local planning schemes. The Council is obliged to follow these guidelines as the WA Planning Commission uses them in the determination of a variety of applications for subdivision and development.



2.7 OTHER RELEVANT STRATEGIES, PLANS AND POLICIES

There is no specific planning strategy for the Mid-West region (of the Central sector), however the Department of Planning has released a *Central Regions Land Supply Analysis* (Dec 2015).

The purpose of this document is to present the land supply mapping and associated analysis as it relates to the applicable settlements in the Shire of Meekatharra local government area.

Notably, the analysis suggests there is sufficient land capable of substantial further development (based on the current extents of zoned residential land and land identified for future residential purposes) to cater for population growth anticipated within the Shire of Meekatharra in the medium term.

Table 1 shows an extract from that report. A full copy of the report is attached in Appendix A.

The report does not provide a capacity analysis of commercial and industrial land except to note that there is less than 1 hectare of industrial land and no commercial land.

TABLE 1 – DEVELOPMENT STATUS OF LAND

	Total	Developed (ha)	Capable of substantial further development (ha)
Residential	66	46	20
Future Residential	0	0	0
Residential and Future Residential	66	46	20
Rural Residential	0	0	0
Future Rural Residential	0	0	0
Rural Residential and Future Rural Residential	0	0	0
Rural Smallholdings	0	0	0
Future Rural Smallholdings	0	0	0
Rural Smallholdings and Future Rural Smallholdings	0	0	0
Commercial	8	8	0
Future Commercial	0	0	0
Commercial and Future Commercial	8	8	0
Industrial	14	13	1
Future Industrial	0	0	0
Industrial and Future Industrial	14	13	1

Source: DoP, *Central Regions Land Supply Analysis* (Dec 2015)



3. LOCAL PLANNING CONTEXT

3.1 VISION AND MISSION STATEMENTS

The 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 alternative and more diversified and sustainable markets.

The Shire will continue to promote the use of best management practices in all its activities especially 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 wide range of prospective residents.

The Shire will continue to promote the creation of new industries, businesses and jobs based on economically sustainable principles. These jobs may be in a variety of disciplines including, primary industry, solar power, geo-thermal power exploration, bio-diesel development, tourism and cultural awareness.

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

The Shire will continue to promote its 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.

3.2 HERITAGE INVENTORY REVIEW 2012

In 2012 the Council had a Heritage Inventory prepared to identify and recognise places of historic and heritage value (prepared by *Laura Gray, Heritage & Conservation Consultant*).

As acknowledged in the report, heritage means different things to different people, and can be quite subjective. However, objectivity has been provided through the guidelines: *Criteria for the assessment of local heritage places and areas* that provide a consistency of assessment and comparative significance both within the local government area and to other places throughout the state.

The inventory identifies 27 places in the Meekatharra townsite and 13 regional sites.



3.3 ECONOMIC DEVELOPMENT STRATEGY (DRAFT)

The Council commissioned the preparation of an Economic Development Strategy and received a draft of the document from *Urbis* in July 2014.

The report states that the Strategy is regarded as a key strategic document by Council and is informed by statutory corporate documents such as the Council Plan and Strategic Community Plan 2012-2022.

The purpose of the Strategy was to respond to the existing economic situation in Meekatharra and Council's vision by presenting a clear and achievable Strategy action plan for the next six (6) years. The Strategy addresses the key challenges facing the Shire and leverage the competitive advantages of the town and broader region to capitalise on the identified growth and diversity opportunities.

The report states that '*Consistent with Council's economic growth objective as articulated in its Strategic Community Plan (2012-2022), the overarching vision for the future economic development of Meekatharra is as follows:*

'Meekatharra is a key strategic regional transport hub that benefits from its strong regional connections and leverages its local assets to promote economic growth, diversity and resilience. Taking advantage of its rich heritage and unique regional lifestyle, Meekatharra is an ideal location to stop, live, work and invest'

The strategy goes on to acknowledge the Shire's competitive advantage including its characteristics of location, its facilities, natural attractions and heritage, true outback experience and availability of serviced land.

3.4 GEARING FOR GROWTH REGIONAL PLAN 2012-13

The purpose of the Regional Plan, of which Meekatharra is part of, is to capitalise on opportunities to achieve the economic, social and environmental goals identified for the region. It contains actions required to capitalise on opportunities to achieve the economic, social and environmental goals identified for the region.

The plan bases its findings and recommendations on a booming market (in 2012) many of which are now in reverse. Most of the discussion (other than the inland mining activities) is based on the Gascoyne and the coastal strip as the basis for future tourism activities.

3.5 MEEKATHARRA REVITALISATION PLAN

In September 2014 *CCS Strategic* submitted a final report for the Meekatharra Revitalisation Plan. The project required the development of three separate master plans describing redevelopment concepts for:

- Main Street (that section of Great Northern Highway running through town from Connaughton Street to Goldfields Highway)
- The Sporting precinct accessed from Gascoyne Junction Road
- The Youth Precinct bounded by Savage, Darlot, High and Hill Streets.

The primary focus of the study was the revitalisation of the town centre which in turn informed the form and function of the youth and sporting precincts.

The key driver is the activation and effective utilisation of Shire owned facilities, particularly those on the main street, including the Shire offices and CRC building and specifically the Lloyds Outback Centre building, previously the retail heart of town providing the supermarket, newsagent, hardware and haberdashery stores.



The report established that, in terms of need, there are two imperatives.

The first is the preservation of existing assets to enable the current (largely incidental) use to continue and more importantly so that if, in future, demand increases, the reboot/rekindling option is not too dramatic.

The second, and perhaps most critical need is the activation of those spaces which residents have already voiced an interest in seeing redeveloped. Key here are retail and visitor opportunities in the main street, offered within a safer more aesthetically pleasing environment.

The attraction and retention of key services is also essential to the community and this may require the Shire to take the initiative to create an opportunity and perhaps to even offer incentives to attract providers.

The Plan suggests costing and funding sources, recommends on-going engagement with various community groups, and the commencement of the Main Street development proposals to demonstrate its level of commitment.

3.6 LOCAL PLANNING SCHEME NO 3

The Meekatharra Townsite Scheme - Town Planning Scheme No. 3. (Townsite Scheme) is the only zoning local planning scheme operating in the Shire. The scheme was gazetted on 5 February 1993 and hence is now 21 years old.

Since the gazettal of the Scheme there have been three amendments. **Figure 1** sets out these amendments with the adoption and gazettal dates.

FIGURE 1 - SCHEDULE OF AMENDMENTS

Amend No	Description of Amendment	Type of Amendment	Advertising Date	Adoption Date
1	Rezoning 6 lots in Main Street from Residential to Commercial	Rezoning	1996	?
2	Rezoning of land from Rural & Recreation to Village Accommodation	Rezoning	1996	July 2011
3	Rezoning of Council Buildings from Commercial to Public Purposes	Rezoning	1998	?

Source: DoP, PLANWEST

All three amendments are primarily rezonings.

Amendment No 1 was initiated by the Council on behalf of several community groups including the Royal Flying Doctor, Homeswest and Community Welfare. Each of these services occupies a house structure but provide no residential accommodation. The lots were zoned residential when the Scheme was prepared to reflect the buildings rather than the uses and to discourage additional commercial activities in the area to the detriment of the town centre. It was preferred that the centre be consolidated prior to extending the commercial strip.

Due to an increase in the demand for home based businesses in the town it was decided that these activities should be zoned commercial to clarify that they were not residences with commercial operations that would be seen as precedents for other home based businesses.

Amendment No 2 was initiated by the Council on behalf of St Barbara Mines. The mining operation is located several kilometres south of the town at the Blue Bird Mine site on Great Northern Highway.



The company established that there were economical reserves located below the existing accommodation on site and that, due to its age, the accommodation should move to Meekatharra townsite.

Due to the shift work nature of the work, and the fly in and fly out operation of the workforce, it was decided that the accommodation should be provided in a separate village environment on land leased from the Council. A site (18 hectare) located on the north west part of townsite was considered appropriate for the proposal. To date no development has occurred on site due to the reduced commodity prices.

Amendment No 3 was initiated to provide for the Council's renovations and extensions to its administrative complex. The land adjacent to the existing Council chambers was zoned commercial and has since been developed for a new library, telecentre and ablutions.

3.7 LOCAL PLANNING POLICIES (LPP)

The Council has prepared and adopted several Local Planning Scheme Policies in accordance with the Scheme provisions.

These LPPs will be examined as part of the Scheme Review. The existing LPPs include the following topics.

Figure 2 sets out the policies that have been prepared and adopted under the provisions of Clause 7.6 of the scheme.

FIGURE 2 - SCHEDULE OF POLICIES

Policy No	Description	Advertising Date	Adoption Date
1	Future Townsite Development	?	?
2	Relationship of Mining Leases to Existing and Future Township Development	?	?
3	Caretaker's Residence in Industrial Zone	?	?

Source: DoP, PLANWEST

The Council has not adopted any additional policies since the Scheme was gazetted – an indication that there has not been a need to do so.

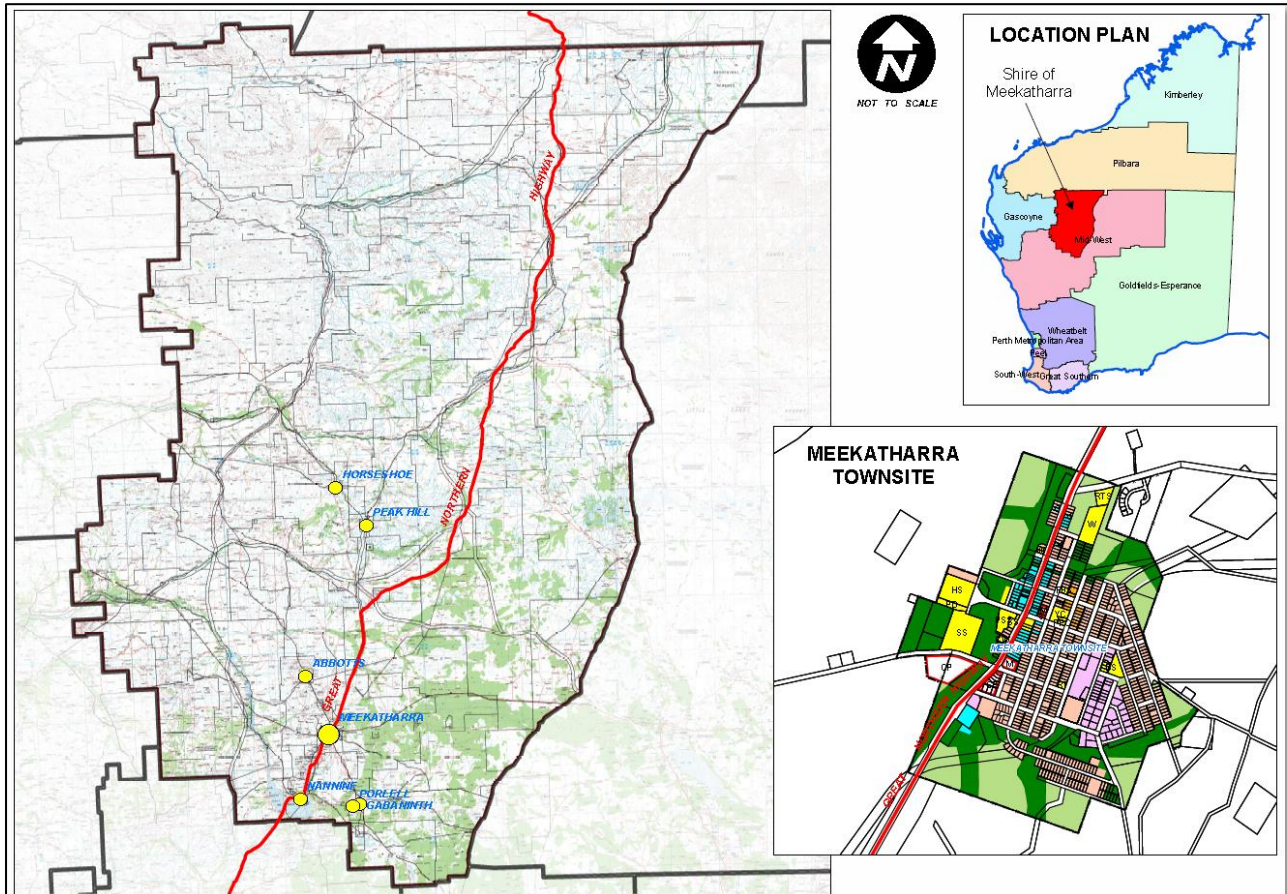


4. LOCAL PROFILE

4.1 LOCATION AND SNAPSHOT OF THE SHIRE

Figure 3 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.

FIGURE 3 - LOCATION MAP OF MEEKATHARRA



Source: Landgate 2014

Some additional Council Statistics include the following;

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

Source: WA Local Government Directory 2014



4.2 PHYSICAL FEATURES, CLIMATE, NATURAL HERITAGE AND NATURAL RESOURCE MANAGEMENT

There are 30 stations attributed to Shire of Meekatharra although some of these stations may straddle shire boundaries with an average station size 233,763ha ranging from 90,167ha to 406,489ha.

Land use	Percentage
Pastoral	73%
UCL	14%
DPAW	8%
Indigenous reserve	2%

4.2.1 PASTORAL CAPACITY

Total present carrying capacity based on last inspection is 335,900 Dry Sheep Equivalent (DSE) or 20.9 ha per DSE with a range from 4,480 DSE to 21,000 DSE. The total potential carrying capacity based on land system potential is 460,176 DSE or 15.2 ha per DSE. These areas range from 5,730 DSE to 55,230 DSE.

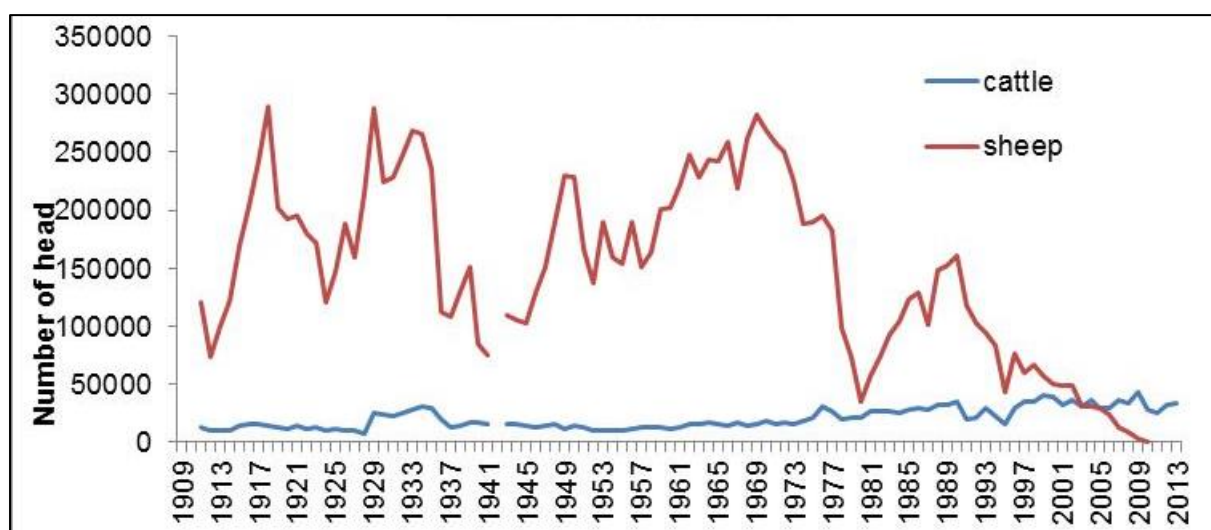
The present carrying capacity is calculated with the potential carrying capacity discounted for an assessed decline in range condition based on defined 'discount factors' for each land system. **Figure 5** provides stock statistics in Meekatharra over the last 100 years, showing the demise of the sheep market in recent years.

The potential carrying capacity is the estimated long-term carrying capacity for a paddock or station (lease) if all pastures / pasture types are in good range condition and the area fully developed (particularly with respect to water supply distribution and placement) and available to the grazing stock.

The actual carrying capacity over a 10 year average is 272,357 DSE or 25.7 ha per DSE; with a 5 year average of 264,343 DSE or 26.5 ha per DSE.

Although these statistics suggest the land has available carrying capacity it is not merely a statistical exercise as applying these rates across such a large area. Variations in rainfall, soil types, fencing, ownership and vegetation will impact actual capacities.

FIGURE 5 - STOCK STATISTICS IN MEEKATHARRA



Source: 1909 to 1989 ABS. 1990 to 2013 PLB Annual returns.

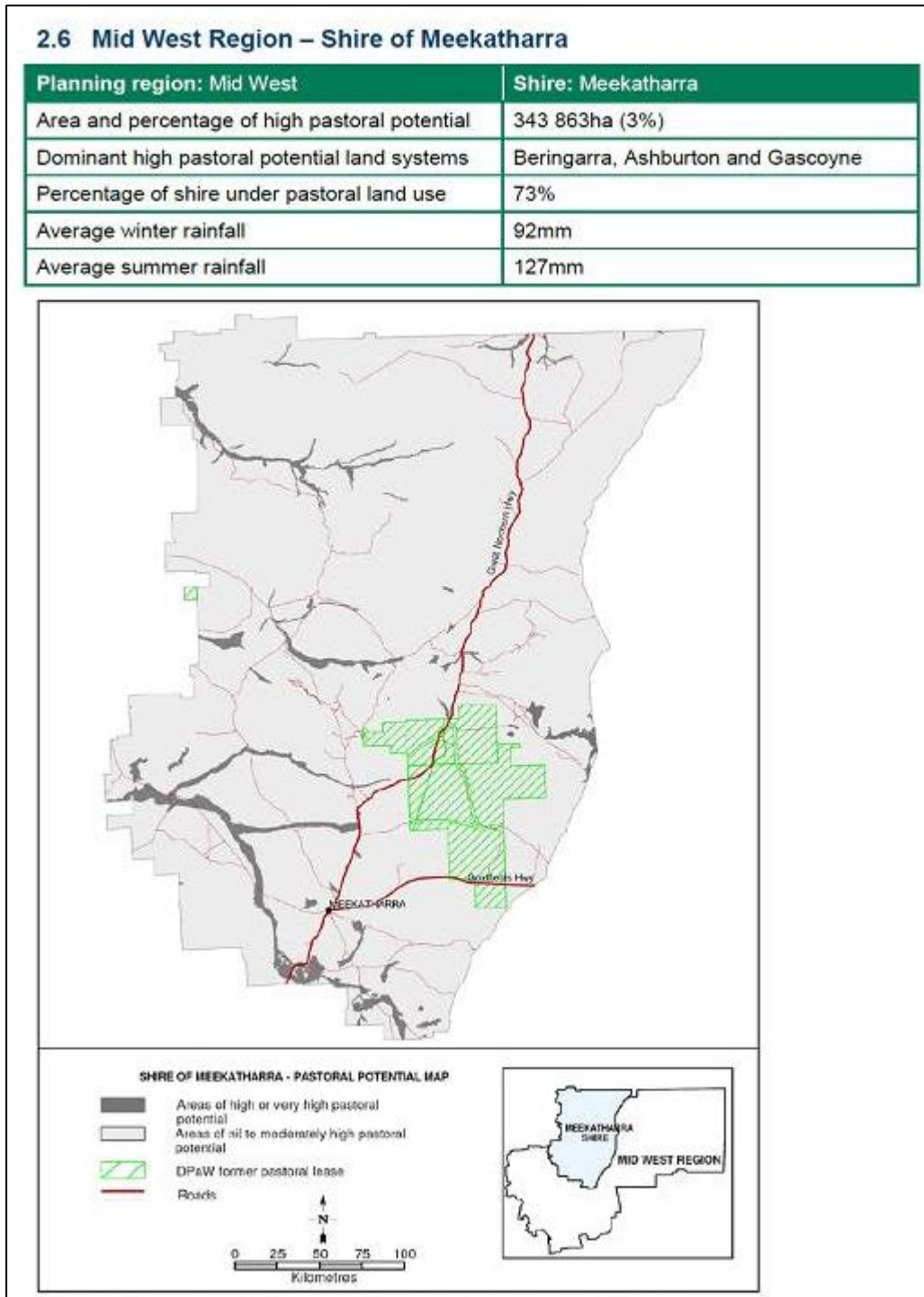


Condition:

The pasture condition at last inspection (2001 to 2009) was assessed as 25% good, 44% fair and 31% poor.

Figures 6 and 7 provide extracts from Thomas P & Stuart-Street A 2014, *Pastoral potential of the Gascoyne, Mid-West and Goldfields–Esperance planning regions*.

FIGURE 6 - HIGH PASTORAL POTENTIAL LAND SYSTEMS



Source: Department of Planning, Department of Agriculture and Food, Western Australia, Perth, 2014.

a golden prospect





FIGURE 7 - PASTORAL POTENTIAL LAND SYSTEMS

Table 8 High pastoral potential land systems within the Shire of Meekatharra

Land system	Area (ha)
Beringarra	59 143
Ashburton	51 492
Gascoyne	46 427
Mileura	43 624
Cunyu	36 252
Carnegie	32 679
River	18 855
Ero	12 911
Peedawarra	9 627
Austin	3 891
Jingle	1 899
Bibbingunna	721
Gumbreak	463
Steer	224
Beard vegetation	
Succulent steppe; samphire	25 655
Total	343 863

Example photographs of high pastoral potential land systems

	<p>Beringarra land system is described as major riverine plains with active lower flood plains flanking channelled watercourses supporting mostly halophytic shrubland and mixed acacia shrubland. The soils vary between hardpan loams (<1m) on the hardpan plains to hard setting duplexes on the alluvial and flood plains. The alluvial plains and flood plains are highly susceptible to water erosion.</p>
	<p>Ashburton land system is described as active flood plains and back plains with deep (2m+) silty loam and clayey soils supporting tall shrublands and some tussock grasses.</p>

In the Meekatharra shire, the samphire vegetation mapped by JS Beard best relates to the **Mileura land system**. The Mileura land system is described as calcrete platforms and saline alluvial plains, supporting halophytic shrublands. The soils are generally sand or shallow earth on calcrete or saline duplex on the alluvial plains. The alluvial plains are highly susceptible to water erosion.

Source: Department of Planning, Department of Agriculture and Food, Western Australia, Perth, 2014.

The Gascoyne-Murchison sub-region is located in the arid shrublands of Western Australia, extending from the Indian Ocean to the Great Sandy Desert. The vegetation is dominated by chenopod and acacia shrublands and woodlands, but many vegetation types can be found.

Much of the area can be broadly described as the 'mulga zone'.



The CSIRO ¹ acknowledges that the pastoral industry in the Pilbara and Southern Rangelands of Western Australia continues to face very difficult economic, social and ecological situations due to decline in terms of trade and ongoing decline in range condition.

Land administration by State government for the pastoral industry has a strong focus on environmental and ecological sustainability but these goals have largely not been achieved. Regional planning and incentive-based approaches have either failed or only been partly successful at pastoral lease scale. The authors’ research paper identifies four broad economic, social and ecological landscape patterns ranging from economic, social and ecological sustainability to failure across all three dimensions. Some lessees are adapting to economic decline by obtaining work off station or diversification in the limited locations where these opportunities are available, in some cases facilitating landscape restoration.

Market-based incentives may be effective where economic viability is attainable but lease buy-back may be required where leaseholders are locked into a poverty cycle. Carbon-based income is problematic until governance and economic parameters are resolved. Mapping the economic, social and ecological patterns in the landscape is a basis for policy and special purpose initiatives to resolve the current very difficult economic, social and environmental situation in the Pilbara and Southern Rangelands.

The paper looks at several scenarios where pastoral stations have differing capabilities to sustain ecological survival, economic viability and conservation and biodiversity.

Also, factors like the enforcement of lease conditions, cost benefit analysis carbon based income, financial and social hardship, previous approached to address the issue, are examined in the paper.

Relevance to Strategy

With areas of high and very high pastoral potential, such regions should be identified in the strategy and protected from uses that may restrict this potential.

4.2.2 CONTAMINATED SITES

The Department of Environmental Regulation maintains a data base of contaminated sites in the State. A search of the Shire of Meekatharra returns three sites. These are listed in **Figure 8** below.

FIGURE 8 - SCHEDULE OF CONTAMINATED SITES

Location	Classification	Site Information
187 Main St Meekatharra 6642	Contaminated - restricted use	Basic Summary of Records
188 Main St Meekatharra 6642	Contaminated - restricted use	Basic Summary of Records
751 Main St Meekatharra 6642	Contaminated - restricted use	Basic Summary of Records

The Council is aware of two other sites being Lots 25-27 Meeka FM Hill Street, Meekatharra and a Lot below Shire depot and fuel depot on Oliver St (old railway station and Shire office).

4.2.3 CLIMATE

Meekatharra has a dry climate with hot summers and mild winters. The annual average rainfall is 237 mm on an average 46 days and while the average rainfall is fairly well distributed throughout the year although there is considerable annual variation.

¹ Using economic, social and ecological spatial patterns to guide policy development in the Pilbara and Southern Rangelands of Western Australia by Rodney D. Safstrom and Peter-Jon Waddell, 2013



June is usually the wettest month with an average rainfall of 33.2 mm on six days. The other wet months are January to March when thunderstorms can often produce heavy localised falls in short periods. Although rare, tropical lows or weakening tropical cyclones that usually originate off the Pilbara coast can bring widespread rain to the region.

January is the hottest month with an average temperature of 38.1°C, but temperatures above 41°C typically occur once a week when hot, dry, northeast to north westerly winds arrive.

High temperatures are usually followed by a cool change from the south and occasionally a thunderstorm.

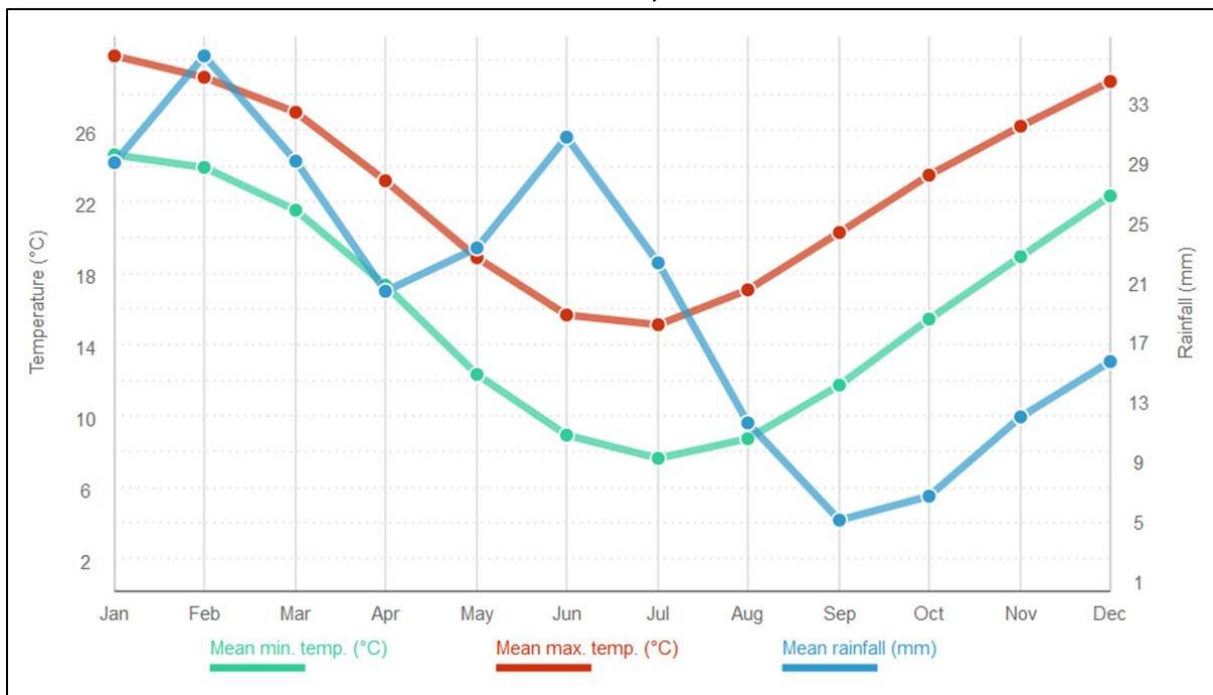
By contrast winters are mild with the July average maximum and minimum temperatures being 18.8°C and 7.4°C respectively. Overnight temperatures fall below 5°C about once a week in a typical winter. Such temperatures occur on clear nights following a day of cool southerly winds.

The implications of climate change are difficult to forecast, however it is expected that the district's economy will only be partially affected. The district's economy is currently based on primary industries; mining and pastoral activities.

The capacity of the land to continue to support a viable pastoral industry is uncertain as the carrying capacity of the land is already stretched, well demonstrated by the demise of the sheep industry in the Shire.

On the other hand the impact of climate change on mining is expected to be minimal.

FIGURE 9 - MEEKATHARRA RAINFALL, MAX AND MIN TEMPERATURES



Source: MLA, 2014.

Relevance to Strategy

The Bureau of Meteorology (2014) suggests that an El Niño affect is likely to occur by the Australian summer of 2014–15. Potential effects of El Niño on Meekatharra include:



- Reduced rainfall
- Warmer temperatures
- Shift in temperature extremes
- Increased fire danger

Such trends are already evident in the data, with levels of precipitation notably decreasing and temperature increasing within the area. Such changes may lead to more extreme weather events such as droughts. Additionally, if temperatures proceed to increase, this will increase the potential of more frequent bushfires. In turn, these noted extreme events would have an impact amongst the flora and fauna within the area, causing stress and then potentially leading to extinction of species.

The Strategy acknowledges that the management of development is necessary, in order to prevent degradation of the natural environment. Additionally, the plan recognises an immediate need to improve land use and resource management, to ensure the protection and preservation of natural landscapes.

Furthermore, the Strategy supports the adoption of more sustainable practices and technologies in order to mitigate the effects of climate change. The increased potential of extreme weather events associated with global warming, i.e. bushfires and droughts, act as major threats to urban development and biodiversity within the area. Such events can be detrimental to the livelihood of a small town such as Meekatharra.

4.2.4 RANGELANDS ACQUIRED BY DPAW

The Department of Parks and Wildlife (DPAW) has prepared a background paper for the management of 48 former pastoral properties purchased for nature conservation in the southern rangelands. The Doolgunna-Mooloolool Station is one such pastoral station.

Because the properties were no longer intended to be run as commercial pastoral operations by private individuals or corporations they were no longer able to comply with the pastoral lease provisions of the Land Administration Act 1997. Accordingly, the leases were surrendered at purchase, and the areas reverted to unallocated Crown land.

Following acquisition for conservation, former pastoral properties were generally destocked by the lessee as a condition of sale. Destocking typically took from one to three years based on stock numbers, size of property and prevailing weather conditions.

The former pastoral properties were purchased for addition to the conservation reserve system and now form important components of the network of conservation lands. It is not intended to return properties to pastoral uses.

DPaW is responsible for management of the former pastoral properties including:

- neighbour liaison;
- closure of artificial waters (other than those required for pest animal control, fire management, or other strategic purposes);
- internal fencing and boundary fencing in partnership with neighbours; access control (for visitors and for management purposes); infrastructure maintenance (including homesteads);
- cultural heritage management; Aboriginal liaison;
- feral animal control; kangaroo control; weed control;
- condition monitoring; and
- research and biological survey.

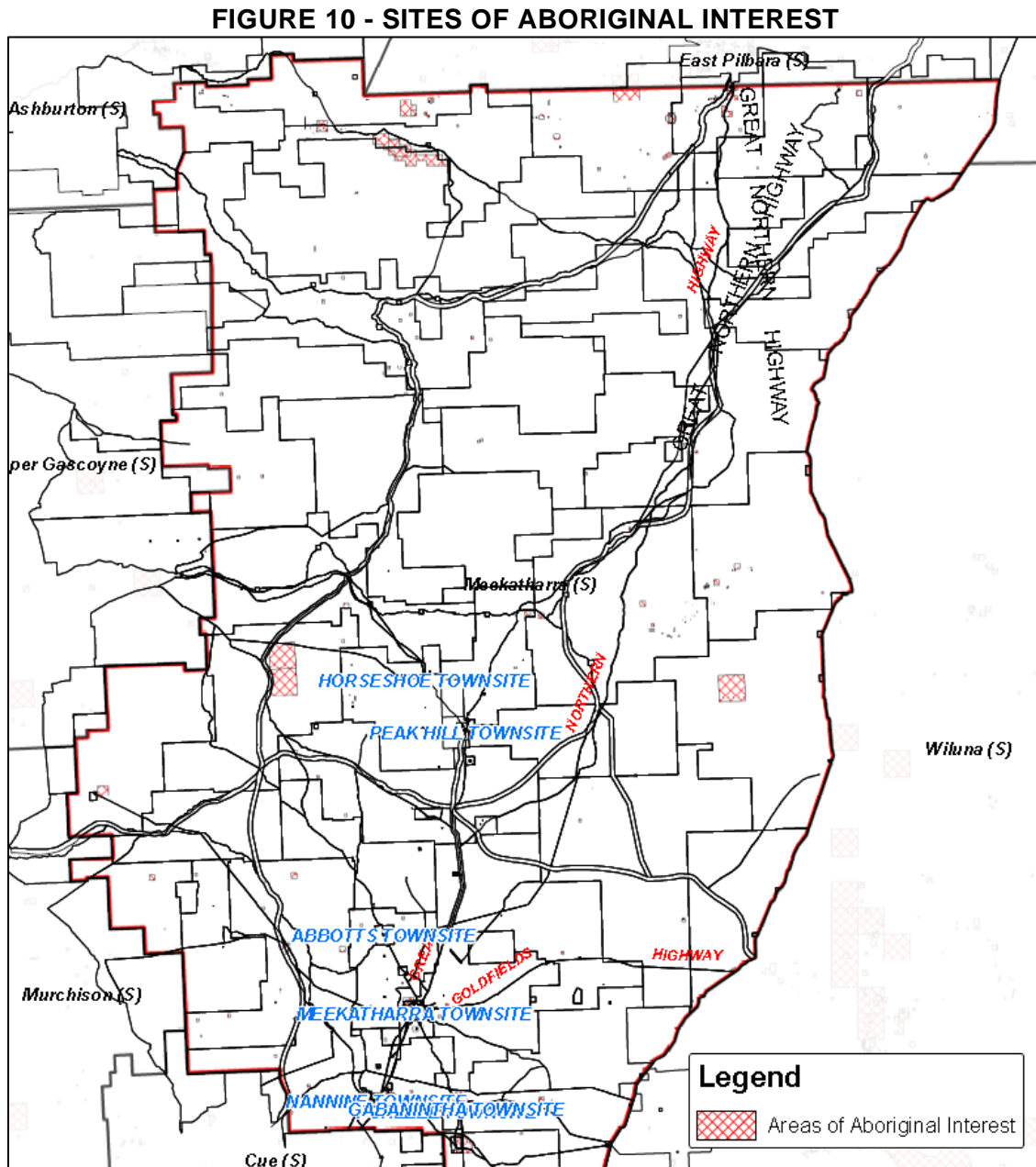


Over the coming years DPaW will prepare strategic plans and more detailed management plans for former pastoral properties in the southern rangelands. Each planning process will involve consultation with Aboriginal people and key stakeholders.

4.2.5 ABORIGINAL SITES

The Department of Aboriginal Affairs' Aboriginal Heritage Inquiry System has 251 records relating to registered sites for artefacts, ceremonial, engraving, man-made structures, mythological, painting, quarries and skeletal remains. Only 5 of these sites have gender restrictions.

The distribution of these sites is shown in **Figure 10**.



Source: Aboriginal Affairs Department.

These sites of significance are areas that Aboriginal people value as important and significant to their cultural heritage. These sites are significant as they link Aboriginal culture and tradition to place, land and people over time. These areas form an integral part of



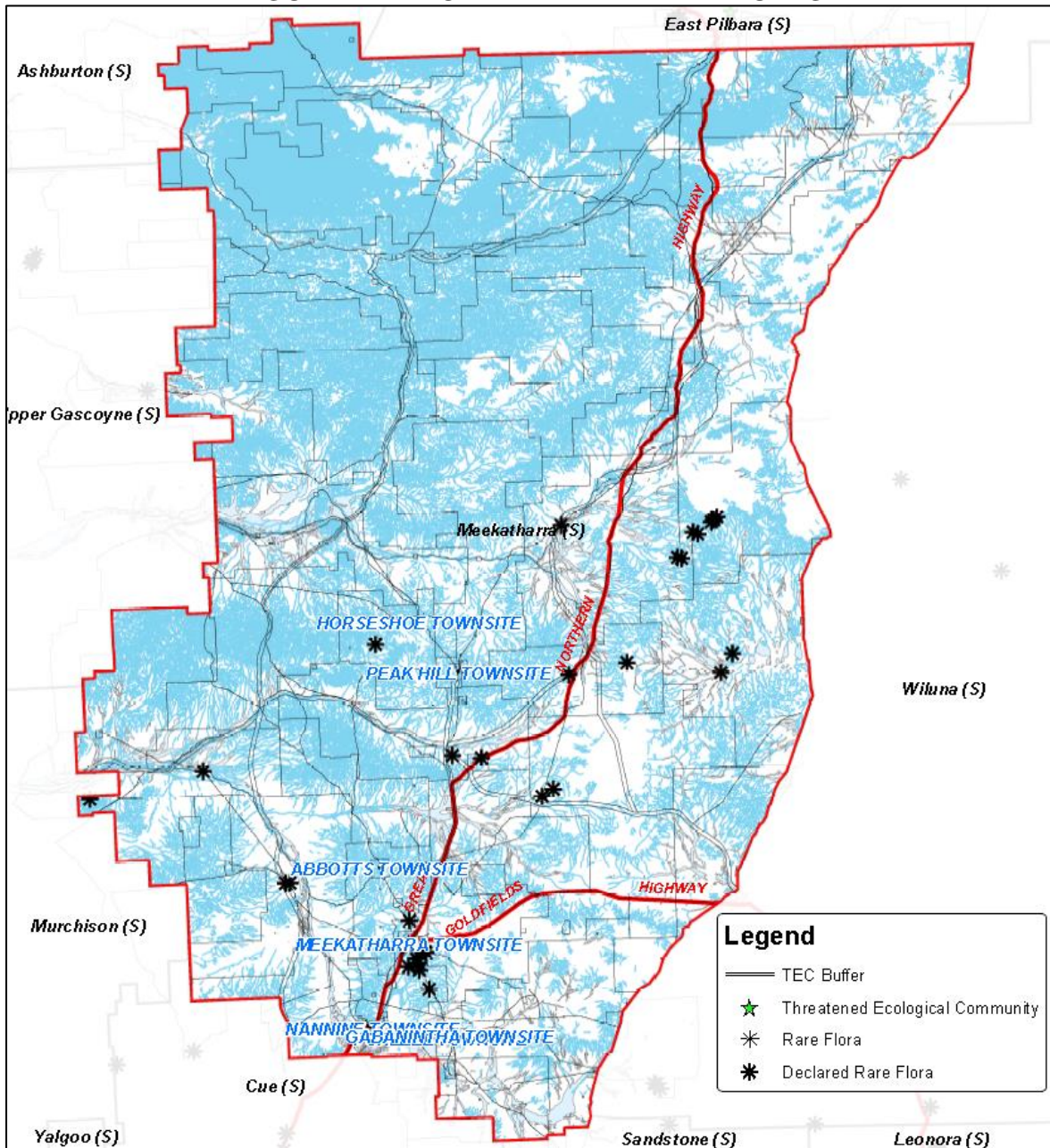
Aboriginal identity and the heritage of Western Australia. The Aboriginal Heritage Act 1972 (WA) protects all Aboriginal sites in the state. A field investigation to confirm the correct location of these sites should be considered by the relevant agencies before any developments near the assumed sites occur.

4.2.5 FLORA

The flora in the Shire has mainly been mapped as being in the western part of the Shire. **Figure 11** shows the location of declared rare flora, rare flora and threatened ecological communities. The Figure also shows the abundance of waterways and creekways throughout the Shire, albeit most are dry.

There are no incidents of these occurring in or near the Meekatharra townsite, and it is unlikely that any proposals in this strategy will impact any other flora or fauna incidents.

FIGURE 11 - FLORA AND WATER FEATURES



Source: Environmental Protection Authority (EPA) 2014.



In spring, the red earth gives life to an array of wildflowers, creating some of Western Australia's most breathtaking displays. The Red Sturt Pea is the signature wildflower of the region (refer to **Figure 12**). As seen in **Figures 13** and **14**, a blanket of pink, yellow and white everlastings forms on what was previously red earth.

FIGURE 12 - SIGNATURE WILDFLOWER THE RED STURT PEA



Source: Dr Karl Brennan 2014.

FIGURE 13 - WILDFLOWER DISPLAY



Source: Meekashire 2014.

Acacia aneura (Mulga) woodlands are also characteristic of the region. Commonly found around the mine sites in the area, along with Hakea and Eremophila open shrublands.

a golden prospect



Maireana prosthecochoaeta is a priority 3 flora species. *Maireana prosthecochoaeta* is described as an erect, open, glabrous, densely-leaved shrub, up to one metre high, with fleshy leaves and solitary flowers. This species has historically been recorded in the Ereman Botanical Province (Cue and Meekatharra); flowering period is July to August. It occurs in sandy loam, clays and salty soils and is found along hills and breakaways (DEC, 2009).

When the winter rains fall, the red earth around Meekatharra gives life to a dazzling array of colourful wildflowers (Meekashire 2014)

FIGURE 14 - FIELD OF PINK PARAKEELYA WILDFLOWERS



Source: Drive Australia 2014.

4.2.6 FAUNA

Meekatharra Creek is home to many natural wonders. Two of its signature species include the red river gum and the white plumed honeyeater.

While out and about in Meekatharra you may also come across emus, red kangaroos, wedge-tailed eagles and bungarra lizards, which are prevalent in the area.

There have also been previous sightings of feral animals within the region such as foxes, cats, rabbits and goats.

Relevance to Strategy

Protection of known rare flora and fauna, declared rare flora and fauna, and threatened ecological communities, is an objective of the Strategy.

4.3 WATER MANAGEMENT

4.3.1 WATER FOR IRRIGATION

The Council uses non-potable water for watering its parks and gardens. Currently water is pumped from the disused open pit mine located south west of the Great Northern Highway and the Gascoyne Junction Road. The Council considers this to be an ideal and sustainable source that has no environmental impact.



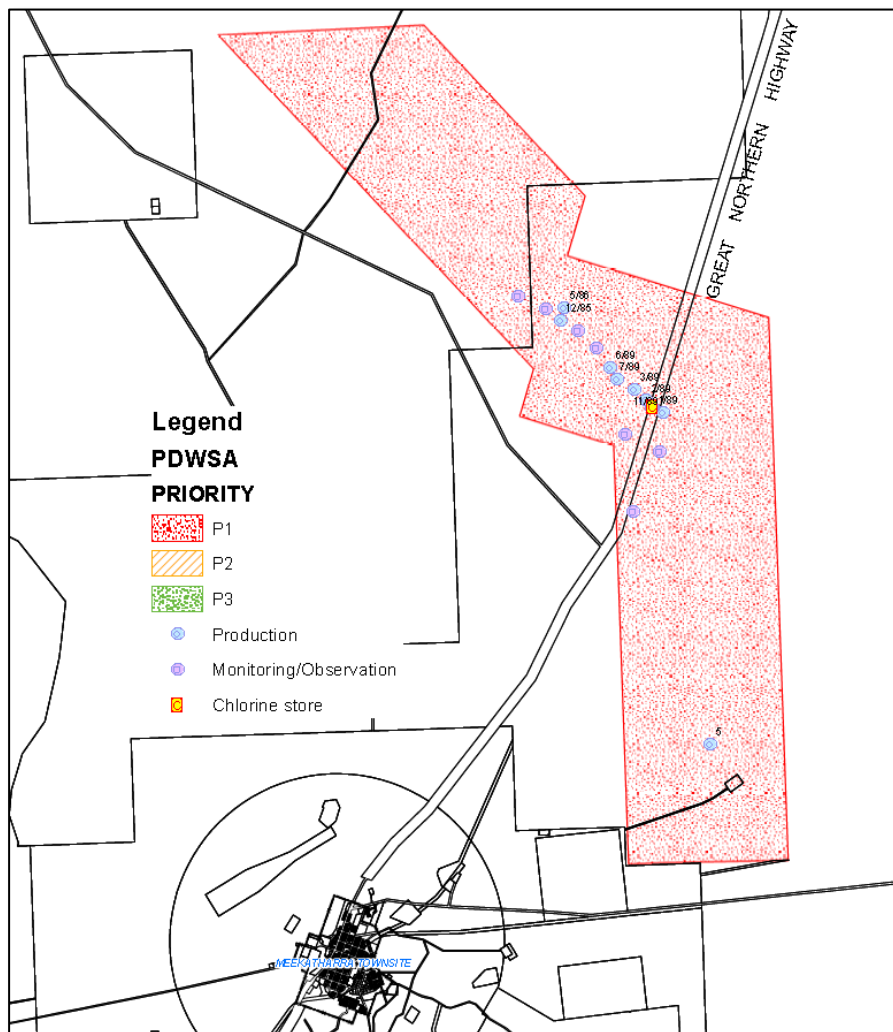
4.3.2 PUBLIC DRINKING WATER SOURCE AREA

The Water Corporation supplies water to the town from seven bores in the Sherwood wellfield and one bore in the Domestic wellfield. The water supply bores abstract water from an unconfined alluvial formation. The water source has the potential to be contaminated by accidental spillages from transport along the Great Northern Highway and fuel storage at bores 5/85 and 12/85.

The current borefield capacity is sufficient to meet current and assumed future demands. The current licensed allocation of is 600,000 kL and the lower estimated sustainable capacity is 500,000 kL.

Figure 12 shows the location of the Priority 1 area and the bore sites.

FIGURE 15 – WC PRIORITY 1 PROTECTION AREA



Source: DoW, PLANWEST.

An old domestic wellfield consisting of one production bore (No. 5) seven kilometres north east of the town has now been removed from the site.

The current Water Reserve is considered adequate to protect the wellfields. The Reserve should be managed for Priority 1 water source protection as it now represents the sole supply for the town of Meekatharra.



This priority area will be shown on the strategy and scheme maps with the appropriate management principles as outlined in the Water and Rivers Commission's Land Use compatibility in Public Drinking Water Source Areas to reflect the Priority 1 classification given to the Meekatharra Water Reserve.

4.3.3 WATER SERVICES

The Water Corporation (WC) advises that it is the Service Provider for water supply for Meekatharra, which is its only service in the Shire. **Figure 16** shows the current extent of the network. Meekatharra town water supply is obtained from bores located about 11.6 km north east of the town. Infrastructure including bore and tanks are located on the west of the Great Northern Highway.

There are 472 services in the town using 224,142 kL/year with 150 vacant services.

The bores provide a supply to the pump station site in the Meekatharra townsite (Reserve 11783) located south of the Goldfields Highway. The site is 2.66 hectares and is considered by the Department of Water to be adequate for the foreseeable future, and that the pump station noise buffer is contained on site.

Meekatharra has an above average consumption/domestic service of 410kL (Table 4.4) and high compared to neighbouring towns. There is potential for savings to be made. The shower head swap programme had only 9 customers. Waterwise garden workshops have been held.

The shire and school area are high users. Further understanding of water use and patterns may identify areas of potential water efficiency/savings.

Water Management Strategy at a local level may prompt some of the recent events to engage the community including; The Meeka Goes Green committee has invited residents to participate in a 'Best Garden' competition with four different categories including:

- Best Improvement
- Best Waterwise Garden
- Best Edible Garden
- Most Creative Garden.

Yulga Jinna, Karalundi and the Kumarina roadhouse provide for their own water supplies.

Relevance to Strategy

A Strategy objective is to ensure a sustainable potable water supply for the townsites in order to be proactive in providing for any additional development in the future.



FIGURE 16 - MEEKATHARRA WATER SUPPLY INFRASTRUCTURE



Source: Locate 2014

4.3.4 FLOOD EVENTS

Figure 17 provides anecdotal evidence of flood levels throughout the Meekatharra Townsite. These areas have been plotted through a combination of on-ground evidence, detailed contour information and discussions with Council.

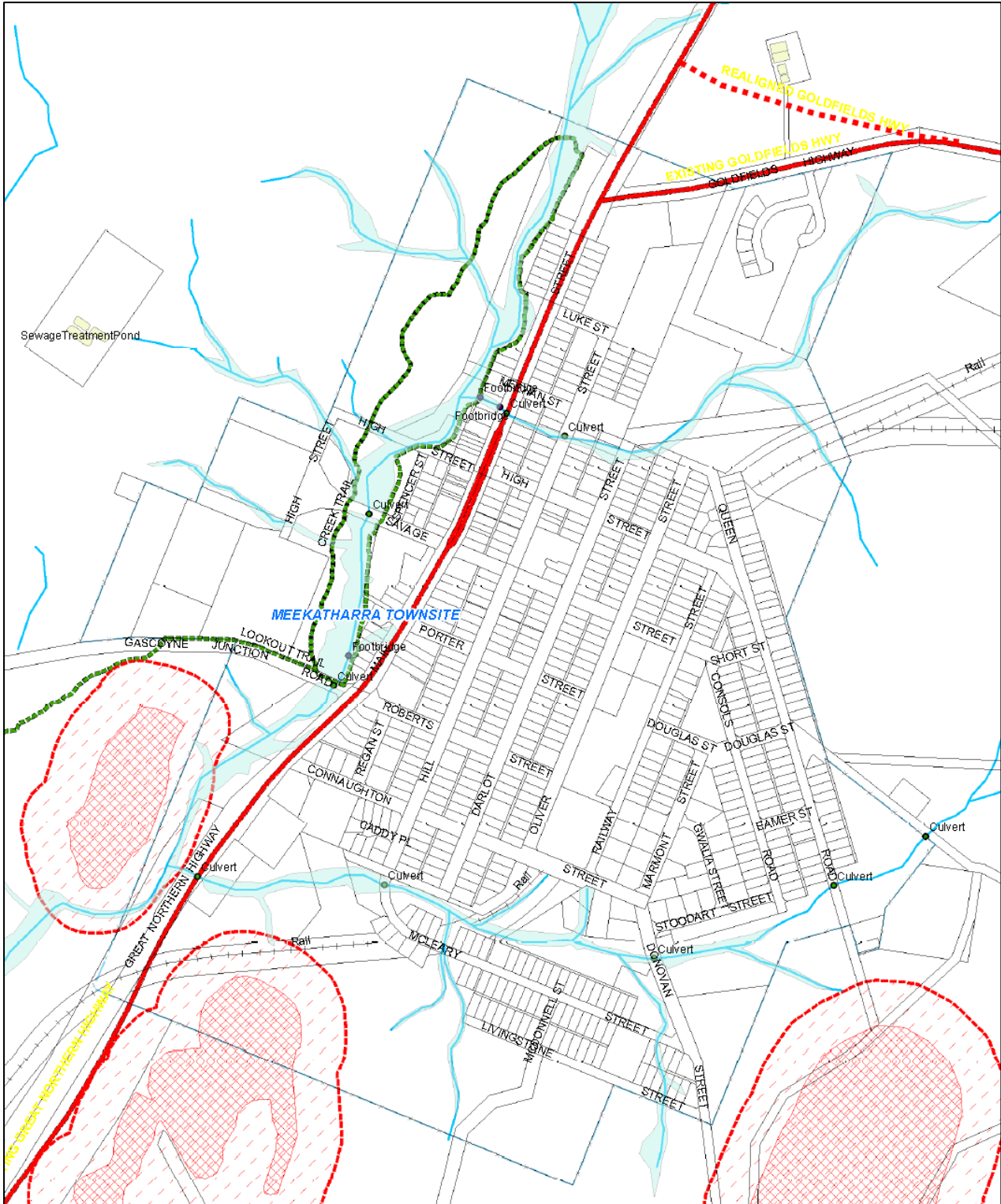
Many of these areas are already acknowledged in the existing Scheme and will be protected from at-risk development in the preparation of the new Scheme.

a golden prospect



FIGURE 17 - MEEKATHARRA FLOOD RISK AREAS

a golden prospect



Source: Landgate, PLANWEST

The areas shown in **Figure 17** are indicative only and may require further investigation. Where new areas for development are proposed, or where a structure plan is required, additional examination and analysis may provide more accurate information.



4.4 POPULATION AND HOUSING, INCLUDING OFFICIAL FORECASTS

4.4.1 POPULATION

The Shire of Meekatharra, like most inland areas of Western Australia has had relatively small population numbers since the mid-1970s, however 2011 Census data sees a significant change attributed to the increased mining activities.

Table 1 shows the change in population over the last 3 Census periods demonstrating the sensitivity of the population to the prosperity of the primary industries in the region (and world).

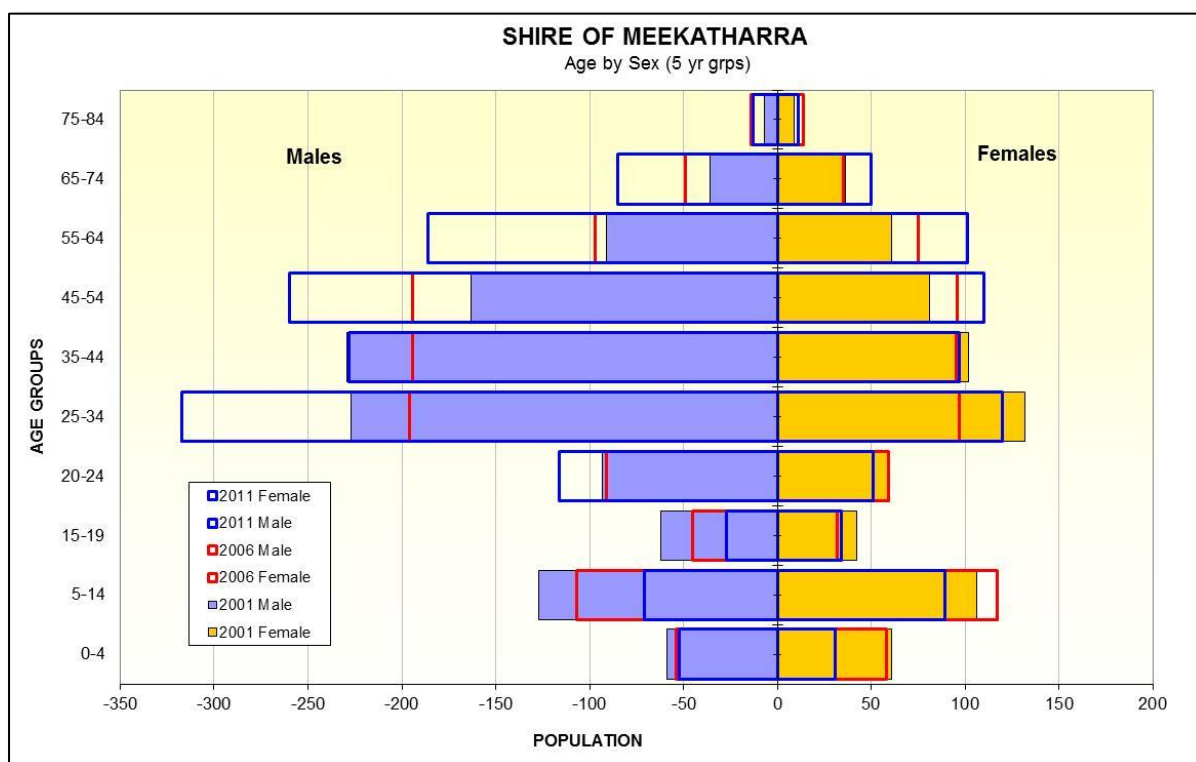
FIGURE 18 - POPULATION STATISTICS FOR MEEKATHARRA SHIRE

Year	Gender	Count	TOTAL	Pop Change	% Change
2001	m	1099	1785		
	f	686			
2006	m	1026	1705	-80	-4.7
	f	679			
2011	m	1,347	2,025	320	15.8
	f	678			

Source: ABS 2011.

Figure 19 demonstrates the change of population over the last three Census periods by gender and age bracket.

FIGURE 19 - POPULATION AGE PYRAMID 2001-2011



Source: ABS 2001-2011 Census

The interests of all age groups need to be addressed to attract families to permanently settle in the area. These age groups needs include child care facilities, a variety of sporting and



hobby clubs – with the appropriate managers and facilitators, education options, men’s shed and other interest groups.

The Council is prepared to cater for an expected increasing number of people over 65 and their demands on future aged persons' facilities. One can assume that this aging population may want to settle in the district and as such will be demanding the appropriate services. If these services are not provided, these residents will seek an alternative town as a location to settle. The implications of an aging population profile include the need to adequately cater for appropriate accommodation, medical facilities and support services.

Aged persons' accommodation precincts need to be established. The area could incorporate a 'seniors' precinct' including recreation facilities and senior support amenities. Accommodation facilities need to be well located within walking distance the main commercial and community facilities and could benefit by grouping of these facilities serving residents with similar interests and needs.

The Shire will encourage the consolidation and growth of established community settlements and will seek to improve communications and services between these centres. The hierarchy of settlements must be agreed to avoid duplication of resources and maximise the use of available funding sources.

The Shire's distance from Perth, its climate and employment opportunities will remain the main factors affecting the rate of growth in the population. The Meekatharra Townsite's location on the Highway provides for a strategic stopping point for passing tourists and trade and will continue to be reliant on the continued mining operations in the District.

In order to provide a choice for prospective residents in the District the Council is keen to ensure that a range of alternative residential lifestyle options be made available. Other than townsites and stations, it is suggested that a greater variety of rural-residential lots be created. The consideration of 'Rural Residential' or 'Small Rural Holdings' environments should be considered on their merit.

The Council should not be responsible for selecting themed areas or types of themes but should be prepared to determine any proposal that responds to the following criteria.

These areas should preferably have access to urban services and amenities. The selection of these areas should be determined on a set of criteria including the following;

- Proximity to services, amenities and facilities
- Land suitability
- Environmental values and risks
- Potential for land use conflict
- Potential impacts on adjacent land uses
- Existence of any buffer areas from incompatible uses.

4.4.2 HOUSING

The housing sector, being small, is difficult to draw any firm conclusions from, however it is clear that the proportions of households rented, owned outright and owned with a mortgage reflects the lack of permanency in the region and the reliance on the main industry.

Relevance/ application

The population and housing data is important to consider in order to properly assess the future growth (and therefore land allocation) requirements of Meekatharra.



FIGURE 20 - HOUSING IN MEEKATHARRA 2006-2011

Dwelling Type	2006 Meekatharra (%)	2006 WA (%)	2011 Meekatharra (%)	2011 WA (%)
Occupied private dwellings	-	-	62.3	87.9
Unoccupied private dwellings	-	-	37.7	12.1
Dwelling Structure				
Separate house	84.5	79	81.1	80.4
Semi-detached, row or terrace house, townhouse etc.	5.3	10.5	6.4	10.6
Flat, unit or apartment	1.1	8.1	1.3	7.9
Other dwelling	9.2	2.4	6.9	0.9
Tenure				
Owned outright	15.9	30.2	19.5	29.5
Owned with a mortgage	8.5	35.1	8.7	37.8
Rented	45.2	26	63.6	29.2
Other tenure type	1.1	1	1.7	1.1
Tenure type not stated	29.3	7.7	6.5	2.3
Household Composition				
Family	45.6	66.5	58.6	72.2
Single or lone	19.1	22.9	36.6	23.8
Group	4.9	3.3	4.7	4

Source: ABS 2006-2011 Census.

Figure 20 shows the prevalence of families within the Meekatharra community, it also displays resident's preference towards rental housing, a common characteristic of country towns, however where houses are owned they are more commonly owned outright. Such data demonstrates the need for a choice of housing, which caters to a diverse array of citizens. Additionally, due to the projected population increases, it is critical for the plan to address provision of infrastructure and services to meet the growing demands of the current and future populations.

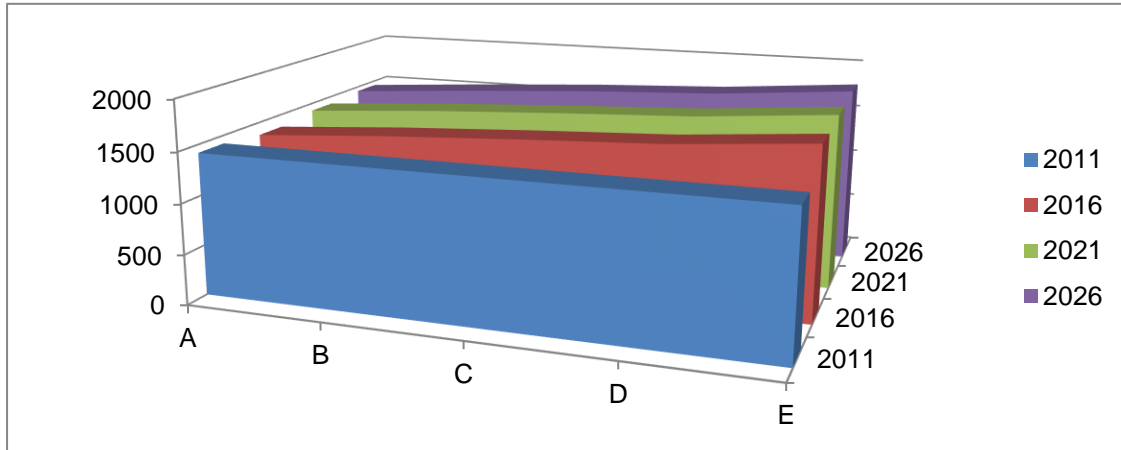
4.4.3 POPULATION FORECASTS

Generally, there is some conjecture whether population numbers are stabilising in country areas. The Department of Planning's forecasts for the Meekatharra Shire shows a range between 1420 and 1970 by 2026. These forecasts were based on the 2011 population count, of 1140. Figure 21 shows a graphic representation of the range of scenarios. .

WA Tomorrow consists of five bands of forecasts (bands A to E). Bands 'Band C' represents the median forecast of the 10,000 permutations, which means that the probability that the realisation is higher than 'Band C' is equal to the probability of it being lower. Any permutation other than 'Band C' will have a greater probability that the realisation (the actual population) will be either higher or lower. The sum of 'Band C' for sub-regions will equate (subject to rounding) to the 'Band C' total for Western Australia as a whole.



FIGURE 21 - DoP POPULATION FORECASTS



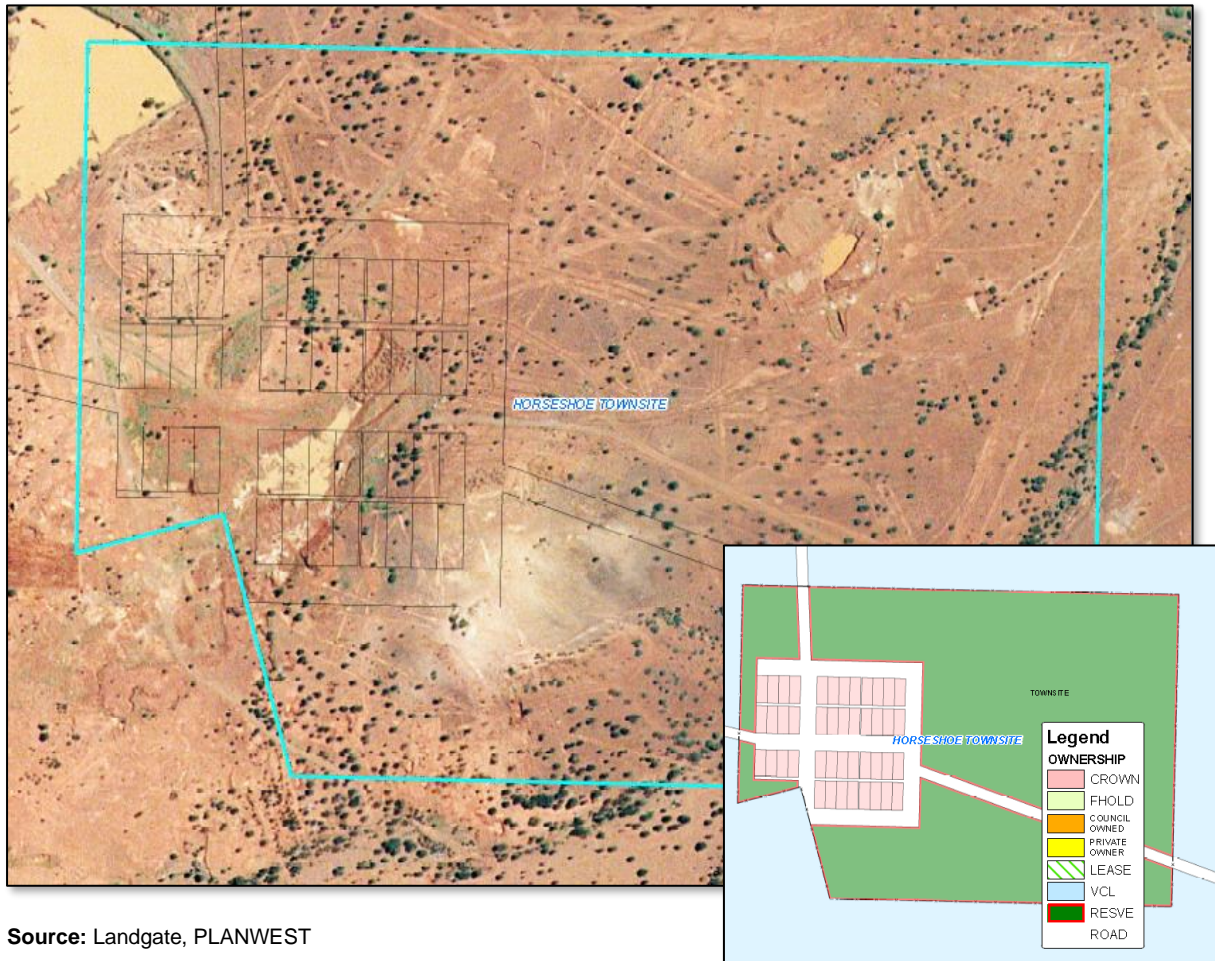
Source: WA Tomorrow (2015) LGA Profiles - Western Australian Planning Commission

4.4.4 TOWNSITES

There are seven townsites in the Shire of Meekatharra, with the largest (in area and population) being Meekatharra. A snapshot of these townsites, from north to south, is provided below.

Horseshoe Townsite is located about 126 due north of Meekatharra townsite and has an area of 43.2ha. **Figure 22** shows an aerial photograph of the area

FIGURE 22 - HORSESHOE TOWNSITE



Source: Landgate, PLANWEST

a golden prospect



As the photograph above clearly shows the townsite remains undeveloped; however there is evidence of mining activities in the area.

The inset adjacent provides an indication of the land ownership. All the lots are Crown Land with the surrounding area a Crown Reserve for Townsite.

Following the discovery of gold in the immediate area in 1897 the government had an area thought to be suitable for a townsite surveyed in 1898. The area proved to not be satisfactory to the locals who wanted another area to be used. The new area was surveyed and the town was gazetted in 1901. The population of the town was 60 (60 males and no females) in 1898.

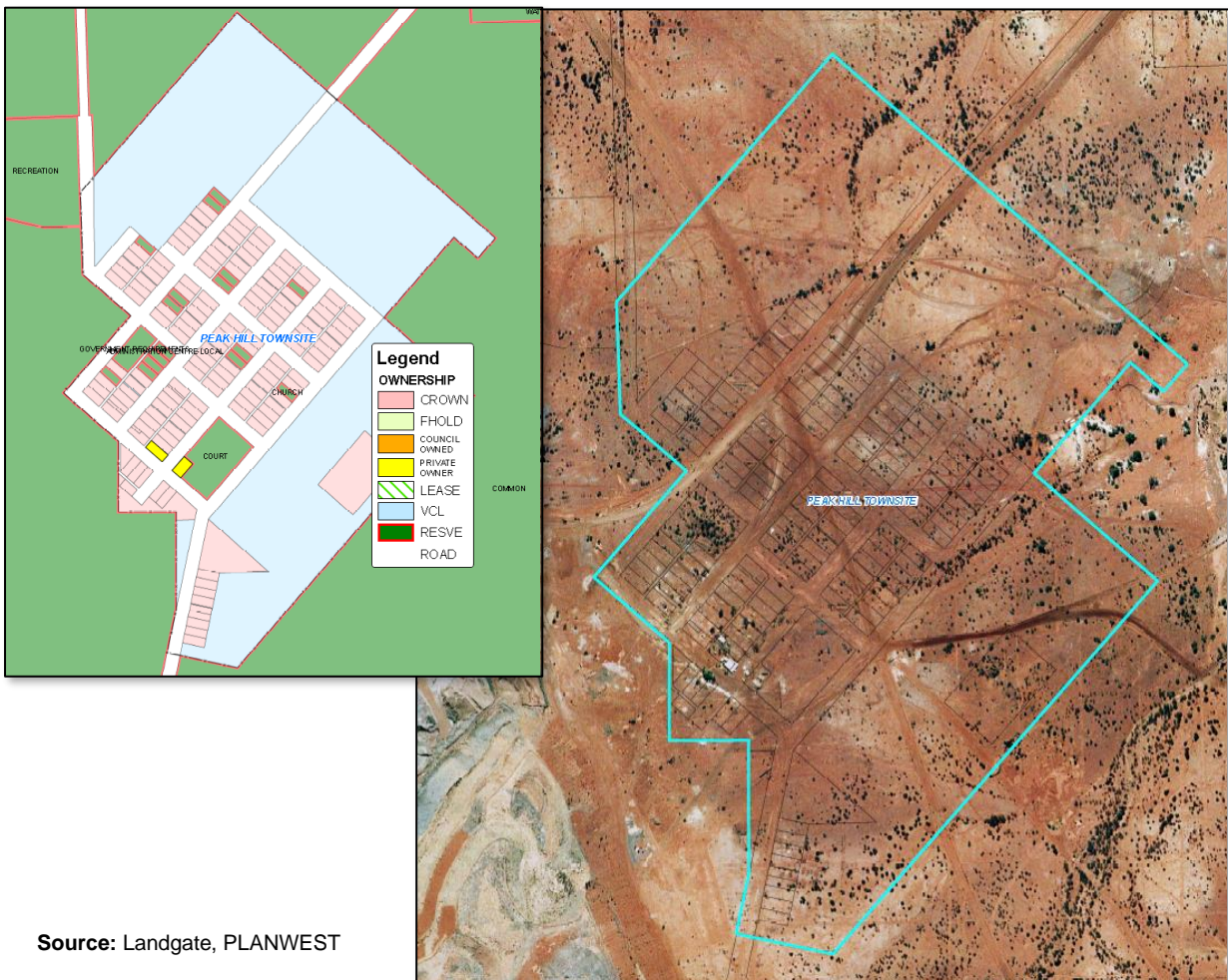
The town was often known as Horseshoe Bend as a result of one of the original leases in the area was the shape of a horseshoe. It was also commonly known as The Shoe.

Peak Hill Townsite is 82.5ha and about 110 kilometres due north of Meekatharra Townsite, but still 35 kilometres from the nearest part of Great Northern Highway. **Figure 23** shows an aerial photograph and a land ownership plan. A house is located on the mid west part of the townsite.

The aerial photograph again shows the extent of adjacent mining activities. On the west side of the photograph can be seen the edge of a large open cut mine.

The land ownership is almost all VCL with several Crown Reserves – mostly for ‘Government Requirements’. The land surrounding the townsite is a Crown Reserve for a ‘Common’.

FIGURE 23 - PEAK HILL TOWNSITE



Source: Landgate, PLANWEST



Early exploration at the site occurred in the 1890s when gold was discovered by William John Wilson in 1892. The townsite was gazetted in 1897, and the field has had varied fortunes even in early years. Before 1913, the mine produced some 270,000 ounces of gold. Peak Hill was also included as a location in a regional newspaper network of more outlying mining communities in the 1920s and 1930s.

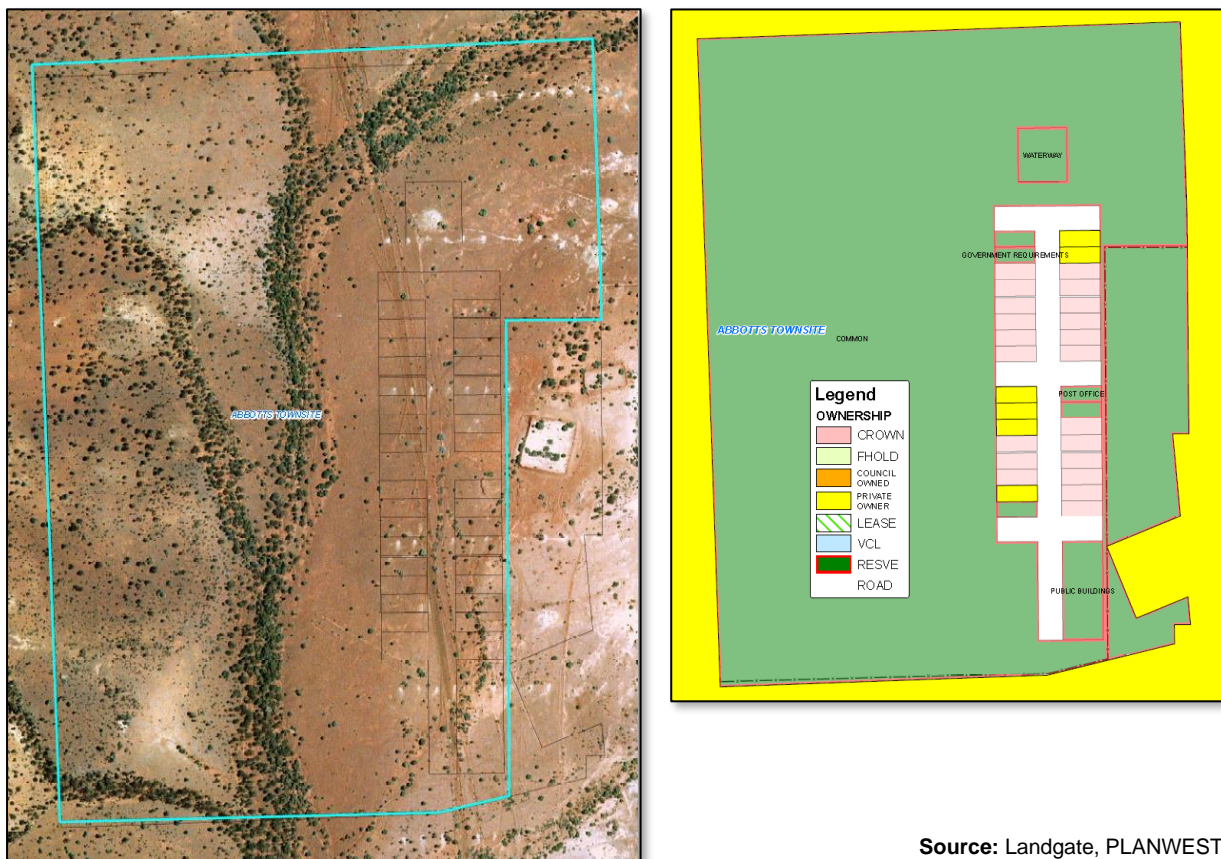
The population of the town was 190 (180 males and 10 females) in 1898.

A Walker was the proprietor of the Peak Hill General Store up until 1954, when he retired to his daughter's farm (Nee Campbell) McCourt Farm, Peppermint Grove Beach, South of Capel. Mr Walker was the last full-time resident of Peak Hill.

In the 1970s it was reduced to a ghost town with a few remaining residents, however in the 1980s activity resumed, producing around 650,000 ounces of gold. The mine became dormant again the 2000s

Abbotts Townsite is located 31.5 kilometres northwest of Meekatharra townsite. The area is 33.4 hectares – the majority of which is a Crown Reserve for a 'Common' containing the signs of a creek line. The aerial photograph (**Figure 24**) shows evidence of mining activities in the area immediately east of the townsite boundary, however the townsite area appears to be free of such activity.

FIGURE 24 - ABBOTTS TOWNSITE



Source: Landgate, PLANWEST

The ownership map shows the smaller lots as mostly VCL with a few Crown Reserves for various public uses.

The townsite was initially established on 1898 and gazetted in 1900; the town is named after a prospector named Vincent Vrauizan who had changed his name to Vincent Abbott in 1893.



One of the earliest mines to open was the Black Iguana. In 1895 the Black Iguana and the Abbotts mine were both operating ten head stamp mills in the town for processing ore.

In 1902 all of the boarders at Abbott's Hotel were poisoned by eating tinned beetroot, many of the victims were given emetics, which were administered with much success. No fatalities were recorded from the incident.

Meekatharra Townsite is by far the largest townsite in the Shire with an area of over 288 hectares and is located on the junction of the Great Northern and Goldfields Highway. The southern boundary of the Shire is about 55 kilometres along the Highway.

The aerial photograph shown in **Figure 25** shows the significant development of the townsite and the land ownership designations. This information is sourced from Landgate. In many instances each lot has 2-3 polygons with differing ownership categories – hence the number of Crown lots (pink).

The settlement provides a variety of services and amenities. Many government agencies are established in town including schools, fire station, hospital, motels/hotels, movie theatre, police station, recreation areas, post office, library, churches power station and caravan parks.

Figure 26 provides a distribution of these uses, but also identifies the vacant land for industrial and residential uses.

There are 8 vacant industrial zoned lots, 9 vacant commercial lots and 117 vacant residential zoned lots. This information does not mean that all of these lots are fully serviced or available. LandCorp has 10 residential lots for sale in Oliver and Railway Streets. The six vacant lots that are outside of the Scheme area and located north east of the townsite area are not included in the count of residential lots.

The opportunities and constraints will be examined later in this report, along with a copy of the Department of Planning's 'Central Regions Land Supply Analysis' (Dec 2015).

It seems the first settlement at Meekatharra occurred in 1894 and that, in May 1896, after the prospectors Meehan, Porter and Soich discovered gold, miners moved to the new settlement from the other East Murchison fields and mining grew rapidly in scale and sophistication. The Peak Hill mining town was founded in 1892 approximately 100 km up the road during this initial gold rush.

Success on the Meekatharra field was short-lived. It was only because a second gold discovery occurred in 1899 that the town survived. In 1901 the Meekatharra State Battery began operation and by Christmas Day 1903 the township had been officially gazetted.

In 1906 Alfred Wernam Canning was appointed to develop a stock route from the East Kimberley to the Murchison. The stock route, comprising 54 wells, was completed in 1908 and, when the railway arrived in Meekatharra in 1910, the town became the railhead at the end of the route. In many ways the railway ensured the town's survival. In 1910 it took the first shipment of wool out of the area and it continued to serve the local pastoral interests until it was closed down in 1978.

The town and surrounding stations were isolated by flood waters in 1926 resulting in provisions in the town running low after supplies were unable to get through after a week.



FIGURE 25 - MEEKATHARRA TOWNSITE



Source: Landgate, PLANWEST

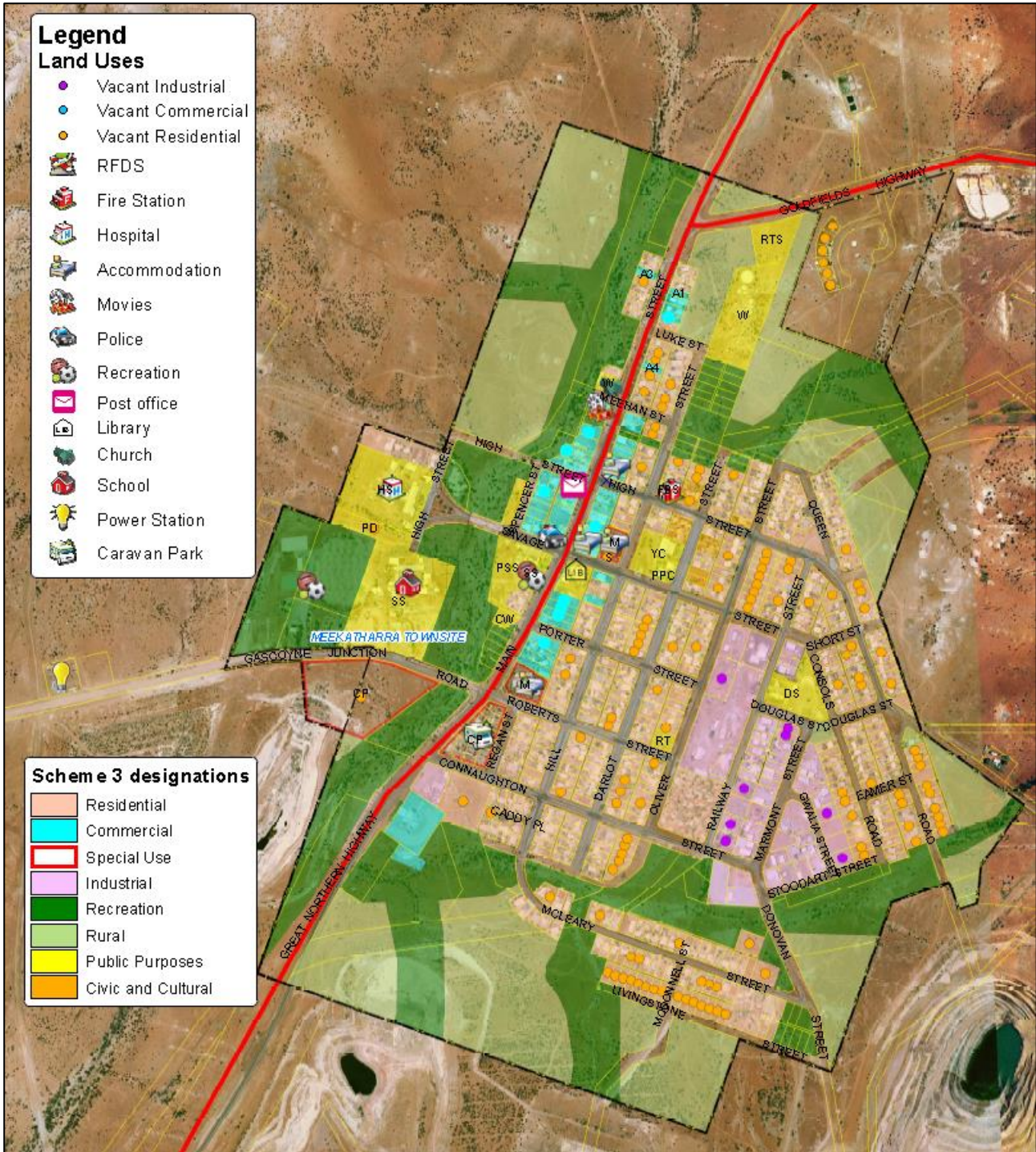
a golden prospect



From 1927 until 1931, a railway line operated from Meekatharra to the manganese mine at Horseshoe, some 80 miles (128 km) distant.

A substantial gold deposit which lies just south of the townsite called the Paddy's Flat area was explored and mined by Western Mining Corporation and Dominion Mining Ltd in the 1990s.

FIGURE 26 - MEEKATHARRA TOWNSITE LAND USES



Source: Landgate, PLANWEST

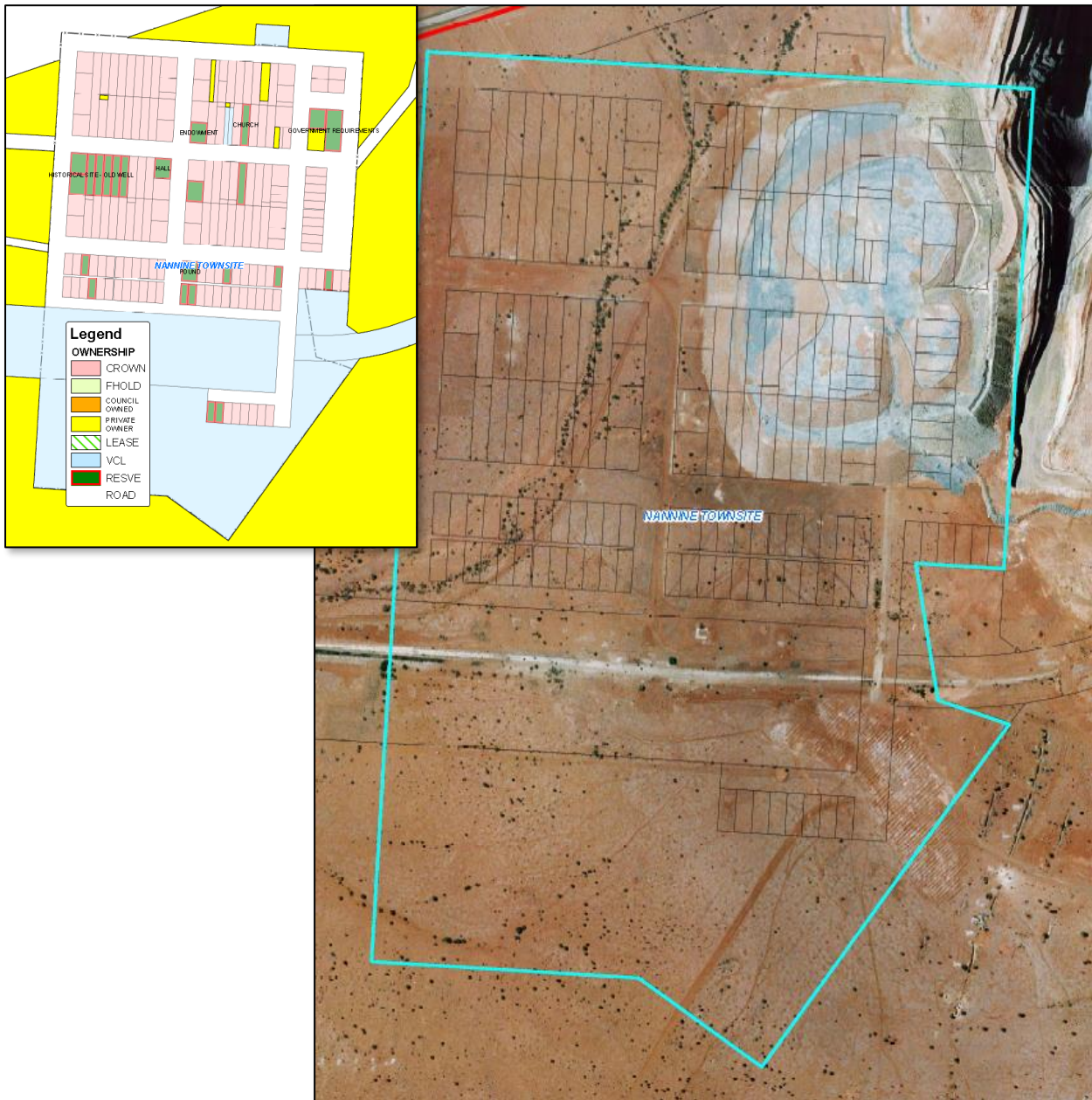
a golden prospect



Nannine Townsite includes 75.4 hectares of land of which the majority remains unused. The townsite is located 36 kilometres south of Meekatharra just south of the Great Northern Highway. **Figure 27** shows the presence of an open cut mine to the east of the townsite boundary and the ponding works covering the north east quadrant of the townsite area. The figure also shows a creek line running through the North West corner of the townsite area,

The ownership plan below shows that the majority of the townsite remains VCL with several Crown Reserves for specific purposes.

FIGURE 27 - NANNINE TOWNSITE



Source: Landgate, PLANWEST

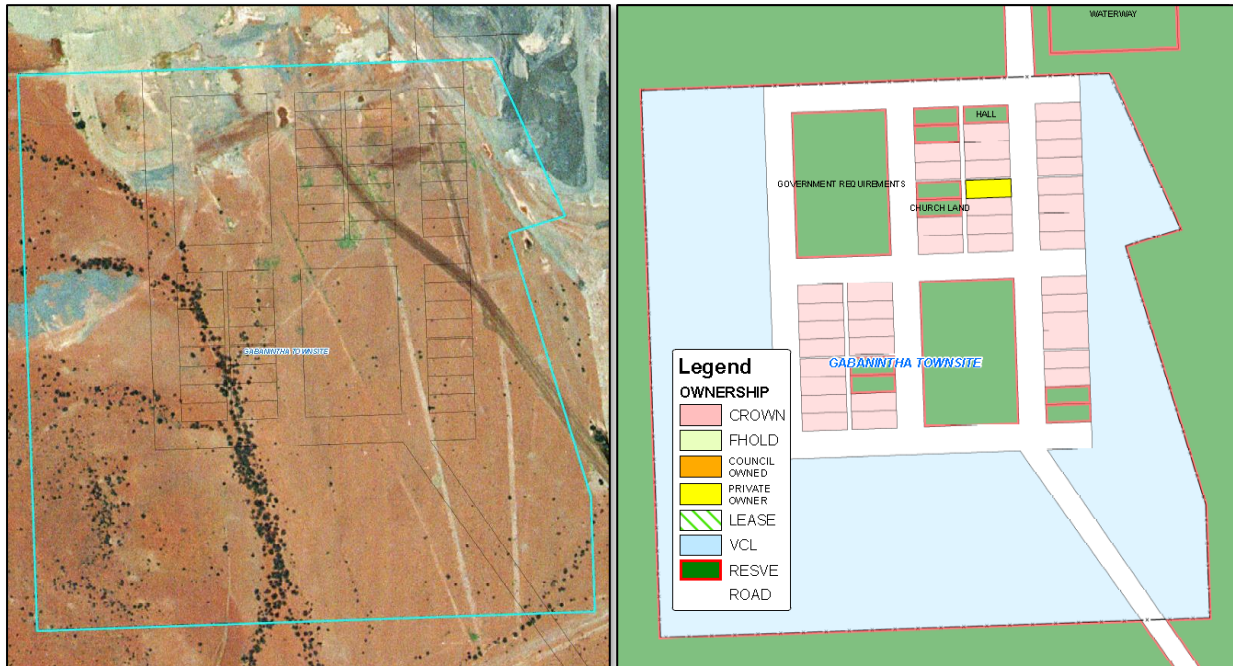
A town was proclaimed in September 1891 and gazetted in 1893. It is claimed that it was the first town in the region. By 1894 the town was large enough to be given its own electoral district, and in 1896 construction began on a Northern Railway between Nannine and Cue, Western Australia, which was completed in 1903. The continuation of the line to Meekatharra was begun in 1909.



Gabanintha Townsite is 35 hectares in area and is located about 40 kilometres south of Meekatharra Townsite and over 30 kilometres east of Great Northern Highway. The open pit mine in the north east part of the townsite is part of the Historic Gold mining operation. As can be seen from **Figure 28** there is no other development in the townsite.

Again the presence of a creek line can be seen across the south west part of the area.

FIGURE 28 - GABANINTHA TOWNSITE



Source: Landgate, PLANWEST

The name of the town can be found on maps dating as far back as 1894, with gold mining leases being taken out in the surrounding areas in 1895 to 1910. In 1895, an abandoned lease known as The Emerald Isle Star of the East was taken up by a syndicate and renamed Gabanintha. While driving on the old workings 3ft of reef was exposed showing good gold.

A shopkeeper from Nannine, William Small, built a hotel in the town and applied for a licence in 1896. The state government was petitioned in 1897 by the miners of the area to survey the townsite which had land reserved the following year resulting in the town being gazetted in 1898.

The population of the town was 46 (44 males and 2 females) in 1898.

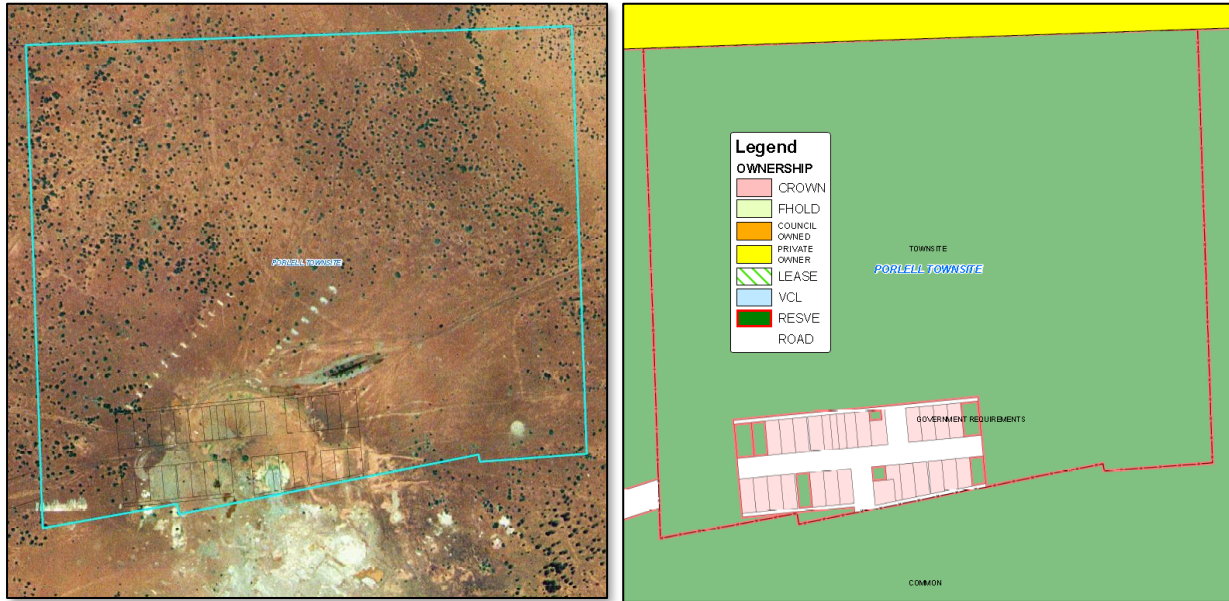
Lots were surveyed in 1905 and mining continued around the town until 1944.

Porlell Townsite is 53.5 hectares in area and located only about 4 kilometres west of Gabanintha townsite. Historic Gold also operates mining activities seen in the southern part of the townsite area. Most of the town is a Crown Reserve for 'Townsite', with the smaller lots mostly VCL. There is no other development in the townsite.

The townsite was gazetted in 1899 after significant development had been established. Star of the East was not considered to be a suitable name so the town took the name of a nearby lake, Porlelle Lake, which had been named when the area was surveyed in 1886. The spelling was amended for unknown reasons and the meaning of the name is unknown.



FIGURE 29 - PORLELL TOWNSITE



Source: Landgate, PLANWEST

The town supported Jules Gascards coachline, a weekly coach service that ran every Sunday to Nannine which was known to run from 1896. A postal service was established in 1896 as were two hotels; the Gabanintha Hotel and the Yagahong Hotel.

Relevance of Information

The relevance of this information is to identify where majority of development is taking place. This will allow the Council to concentrate its servicing efforts in building the social and physical infrastructure in the main settlements.

4.4.5 ABORIGINAL SETTLEMENTS

The following two settlements are Aboriginal communities that are not formal townsites. These include Yulga Jinna and Buttah Windee (Gidgee Gully). Both communities have adopted Community Layout Plans prepared under the provisions set out in State Planning Policy 3.2 – Aboriginal Settlements.

A third community, Madunka Ewurry, previously existed on the north eastern corner of the Meekatharra townsite. The community infrastructure, including six houses, was removed several years ago.

Yulga Jinna is located about 115 kilometres north of Meekatharra townsite. The community is about 47 kilometres west of the Great Northern Highway accessed via an unsealed road. **Figure 30** provides an aerial photograph of the area as well as an extract from the Community Layout Plan.

The population of the community, as identified in the 2004 ATSI Environmental Health Needs Survey, was 55 people. However since then a number of new dwellings have been constructed. The Community Chairman has previously advised that Yulga Jinna currently has a population of 80 people. This figure tends to fluctuate considerably.

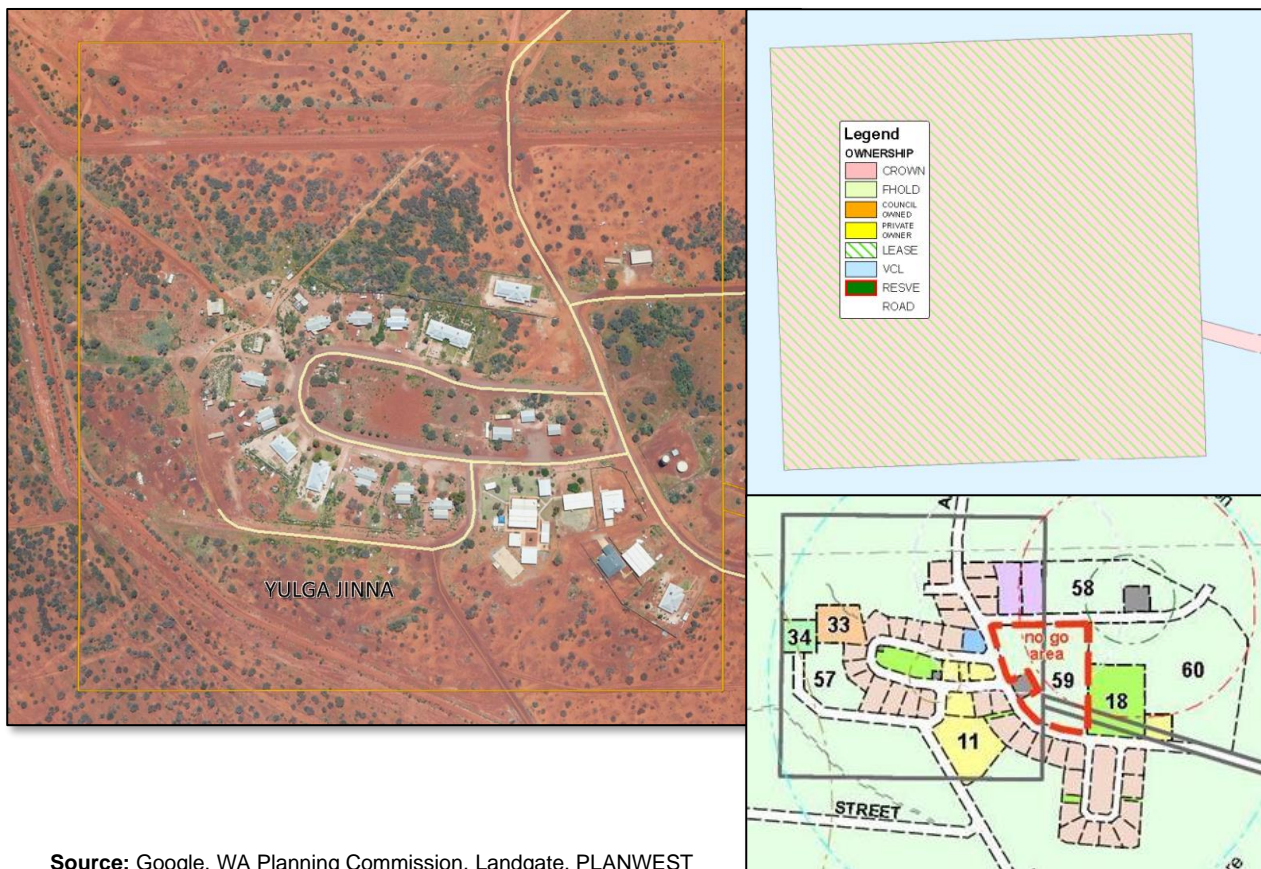
The community is located within the fully Determined Nharnuwangga (WAD72/98) Native Title claim area. Children of school age at Yulga Jinna attend the Yulga Jinna Remote Community School that caters for years k-10.

a golden prospect



The community is managed through its incorporated body, Yulga Jinna Aboriginal Corporation, incorporated under the Aboriginal Councils and Associations Act 1976 on 30 April 1993.

FIGURE 30 - YULGA JINNA COMMUNITY



Source: Google, WA Planning Commission, Landgate, PLANWEST

Buttah Windee is a small community located only 5 kilometres west of Meekatharra townsite just south of the Landor-Meekatharra Road.

The population of the Buttah Windee (as identified in the 2004 ATSC Environmental Health Needs Survey) was 30 people. Currently it is understood that Buttah Windee has a population of 20 people. This figure, as with all Aboriginal communities, tends to fluctuate when family gatherings occur or there are sporting carnivals or a funeral in Meekatharra.

The community is located within the Registered Wajarri Yamatji (WAD6033/98) Native Title claim area.

The community is managed through its incorporated body, Buttah Windee Aboriginal Corporation, incorporated under the Aboriginal Councils and Associations Act 1976 on 16 June 1993.

Figure 31 provides an aerial photograph of the community area. The Figure also shows a previous version of a Community Layout Plan, apparently not yet adopted or endorsed.

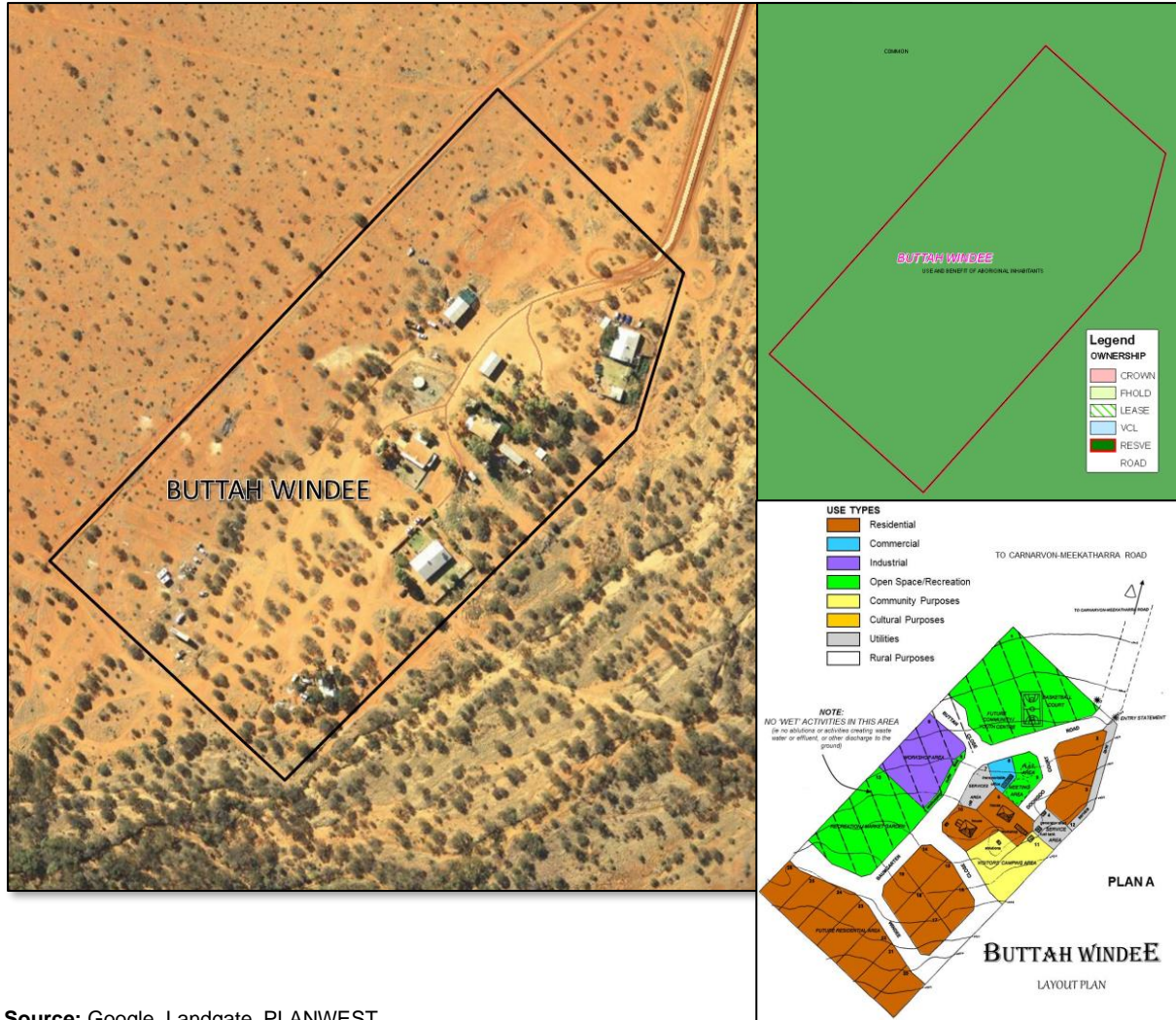
Relevance of Information

The planning of these two communities is subject to SPP 3.2 Aboriginal Settlements where community layout plans are prepared in accordance with the SPP guidelines. The Scheme will need to create a new zone 'Settlement' to comply with the SPP, with the Scheme provisions referring to an adopted layout plan as the formal guide for development within the zone.

a golden prospect



FIGURE 31 - BUTTAH WINDEE COMMUNITY



a golden prospect

Source: Google, Landgate, PLANWEST

Karalundi Aboriginal Education Community is located about 55 kilometres north of Meekatharra townsite.

The development is substantial and contains a school, shop, accommodation as well as other support services. The community (at the time of writing) had a population of around 60 people. This figure includes school borders.

The community is located about 850 metres west of the Great Northern Highway serviced with a sealed access road. The community is serviced with power from Meekatharra and has its own water supply sourced from a series of bores along the access road.

The property is 212 hectares in size and is held in fee simple as shown in **Figure 32**. This Figure also shows a copy of the Community Layout Plan.

Figure 33 shows the substantial development in the community. As with other sites outside the Meekatharra townsite development does not require planning approval, however development is controlled through the Community Layout Planning process set out in State Planning Policy 3.2 - Aboriginal Settlements.

Karalundi was established in 1954 as an Aboriginal boarding school run by the Seventh-day Adventist Church in Western Australia. It was begun after its founder Pastor Dudley Vaughan



During its early years of operation, Karalundi was rated by the Western Australian Department of Education as a 'most efficient establishment' and commended for the 'relatively high standard of attainment' by students. Karalundi was closed in September 1974 in a government move to phase out church involvement in indigenous affairs. The property was sold into private hands and operated as a farm-stay enterprise for 12 years.

In the early 1980s, many past students came to recognise that under the state system, their children's education was inferior to their own. These parents lobbied the state government for Karalundi to reopen as an independent parent-controlled Christian Aboriginal boarding school, where children would be educated away from the problems associated with alcohol abuse and gain an education focusing on practical life skills, as well as literacy and numeracy. The advocacy group was supported by the Seventh-day Adventist Church and, in August 1986, Karalundi was reopened as such.

Karalundi has recently extended its secondary program to include Years 11 and 12 and is recognised as one of the leading schools in Aboriginal education in Western Australia.

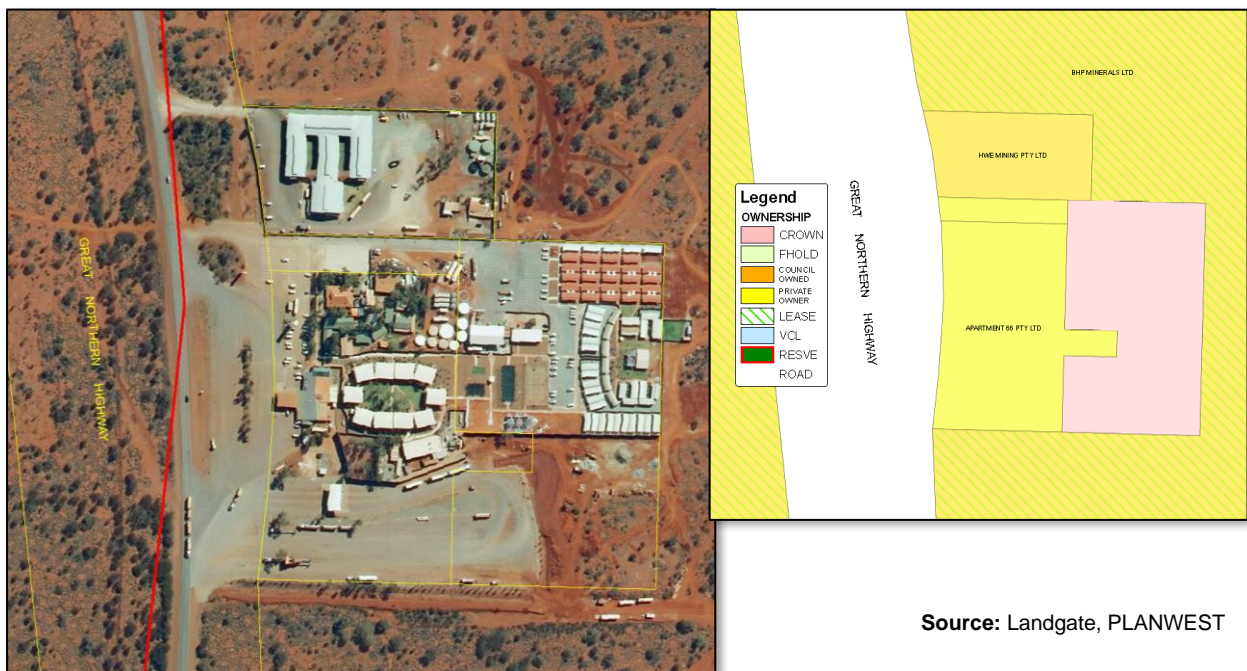
4.4.6 ROADHOUSES

The following two developments are roadhouses established along the Great Northern Highway in response to demand for such facilities.

The **Capricorn Roadhouse** is located less than 1 kilometre from the northern boundary of the Shire, about 13 kilometres from Newman and about 406 kilometres north of Meekatharra townsite. The Newman airport is only 5 kilometres north of the roadhouse. The total area of the 4 land areas occupied by the roadhouse is 11.36 hectares.

Figure 34 shows the ownership type of these lots, and the extensive development on these properties to cater for business, trucking and tourism. The Capricorn Village boasts 324 hotel rooms with several recreational facilities including swimming pool, tennis court, darts, mini golf, fitness centre, playground and evening entertainment

FIGURE 34 - CAPRICORN ROADHOUSE



Source: Landgate, PLANWEST



The Capricorn caravan park has 10 powered and 10 unpowered sites available for caravans, campers and motorhomes. On site accommodation could also be available and may include chalets and on site caravans.

A site visit in September 2014 confirms the obvious demand for such a facility with a substantial number of road trains and other vehicles using the facilities and refuelling capacity of the roadhouse. Newman appears to have very little infrastructure to provide these services.

The Council has recently been informed of an additional substantial expansion of the facility with the construction of a 'Newman Truck Servicing Facility'. The facility will be 2,100m² in area and be located on the south east part of the site shown in **Figure 35**.

As the existing Scheme only covers the Meekatharra townsite (approximately) there is no requirement for a planning approval for any development outside the townsite area.

FIGURE 35 - CAPRICORN ROADHOUSE PROPOSAL



Source: Council, Landgate, PLANWEST

Kumarina Roadhouse is located about 160 kilometres south of Newman and about 257 kilometres north of Meekatharra townsite. **Figure 36** provides an aerial view and ownership status of the roadhouse.

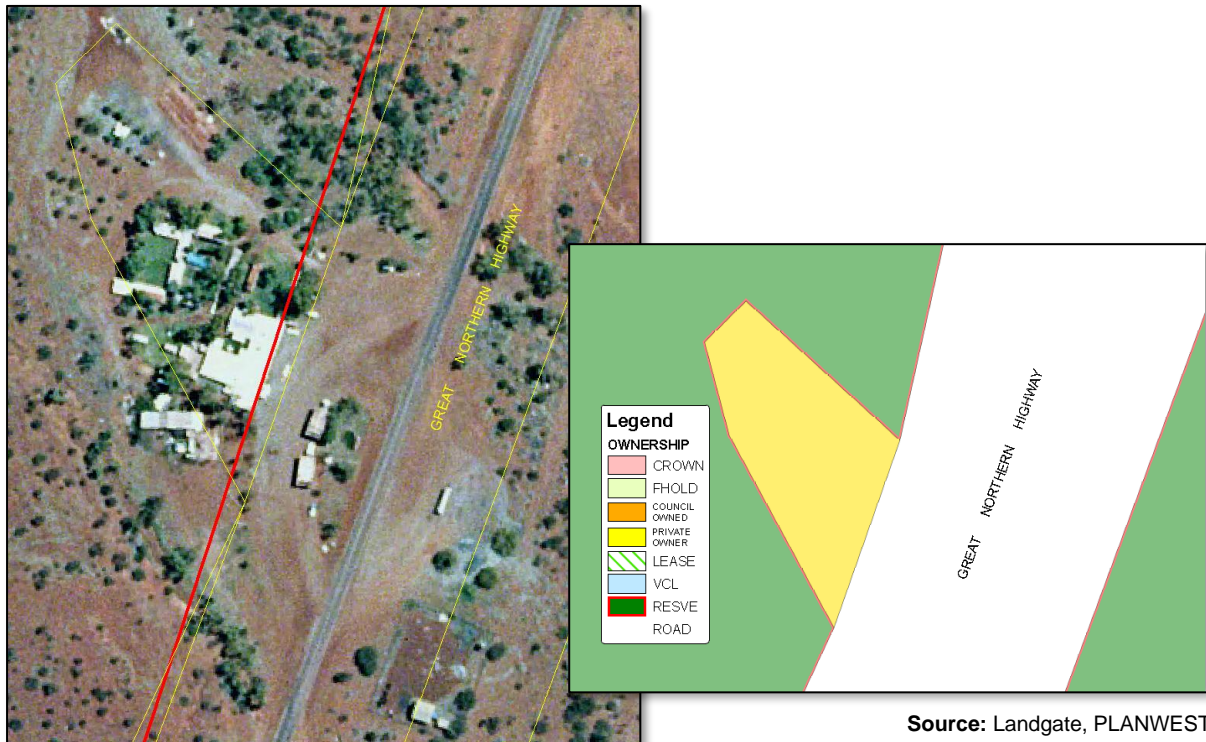
The aerial photograph and cadastral boundaries appear to not coincide. This will need to be checked through the Landgate system to ensure the registration of the aerial photograph is geographically correct.

The roadhouse provides for a limited number of designated powered sites, on a dirt surface, with power and water connection' however there are no effluent disposal facilities.

Amenities include male and female amenities in 'donga' style building with flushing toilets and hot showers. Fuel, home-cooked meals, take-away food and drinks and alcohol (during tavern opening hours) are available.



FIGURE 36 - KUMARINA ROADHOUSE



4.4.7 CONCLUSION

In conclusion it is evident that all the existing formal townsites – except Meekatharra – remain undeveloped for townsite purposes and have been treated as if they were ready for mining and exploratory purposes.

The other settlements of Yulga Jinna, Buttah Windee, Karalundi, Kumarina and Capricorn Roadhouse contain significant development, both residential and commercial. The former three settlements are residential and located away from major transport routes whereas the two roadhouses are located on the Highway as they rely on passing trade for their livelihoods.

4.5 ECONOMY AND EMPLOYMENT

Today the Shire's economy is based on mining, cattle and tourism.

The Royal Flying Doctor Service (RFDS) base is now located at the Meekatharra Airport, it no longer includes the RFDS museum. The service employs a base administrator, medical officers plus fly in/fly out medical officers, 8 flight nurses (all Fly in/fly out), 5 pilots (some fly in/fly out) and 2 aircraft.

RFDS services from Meekatharra includes emergency transfers to Meekatharra District Hospital, inter hospital transfers to Perth and fortnightly Primary Health clinics to the Mid-West and Gascoyne regions.

The Shire Council employs 29 people including administration and outside maintenance workers.

The majority of other workers are employed in tourism and mining activities.



The tables below in **Figure 29** provide the change in employment numbers between the 2006 and 2011 Census statistics. In 2011 the unemployment levels were down from the 2006 Census, however it is likely that this may have reversed again due to the downturn.

The occupations with the majority (over 53.3%) of people employed are labourers, machinery operators or drivers, or technicians and trades. This is a significant increase from the 37.1% in 2006 for this group of workers.

As can be seen from the third table the majority of the industry in which people are employed in relates to mining. The absence of data in 2011 for Shire administration probably relates to a change in recording such data.

FIGURE 37 - EMPLOYMENT STATISTICS

Employment	2006 Meekatharra (%)	2006 WA (%)	2011 Meekatharra (%)	2011 WA (%)
Worked full time	68.3	61	74.1	60.7
Worked part time	12.9	28.4	13.8	28.1
Worked away from home	4.4	4.1	8.6	6.4
Unemployed	7	3.8	3.4	4.7

Occupation	2006 Meekatharra (%)	2006 WA (%)	2011 Meekatharra (%)	2011 WA (%)
Labourers	15.3	10.9	12.2	9.7
Machinery Operators and Drivers	8	7.3	22.7	7.6
Professionals	16.4	18.6	13	19.9
Managers	19.7	12.5	11.9	12.2
Community and Personal Service Workers	13.4	8.9	8.3	9.4
Clerical and Administrative Workers	7.3	14.5	7.6	14.4
Technicians and Trades	13.8	16.4	18.4	16.7

Industry of Employment, top responses	2006 Meekatharra (%)	2006 WA (%)	2011 Meekatharra (%)	2011 WA (%)
Metal Ore Mining	8.5	-	21.5	3.3
Other Mining Support Services	-	-	10.1	0.9
Sheep, beef, cattle and graining farm	12.4	-	7.1	1.4
School education	11.3	4.9	8.8	5.1
Exploration	-	-	4.2	0.5
Local Government Administration	5.6	-	-	-

Source: ABS 2006-2011 Census



As mentioned, the employment types, numbers and locations are largely dependent on the health of the mining industry. Other major influences will be in the ability of the Shire to encourage and facilitate the diversification of the district. The provision of a diverse range of services already stands the Shire in good stead compared with other centres nearby.

To encourage people to come, and stay, in the district will require the provision of services and amenities for all age groups from babies (baby-sitting etc) to aged care. The latter will encourage people to retire into the district if the appropriate housing and services are made available.

As mentioned, there is a significant number of people employed in the mining industry. Some of these will be accommodated on mine sites in mining camps. These facilities do nothing for the prosperity of the Shire. Food and services are flown in and virtually no provisions are sourced from Meekatharra.

The Council will prepare a Local Planning Policy in regard to its preference for mining camps to be established in the Meekatharra townsite. This will encourage the purchase of local goods and services to contribute to the viability of local retail outlets and services.

Relevance to Strategy

The importance of a robust, diversified economy is vital to maintaining a healthy town. The Council will encourage resources and development in areas where it has some influence, for example tourism and providing support for mining operations.

4.6 INDUSTRIAL AND SERVICE ACTIVITIES

Industrial land in the Meekatharra townsite (ie zoned land) comprises less than 50 lots over about 16 hectares. This industrial area, like most rural towns, is located within the urban fabric of the townsite. These areas are no longer suitable for a range of general industries that require larger land parcels, more direct access to major transport routes and buffers from sensitive uses.

Sensitive uses include houses, accommodation, and schools which surround the town's industrial area.

Much of the heavy vehicle movements through the town and on the Highway are road trains. These road trains are permitted to 53.3 metres long and carry a variety of goods - some dangerous.

The Great Northern Highway roadhouses in the southern part of the town are not ideal for the larger operations that may demand larger and more versatile sites. For example the movement of road trains are difficult on these sites and have required specific changes to sealed areas on the Highway reserve as well as the repositioning of pumps etc. Even with these changes the operations only just comply with Main Roads access requirements.

The facility at Capricorn Roadhouse is substantial. This facility evidently provides for refuelling, food, accommodation, servicing and layovers that are not provided for in Newman.

Kumarina Roadhouse provides some facilities like food, some accommodation, fuel and a caravan park however these are at a smaller scale than Capricorn Roadhouse. The distance between the two roadhouses probably cannot be economically justified.

However, it is suggested that a facility similar to that provided by Capricorn Roadhouse may be justified in Meekatharra - if the site(s) are made available.



4.7 RETAIL AND COMMERCE

The retail experience sees essential items only, supplied by Farmer Jacks and the associated Landmark outlet, which is a more contemporary version of a one-stop shop. The Shire Office, the Post Office, the pharmacy and the equipment hire outlet are the remaining indications of business within the town.

There are three hotels on Main Street. The inactivity of the Picture Gardens and Darrigan's House, the poor condition and presentation of the second hand shop and (at the time of the initial assessment) the closure of the Yulella Aboriginal Corporation trading outlet present a dispiriting face to the town.

There is absence of a visitor's centre, art gallery, artist's studio and gift shop, which would aid in presenting and promoting Meekatharra and the Murchison region. Additionally there is no coffee shop in town, however a coffee van commenced operations early in 2014.

The current retail provision in Meekatharra comprises the following:

- Foodworks (Farmer Jacks) – reasonable variety and offer in terms of packaged and fresh food.
- BP Service Station and Coles Express Meekatharra Roadhouse – convenience products and services.
- The Commercial Hotel, Royal Mail Hotel and Meekatharra Hotel – located on Main Street and offering alcohol, soft drinks and meals.
- Food Cart/Café – located across from the Police Station with a limited offer comprising of sandwiches, coffee, soft drinks and other take-away meals – a focus on healthier alternatives.
- Coles Express Roadhouse and BP – convenience food and beverage and supplies.
- Other retail – Meeka Meats, Meeka Thrifty Link, Midwest Ice, Meeka Bakery, Meekatharra Pharmacy, Julie's Beauty.

Relevance to Strategy

Whilst the Council can encourage and facilitate retail uses in the town it cannot ensure any such action. However it can ensure the provision of appropriately zoned land.

Given the above information, it is apparent that there are currently limited retail goods in Meekatharra, which in turn has resulted in higher prices due to limited business competitiveness. The town has also seen some retail outlets close down in recent times (eg. Lloyds building comprising a second supermarket, Rosie's Chicken, Café, Second Hand store). The exception to this is the entertainment offer, with 3 hotels as mentioned.

Whilst the retail offer is limited, it is reflective of a low permanent population base. Residents would however like to see a greater diversity of retail products, such as a permanent café with alfresco dining and additional healthier eating options etc.

4.8 TOURISM AND VISITORS, INCLUDING ATTRACTORS AND FACILITIES

Meeka Rangelands Discovery Trail

The Discovery Trail winds around Meekatharra Creek and includes a lookout from which a 'superpit' mine and the town of Meekatharra can be viewed. Interpretive signage along the trail features information relating to Meekatharra's Indigenous and settlement history.

The Trail provides a fascinating insight into indigenous heritage, natural wonders, settlement history and rich, red landscapes.



Meeka Museum

The museum contains more than 100 photographs and interesting items of memorabilia of life through the ages in Meekatharra. There is also a collection of quilts crafted locally. All items in the museum have been donated by local people looking to preserve their heritage. The museum is located in the library in the Shire building.

Meeka Town Heritage Walk

The walk is identified by heritage trail signs throughout the town, on the western side of the main street.

State Battery

The State Battery was relocated to Main Street in Meekatharra's Centenary Year of 1994 in acknowledgment of the early prospectors and miners who followed them. It stands proudly along Meekatharra Creek with other interesting relics from Meekatharra's gold mining past.

Peace Gorge

Peace Gorge is located 3km west of the town, this area is rich with granite rock formations creating an ideal picnic spot. Its reputation for picnics dates back to World War I when Meekatharra's service men were welcomed home with a gala picnic and sports day at the granites. Since that day, the area has been known as Peace Gorge.

Wildflowers

When the winter rains fall, the red earth around Meekatharra gives life to a dazzling array of colourful wildflowers including the red sturt pea – the signature flower of Meekatharra. Wildlife prevalent in the area includes emus, kangaroos, wedge tailed eagles and bungarra lizards.

25 Mile Well

This well, located 40km north on the Great Northern Highway has been restored as a monument to the many drovers and stockmen driving their charges through this rugged land.

Mt Gould Police Station

This station was operating from 1888 to 1902 to enforce immediate action over sheep killing in the area and is located 156 km west of Meekatharra on the Meekatharra – Carnarvon Road.

Outback Festival

Providing entertainment for all ages, the Outback Festival is held over the Queen's Birthday long weekend (Friday 26th - Sunday 28th September). The festival launches Friday evening with stalls, food vendors, clowns and children's rides, including the annual Meekatharra Rodeo and Outback Ball

Relevance to Strategy

Tourism is a main industry of economic generation for Meekatharra. Therefore in terms of the town's future, the Strategy acknowledges the need for more focus 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 plan recognises the importance of the preservation and maintenance of key tourist sites. Additionally it is acknowledged within the plan, that there is a need to increase tourism accommodation facilities and services in order to cater to future needs of visitors.



4.9 RECREATION AND OPEN SPACE

Meekatharra townsite is reasonably well-serviced with recreational facilities. These include the following;

Swimming Pool: On Main St. Open from October until April.

Race Course: Races are held over the long weekend in September, as part of the Meekatharra Festival. Significant infrastructure exists for racing and rodeo.

Rifle Range: This is a basic facility offering ranges up to 900m for full bore rifle, and is in adequate condition. It currently has 5 members, and hosts a big open day in July.

Golf Club: 18 hole oiled greens and dry fairways. The facility is used from April to October. In season 2013 it had approximately 20 members.

BMX Track: The BMX track is located within Lions Park, but has become very degraded, and in the view of an 'expert rider', the track is now unsafe.

Kidzone: This is an old kindergarten building that has been converted for activities for primary school aged children. A new playground has recently been installed in the grounds.

Youth Centre: This is a large tin shed with multiple rooms and storage areas. The drop-in lounge is very neat, and well-presented and equipped. The centre is utilised as an activities area for the youth of the town. The hard court at the front of the youth centre is also occasionally used as a roller-skating venue with perimeter railing installed.

Furthermore, there is incidental use of the squash, tennis and basketball courts. Indoor cricket operates in a fluctuating and cyclical pattern and residents have access to the gym for informal use. Additionally, at present the Shire offers green space or public parkland in various forms including the main oval at the sporting precinct, the Meekatharra Creek Park and Welcome Park.

4.10 COMMUNITY FACILITIES

The community facilities, except the airport infrastructure and the meteorological bureau., are all located in the town. These facilities include;

- Jundar Mudar Mia Playgroup
- Library: Located in the Shire Offices
- Community Resource Centre
- High speed Internet Café
- Westpac In-Store
- Uniting Church, Darlot Street
- Anglican Church, Darlot Street
- Catholic Church, Darlot Street
- Seventh Day Adventist, McCleary Street
- Meekatharra Health Services
- RFDS Clinic/Reception
- Meekatharra Hospital
- Community Health
- Aged Hostel
- Mental Health
- RFDS Medical Service



- Veterinary Service: Newman Vet does monthly visits to Meekatharra
- Police Station is located at the Corner of Savage St & Main St.
- Department of Mines & Petroleum - Clerk of Courts: renewals, mining information, landgate maps & court house matters.
- St Johns Ambulance
- State Emergency Service (SES)
- Volunteer Fire & Rescue Service Emergency Calls - 000
- RFDS Base: Located at the Meekatharra Airport.
- Meteorological Bureau: The meteorological bureau is found near the Airport.
- Jundar Mudar Mia Playgroup
- Frontier Services

Relevance to Strategy

These activities and services are critical to the lifeblood of the town and every effort must be made to retain and sustain these services, a main objective of the strategy. Additionally, the Strategy will ensure that the town of Meekatharra provides a broad range of recreational and community facilities to appeal to all age groups as part of the target of making Meekatharra a desirable place to live, work and play.

4.11 RURAL LAND USE, SUBDIVISION AND DEVELOPMENT

There is little demand for rural residential lots in the Shire. Therefore, the viability of such lots (and estates) is doubtful and such proposals will only be considered on a case-by-case basis when presented to the Council.

Each submission will be judged on its merits and assessed according to the sustainability of the ongoing management of such land in terms of servicing costs and benefits derived. Water supply issues and minimal rainfall statistics present servicing challenges.

Plantations, forestry options or any other agricultural pursuits will also be assessed on their merits. The Council will encourage any activities that will increase the population, workforce and activity in the area.

The Council will also support any activity that will diversify the local employment in order to avoid relying on a narrow range of activities – providing the Council considers the new activity sustainable.

Relevance to Strategy

The Strategy will not designate areas considered appropriate for rural-residential development and subdivision. However, the Strategy will encourage proponents to put forward a case to create such areas that the Council will be prepared to consider.

4.12 URBAN DESIGN, CHARACTER AND HERITAGE

Meekatharra offers a relaxed, outback lifestyle without compromising essential services and facilities. The region is characterised by its calmness, affordable housing and rich indigenous culture.

Meekatharra provides a low density, dispersed urban form, which makes one question the town's ability to create a strong sense of place. Within the town there is no cluster of activity or key meeting place that brings the community together or entices visitors/passing trade to stop and rest. It is also apparent that existing entry statements and community spaces are



underutilised. An example of this is 'Welcome Park' which is a gated space, with large areas of hardstand and a lack of shaded spaces.

Additionally, many of Meekatharra's buildings are of historic value and require a high degree of protection in order to ensure their preservation. The characteristic of the area is extremely rustic and most of the buildings in the area are representative of the town's past.

While many old building are long gone, the community is very proud of those that remain. These existing sites give a real feel for what the town was once like, and now form a heritage trail to educate visitors of the fascinating stories behind these buildings.

The Local Planning Strategy recognises the need to preserve these historic buildings. The Strategy identifies that future developments must not threaten the existing character of the area. While expansion of the town is necessary, new developments with differing urban design can take place around these more historical areas.

In 2012 the Council reviewed the Municipal Inventory of Heritage Places in the region. The inventory records 27 places of heritage significance in Meekatharra. The review of the Municipal Inventory of Heritage Places is a requirement of the Heritage Act (1990).

Management categories provide guidance to the owners, managers and the Shire of Meekatharra, to respond appropriately to each heritage place. Based on the assessed values, management categories have been determined, consistent with the assessed level of significance for each place.

Heritage Places Meekatharra Town:

1. Town entry (Battery)
2. War Memorial Swimming Pool
3. War Memorial
4. Commercial Hotel
5. Commonwealth Hotel (Railway Hotel)
6. MMA Office (former)
7. Gerick's (Lloyd's) Store
8. Meekatharra Post Office
9. Meekatharra Hotel
10. Meekatharra Bakery (3 buildings)
11. Rinaldi's Buildings
12. Royal Mail Hotel
13. Picture Gardens
14. Darrigan's House
15. RFDS Base
16. Water tanks/lookout
17. Masonic Lodge (RAOB)
18. St Oswald's Anglican Church
19. Holy Rosary Convent & Catholic Church
20. Courthouse (Bundi Club)
21. Shire Hall
22. Meekatharra District High School
23. Meekatharra District Hospital
24. J Hayes & Co Butcher's Shop
25. Fire Station
26. Railway Station Group (Shire Depot)
27. Station Master's House

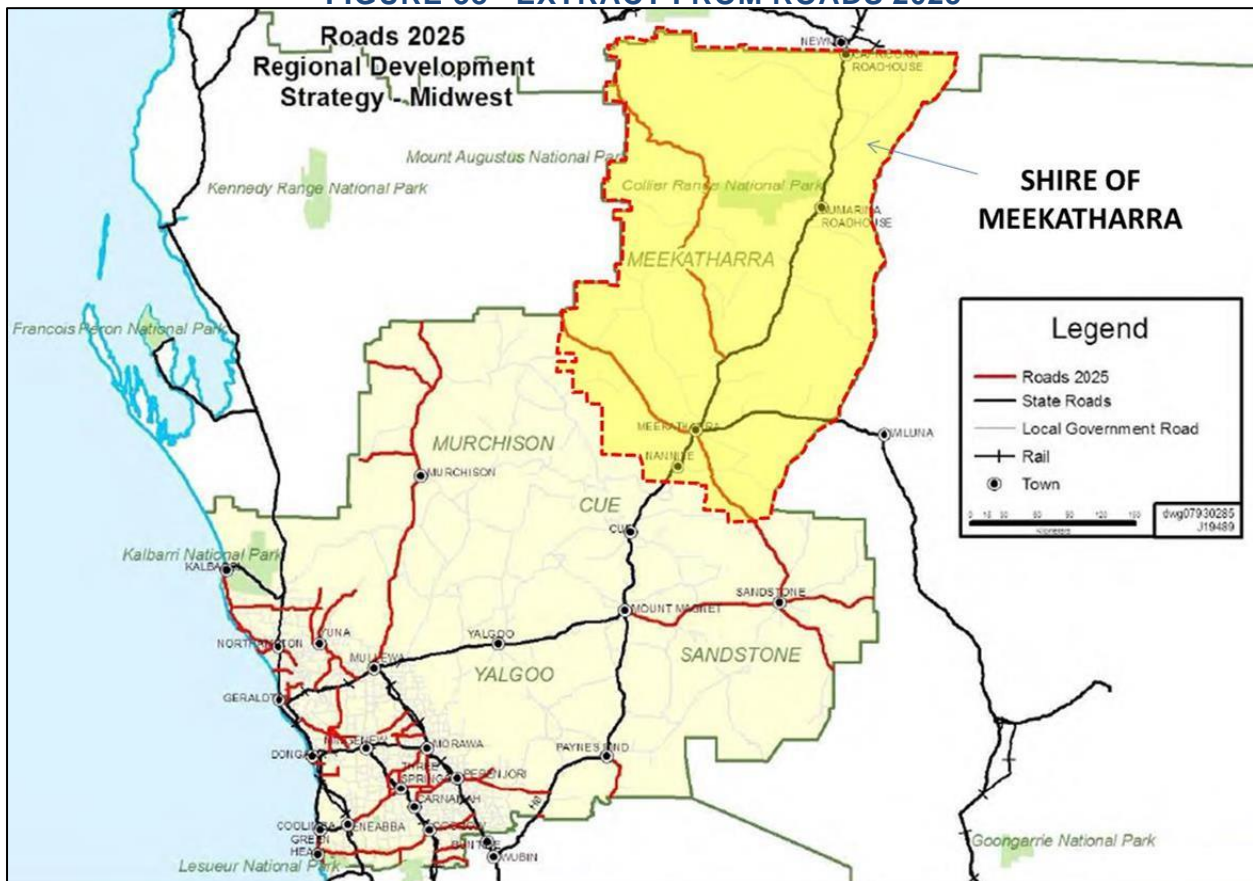


4.13 TRAFFIC AND TRANSPORT

4.13.1 ROAD TRANSPORT

Roads 2025 Regional Road Development Strategy (2007) outlines the Main Roads WA (MRWA) strategy for the maintenance and upgrading of State and Local Roads throughout the State to ensure these routes are safe and efficient. **Figure 38** provides an extract from the Roads 2025 document showing how the Shire includes the north eastern part of the Mid West Region.

FIGURE 38 - EXTRACT FROM ROADS 2025



Source: Roads 2025, MRWA 2007

State Roads

There are two State roads through the Shire. The first is the **Great Northern Highway**. This is a State Road that provides the major link from the Perth through the major mining regions of the Midwest, Pilbara and Kimberley Regions. The Highway also links these regions with the Eastern States via the Goldfields Region.

The Highway is a strategic freight, tourist and inter-town route that carries a diverse range of vehicle types. This road carries some extremely large oversize loads bound for the Pilbara and Kimberley Regions, specifically the iron ore and diamond mining operations. It also provides direct access to some large mining operations.

There is a significant mix of all vehicle types on this road, including higher than normal tourist traffic during the wildflower season. The Highway carries a high percentage of very large vehicle combinations transporting many different products such as various types of mineral ore, fuel, grain, fertilizer, explosives and livestock. Relatively high crash rates exist on the section Mt Magnet to Newman due to livestock straying onto the road.



A few mining operations are close to the current alignment and are looking to realign the roadway away from the open cut operations.

The MRWA strategy is to maintain the existing road to ensure the level of service is not reduced and reconstruct the narrow floodways to a 10m wide formation. The MRWA development strategy seeks to provide suitable overtaking opportunities at regular intervals to minimise driver frustration and improve the overall safety by erecting boundary fencing to prevent stray livestock encroaching onto the road reserve. The MRWA strategy seeks to improve the Highway's serviceability by upgrading floodways and creek crossings between Newman and Meekatharra.

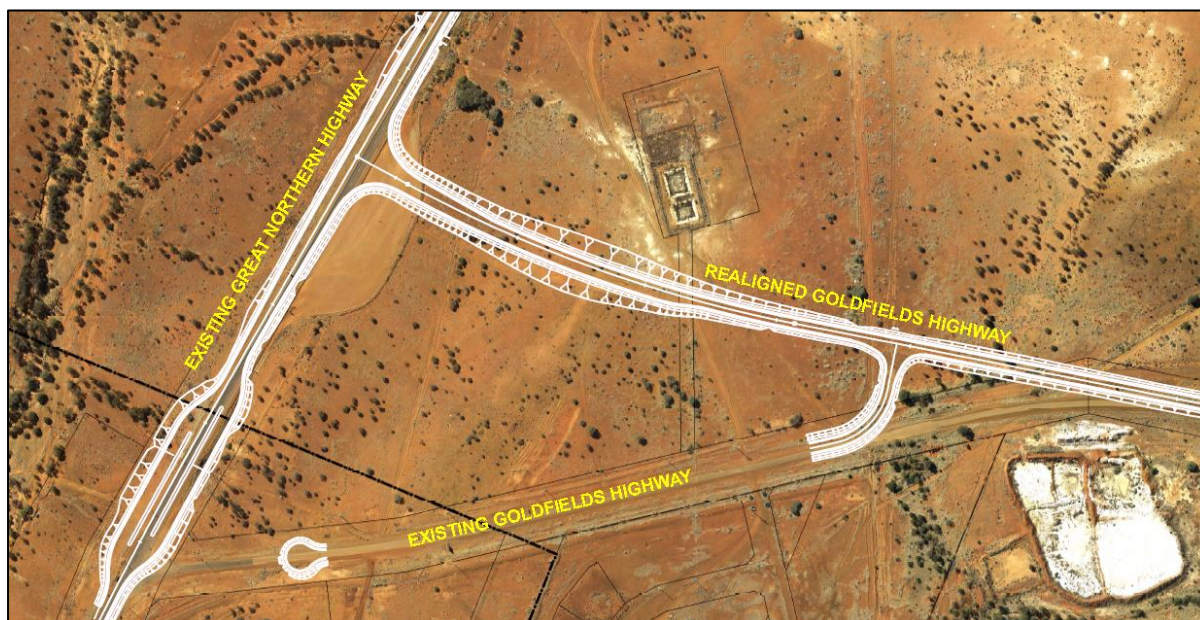
There are several stops designated along the Highway, some with facilities, some just for rest areas.

The second State road is the **Goldfields Highway**. This Highway provides part of the inter-regional route linking the Goldfields, Pilbara, Mid-West and Gascoyne Regions. It also links major towns and mining centres such as Kambalda, Kalgoorlie, Menzies, Leonora, Wiluna and Meekatharra. The Goldfields route also links the Eastern States with the Goldfields, Pilbara, Mid-West and Gascoyne Regions. It also connects the Great Eastern and Great Northern Highways.

This Highway has been identified as a key strategic freight, tourist and inter-town route.

Main Roads WA has prepared detailed plans for the relocation of the intersection of the two highways discussed above. The existing intersection is undesirable due to its oblique angle. The new alignment will be relocated about 350 metres northwards. **Figure 39** shows this realignment.

FIGURE 39 - GREAT NORTHERN - GOLDFIELDS HIGHWAY INTERSECTION



Source: Roads 2025, MRWA 2007

Local Government Roads

There are several local government roads throughout the Shire. These roads include; the Ashburton Downs – Meekatharra Road, Carnarvon - Meekatharra Route, Meekatharra – Sandstone Route and Meekatharra Airport Route



As mentioned, these roads are the responsibility of the local government and form an integral part of the road hierarchy network.

The **Ashburton Downs – Meekatharra Road** is a connection from Paraburdoo and the western Pilbara through Meekatharra to Perth. The road services a number of large operational mine sites as well as significant areas of exploration. It carries mining and tourist traffic in addition to serving the needs of Aboriginal communities and pastoral stations.

The MRWA sees a need for more direct access between Paraburdoo and Meekatharra to service a proportion of the Pilbara workforce, tourist travel, livestock agistment to southern pastures and general mining traffic. An improved standard of road is required for the proportionally high number of heavy mining and livestock transport vehicles. The road is subject to periods of closure at the Gascoyne River during only moderate rainfall; while seasonal it affects the serviceability. This crossing requires hard surfacing to minimise disruption to traffic.

The **Landor – Meekatharra Road** is part of the Carnarvon - Meekatharra Route. The route provides east-west connectivity between two major north-south freight routes, the North West Coast Highway and Great Northern Highway. It also links the regional population centres to Carnarvon and Meekatharra. It forms part of a broader inter-regional route from the Gascoyne Region through the Midwest and Goldfields-Esperance Regions.

Some horticultural produce from Carnarvon to the Eastern States is transported via this route in addition to livestock and general freight. The road is part of the Gascoyne Murchison Outback Pathways Project and also provides a western access to Mt Augustus.

The MRWA sees a need for an improved standard of road and a more direct east-west link between the Gascoyne, Mid-West, Goldfields-Esperance Regions and the Eastern States, to facilitate expanding horticultural markets and tourism interests. The road is conveniently located to service the future development of mining activities in the area.

The **Meekatharra – Sandstone Road** provides access to pastoral properties and services several mining operations currently active in the area. Meekatharra is the nearest regional centre for the community of Sandstone, with its regional hospital, Royal Flying Doctor Service, educational services and general shopping facilities. The road also has varying amounts of tourist traffic. This road has a role in linking the Miners Pathway as part of the Gascoyne Murchison Outback Pathways Project.

Suitable construction materials and water are scarce in this area which results in high demands for maintenance. Stabilised floodways and creek crossings, would enhance its reliability and improve the economic and social circumstances of the mining and pastoral communities of the region.

The **Meekatharra Airport Route** connects Meekatharra Airport to the town of Meekatharra and the Great Northern Highway. It is the terminus of the Sandstone Road. It is also an important link with the other regional community centres and major mining operations in the Murchison that use the airport for commuting and the services of the Royal Flying Doctor Base.

Meekatharra Heavy Haulage Route

Over the past decades it has been 'normal' for Main Roads WA to prepare bypass road alignments for most country settlements. Very few of these have been implemented, partly due to their promotion as 'by pass' roads. The aim of these plans was to redirect heavy haulage traffic around the settlements but still retain the local and tourist traffic into town.



Main Roads WA advises that there are no such plans for Meekatharra; however an unofficial heavy haulage track has been established on the west side of Meekatharra to cater for the off-road bulk ore carriers.

Currently all heavy haulage road vehicles pass through Meekatharra on the Highways (Great Northern and Goldfields). These vehicles travel at very low speeds and the highways are (and will be in terms of the Goldfields Highway) wide enough to safely cater for this traffic. Although the noise, dust and possible danger impacts are still present they are not considered greater than the need to maintain the visible activity in the centre of town.

In conclusion, it is not considered necessary to plan for, or provide, a heavy haulage route around Meekatharra at this time.

4.13.2 BUS SERVICE

Trans WA provides a twice weekly bus service to Geraldton with frequent connections from Geraldton to Perth. Integrity Coach Lines has a weekly service to Perth.

4.13.3 RAIL TRANSPORT

There is no longer a railway serving Meekatharra. The Mullewa-Meekatharra line was closed in 1978.

4.13.4 AIR TRAFFIC

There are 16 named airstrips, airports and runways within the Shire. There are many others unnamed and used for accessing remote locations. The named airports include; Bullo Downs Station, Marymia, Three Rivers Homestead, Koonmarra, Belele, Yarlalweelor, Fortrum, Milgun, Horseshoe Lights, Peak Hill, Bryah, Plutonic, Mt Vernon Station, and of course Meekatharra aerodrome.

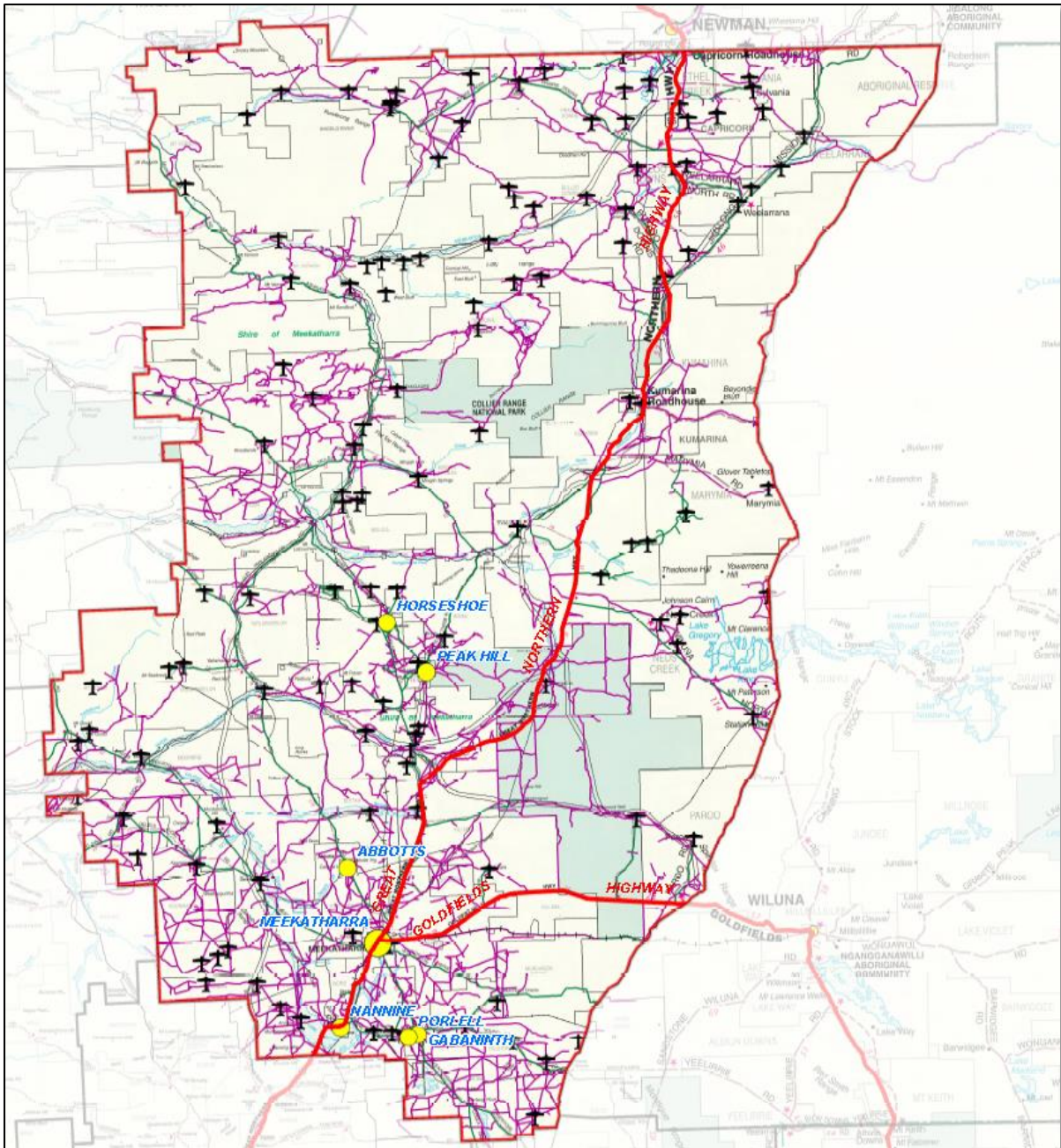
Skippers Aviation provides several flights a week through Wiluna from Perth. Other airports in the immediate region include Newman, Sandstone, Mt Magnet, Leinster and Paraburdoo.

Figure 40 shows the distribution of airports, landing strips and aerodromes throughout the Shire.

The Meekatharra aerodrome is a 2,181-metre runway originally built by the Americans during World War II. It serves as an important diversion airport for inbound transcontinental flights to Australia when Perth airport is unavailable.



FIGURE 40 - LANDING STRIPS AND AIRPORT LOCATIONS



Source: Landgate 2014, PLANWEST

4.14 INFRASTRUCTURE SERVICES.

4.14.1 SEWERAGE SERVICES

The Council operates three wastewater facilities in Meekatharra although the town is not deep sewered. These facilities are all designed to deal with liquids only and function as a community leach drain (septage ponds) providing for a limited sewerage disposal. The ground is very hard and may prohibit the economic servicing of every lot.

The hospital, school, the three hotels, aged persons facility, police station, DMP (Department of Minerals and Petroleum) facility, the caravan park and several major commercial outlets are serviced via the site north west of the hospital. This facility was originally set up for and



managed solely by the hospital, however the Council agreed to take over the facility if it could be used the other developments mentioned.

This facility is located about 300 metres from the north-west part of the townsite. **Figure 41** shows an aerial photograph of this facility.

FIGURE 41 - MEEKATHARRA WASTEWATER SITE



a golden prospect

Source: Locate 2014

The housing estate in Havelock Place (known as St Barbs or Ross Atkinson's) and the development known as 'Paddy's Flat' in McCleary Street use a smaller facility located about 600 metres south of the latter.

The third facility is located north of the Goldfields Highway originally established to service the group of six houses located on the Aboriginal Reserve just south of the Goldfields Highway. These houses have since been demolished.

4.14.2 POWER SUPPLIES

Meekatharra townsite has its power station located about a kilometre from the town on the north side of the Landor – Meekatharra Road. **Figure 42** shows an aerial photograph of the existing facility owned by Horizon Power.



Although the plant is relatively new (circa 2003) it will be soon replaced by a new facility on the adjacent site – with practically the same capacity. The company providing the existing power supply to Meekatharra was unsuccessful for the new contract and will therefore have to dismantle the existing facility once it has been replaced.

FIGURE 42 - MEEKATHARRA POWER INFRASTRUCTURE



a golden prospect

Source: Locate 2014

Although the existing supply is only just adequate it can easily be increased by the addition of another 'module'.

The facility also supplies the Buttah Windee and Karalundi Communities. Kumarina roadhouse and Yulga Jinna community provide for their own power whilst the Capricorn roadhouse is supplied through the Newman grid.

4.14.3 WATER SUPPLIES

Water supplies are detailed in 4.3 Water Management.

4.14.4 GAS SUPPLIES

There is no reticulated gas supply in the Shire.

4.14.5 WASTE DISPOSAL

The existing rubbish tip is located about 2 kilometres north of the Meekatharra town boundary. The site is service via a sealed road off the Highway about 600 metres north of the Goldfields Highway.



Rubbish tips are usually designated with a 500 metre buffer area that will preclude the development of any sensitive uses within this area. This will be in the form of a Special Control Area in the Scheme.

Rubbish in Meekatharra townsite is collected from households twice per week and weekly for commercial properties. The contractor also picks up rubbish from as far as Capricorn roadhouse.

a golden prospect

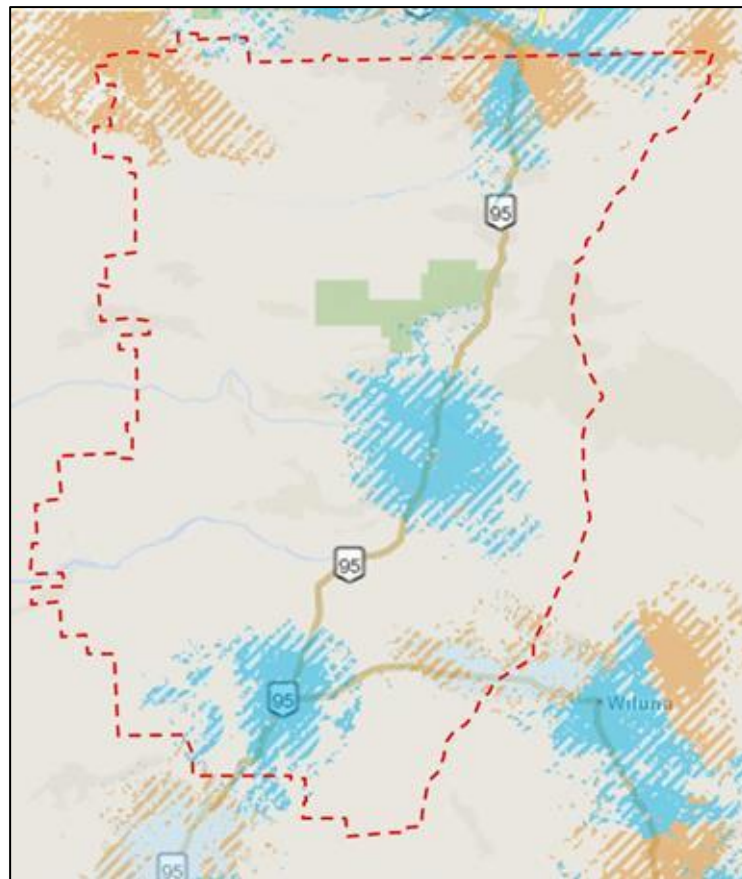


4.14.6 TELECOMMUNICATIONS

A limited Telstra mobile network is available in the main settlement areas along the Highway as shown in **Figure 43**. The exception is the area of greater mining activity between Newman to the north of the Shire and Meekatharra in the southern part.

The blue areas indicate a typical download speed of 1.1 to 20 Mbps, the light blue areas have a typical download speed 550 kbps to 8 Mbps and the light brown areas have a typical download speed 550 kbps to 3 Mbps.

FIGURE 43 - TELSTRA MOBILE NETWORK



Source: Telstra

a golden prospect



APPENDIX A

CENTRAL REGIONS LAND CAPACITY ANALYSIS

Shire of Meekatharra
Department of Planning, Lands and Heritage, February 2016

The full document can be accessed via the link below.

<https://www.wa.gov.au/government/document-collections/central-regions-land-capacity-analysis>



SHIRE OF MEEKATHARRA

PART 1

LOCAL PLANNING STRATEGY

January 2024

PLANWEST

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

**CONSULTANTS IN PLANNING,
DESIGN AND MANAGEMENT**

LOCAL PLANNING STRATEGY

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1. INTRODUCTION

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

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

1.1. PREAMBLE

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

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

1.2. OBJECTIVES

The objectives of this Local Planning Strategy are to provide;

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

1.3. PURPOSE OF A STRATEGY

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

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



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

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

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

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

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

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

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

2. LOCATION AND SNAPSHOT OF THE SHIRE

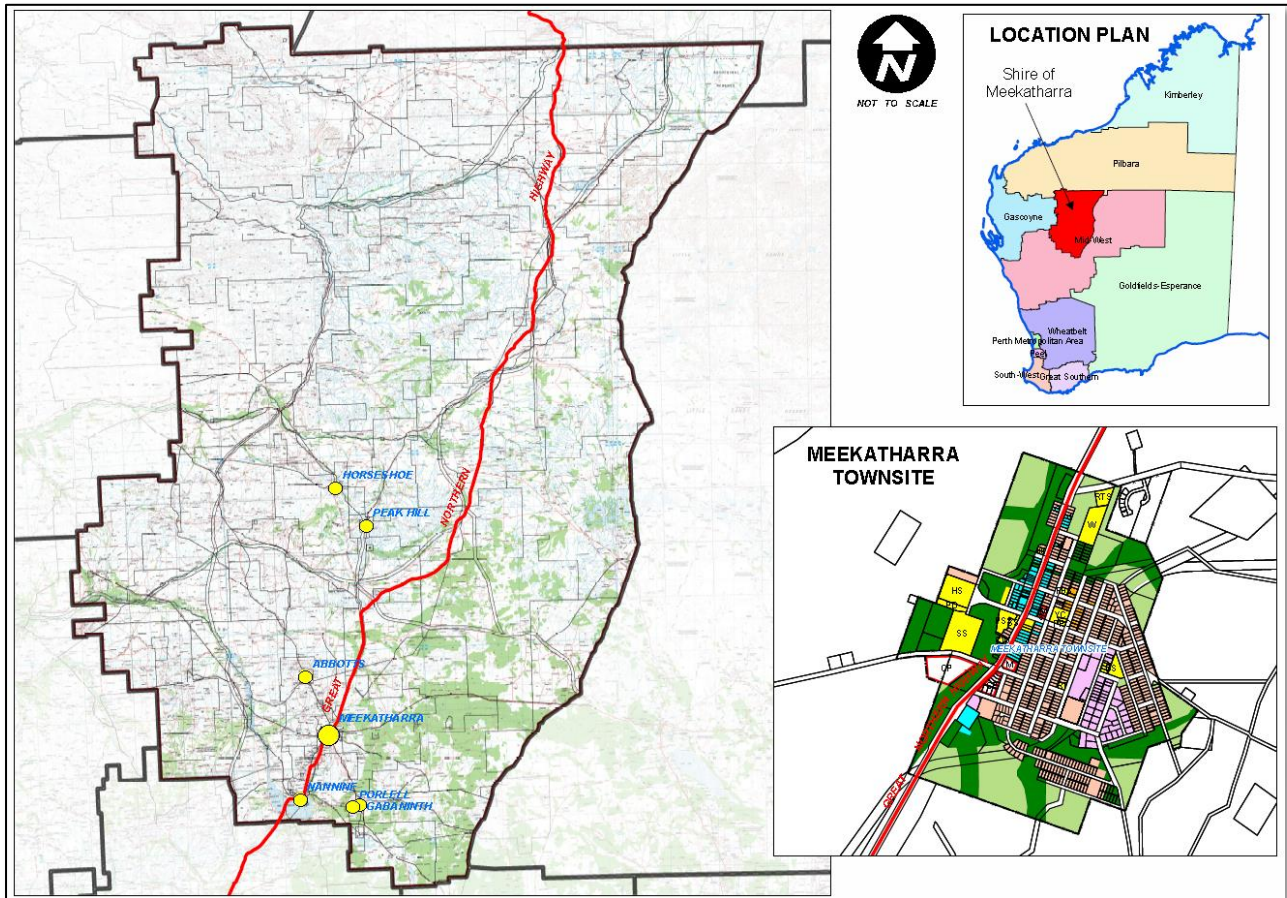
Figure 1 shows the location of the Shire in relation to the Regions and the Perth Metropolitan Region. The Meekatharra townsite is about 764 kilometres from Perth by road via the Great Northern Highway. As the crow flies it is about 665 kilometres from Perth CBD. The Meekatharra Townsite map shows existing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

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

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



FIGURE 1 - LOCATION MAP OF MEEKATHARRA



Source: PLANWEST, DoP, Landgate 2014

Some additional Council Statistics include the following;

Population:	1,200
Number of dwellings:	427
Length of sealed roads:	178km
Length of unsealed roads:	1,632km
Area:	100,733km ²
Number of Employees:	34
Number of Electors:	32
Total Rates Levied:	\$4,892,325
Total Revenue:	\$11,984,024

Source: WA Local Government Directory 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.



4.1.2 SERVICED LAND

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

4.1.3 TOURISM

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

4.2 CONSTRAINTS

4.2.1 TYRANNY OF DISTANCE

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

4.2.2 CLIMATE CHANGE

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

4.2.3 MINING ACTIVITIES NEAR TOWNSITES

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

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

4.2.4 SERVICING REMOTE SETTLEMENTS AND DEVELOPMENT

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

5. OBJECTIVES, STRATEGIES AND ACTIONS

5.1 CLIMATE CHANGE AND ENVIRONMENT

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

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

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



Key Considerations

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

OVERALL ENVIRONMENTAL OBJECTIVE

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

STRATEGY	ACTION
5.1.1 Identify conservation areas and make residents and visitors aware of such areas and their cultural significance.	<ul style="list-style-type: none"> (a) Create a 'Conservation' reserve in the Local Scheme to demonstrate Crown Reserves that are designated for 'Conservation' purposes. (b) Maintain an appropriate level of equipment along with an emergency response team to manage and maintain such conservation areas. (c) Utilise appropriate infrastructure to protect such conservation areas e.g. broad walks, path ways etc.
5.1.2 Diversification of income bearing activities, to improve the Shire's capacity to respond to climate change.	<ul style="list-style-type: none"> (a) Support diversification permits on pastoral leases where the predominant pastoral activity is not adversely impacted.
5.1.3 Establish an on-going and sustainable means of maintaining the parks and recreation areas and facilities in the district.	<ul style="list-style-type: none"> (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. (b) Ensure the provision of adequate water supply to recreational areas in order to improve their amenity and useability. (c) Investigate the potential and capacity of other such sources to provide water for irrigation.
5.1.4 Ensure that all new development is built and maintained in a sustainable manner.	<ul style="list-style-type: none"> (a) Introduce Government incentives for households that adopt water wise and energy efficient technologies. (b) Adoption of the Commonwealth's Design for Climate principles, to apply to all new development. (c) Preparation of a Local Planning Policy that provides design guidelines for climate responsive housing design.



- (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.

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.

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

- (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.
- (a) Provide access to information at the Shire offices and online on the ways to identify and protect the Shire's significant biodiversity values.

5.2 DEVELOPMENT OF SETTLEMENTS

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

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

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

Key Considerations

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

OVERALL DEVELOPMENT OF SETTLEMENTS OBJECTIVE

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



STRATEGY	ACTION
5.2.1 Ensure urban development is restricted to Meekatharra townsite to assist in providing sustainable Shire services.	(a) Offer Council owned lots at a discount rate to encourage development.
5.2.2 To divest the Council of on-going management obligations on land owned but not required by the Council.	(a) Investigate opportunities to dispose of Council owned land no longer required by the Council and not appropriately located to exchange. (b) Investigate opportunities to transfer the land to either a potential developer/resident or to the Crown.
5.2.3 Ensure that the major road network infrastructure is maintained to a level commensurate with its use.	(a) Interact 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) Implement the findings of the Meekatharra Revitalisation Plan (CCS Strategic, 2014). (b) Extend median strip southwards on Main Street for pedestrian refuge.

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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 Shire's Economic Development Strategy (Urbis 2014) addresses several issues including the centre revitalisation, the setting up of a one stop shop for business information, establishing



a regional partnership with the Federal Department of Social Services and participation in a regional tourism network.

Key considerations

- The level of uncertainty and unpredictability amongst the local community and potential stakeholders, regarding the capacity of future mining and pastoral activities.
- The extent to which prospective areas and existing mining activities limit further expansion of the town and therefore the potential for the region to grow and become more diversified.
- Requirements for the development of new industries including an industrial estate, which would also require improved road infrastructure in order to make potential industries accessible to residents.
- The need to protect any viable pastoral land to ensure sustainability of the agricultural industry, which plays a significant role in the economic base of the region.

OVERALL ECONOMIC AND EMPLOYMENT OBJECTIVE

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

STRATEGY	ACTION
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.	(a) Investigate the options for a new 'General and Light Industry' area within Meekatharra. (b) Provide for a new general and light industrial area.
5.3.2 Protect areas of prospectivity from development.	(a) Avoid zoning additional land for urban.
5.3.3 Encourage diversification of pastoral activities to increase income from rural areas.	(a) 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. (b) Advertise and demonstrate the benefits associated with such permits to encourage more Pastoral lessees to apply.
5.3.4 Assess the current and desirable direction for an economic development strategy for the Shire.	(a) Implement recommendations of the Economic Development Strategy (Urbis, 2014).

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5.4 DEVELOPING THE TOURISM INDUSTRY

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

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

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

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

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

Key Considerations

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

OVERALL TOURISM OBJECTIVE

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



STRATEGY	ACTION
5.4.1 To promote Meekatharra as a tourism destination.	<ul style="list-style-type: none">(a) Provide brochures detailing tourist information of the District and make these readily available.(b) Better advertise the area as a tourist destination.(c) Encourage mining companies to help advertise the area through their operations.
5.4.2 Ensure that the townsite provides suitable facilities and amenities to attract and retain tourists.	<ul style="list-style-type: none">(a) Provide more diverse short stay accommodation through supporting the establishment of bed and breakfast accommodation, as well as improvement of hotel facilities.(b) Ensure the provision of quality services and facilities, which will aid in retaining visitor in the area.(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.	<ul style="list-style-type: none">(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 signs where they are ineffective and rundown.(c) Investigate the use of plaques within the town, to educate tourists on the history behind heritage.(d) In consultation with MRWA, investigate 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.	<ul style="list-style-type: none">(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.	<ul style="list-style-type: none">(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 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.



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 of Mines, Industry Regulation and Safety to ensure that any proposal to commercially extract minerals does not unduly conflict with any provisions of the Scheme or Local Planning Strategy.

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

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

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

Key considerations

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



OVERALL MINING AND PASTORAL OBJECTIVE

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

STRATEGY	ACTION
5.5.1 Ensure that the DMP understands the implications of a Local Planning Scheme and the need to consult with the community where a conflict may arise.	<ul style="list-style-type: none">(a) Develop an understanding with the DMP 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.
5.5.2 Encourage the residential component of mining operations to establish in the Meekatharra townsite.	<ul style="list-style-type: none">(a) Through the formation of a partnership, the 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.
5.5.3 Encourage local mining operations to use local employment.	<ul style="list-style-type: none">(a) Formation of partnerships with mining operations will encourage such companies to make use of local employment.(b) Provide adequate services and facilities to encourage companies to utilise these establishments.
5.5.4 Monitor the status of mining operations including rehabilitation activities.	<ul style="list-style-type: none">(a) The establishment of a partnership between the Shire and the DMIRS will enhance communication about any concerns the Shire has regarding mining operations.
5.5.5 Encourage local partnerships between the Shire and local operators to help stimulate potential investments for town improvements.	<ul style="list-style-type: none">(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.
5.5.6 Encourage the continued use of land for pastoral station activity and encourage best practices.	<ul style="list-style-type: none">(a) Maintaining efficient structure of transport routes for agricultural freight through the Shire will assist in the efficiency of pastoral activities.(b) Incorporating best practice activity will ensure improved degree of sustainability within the industry.



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.

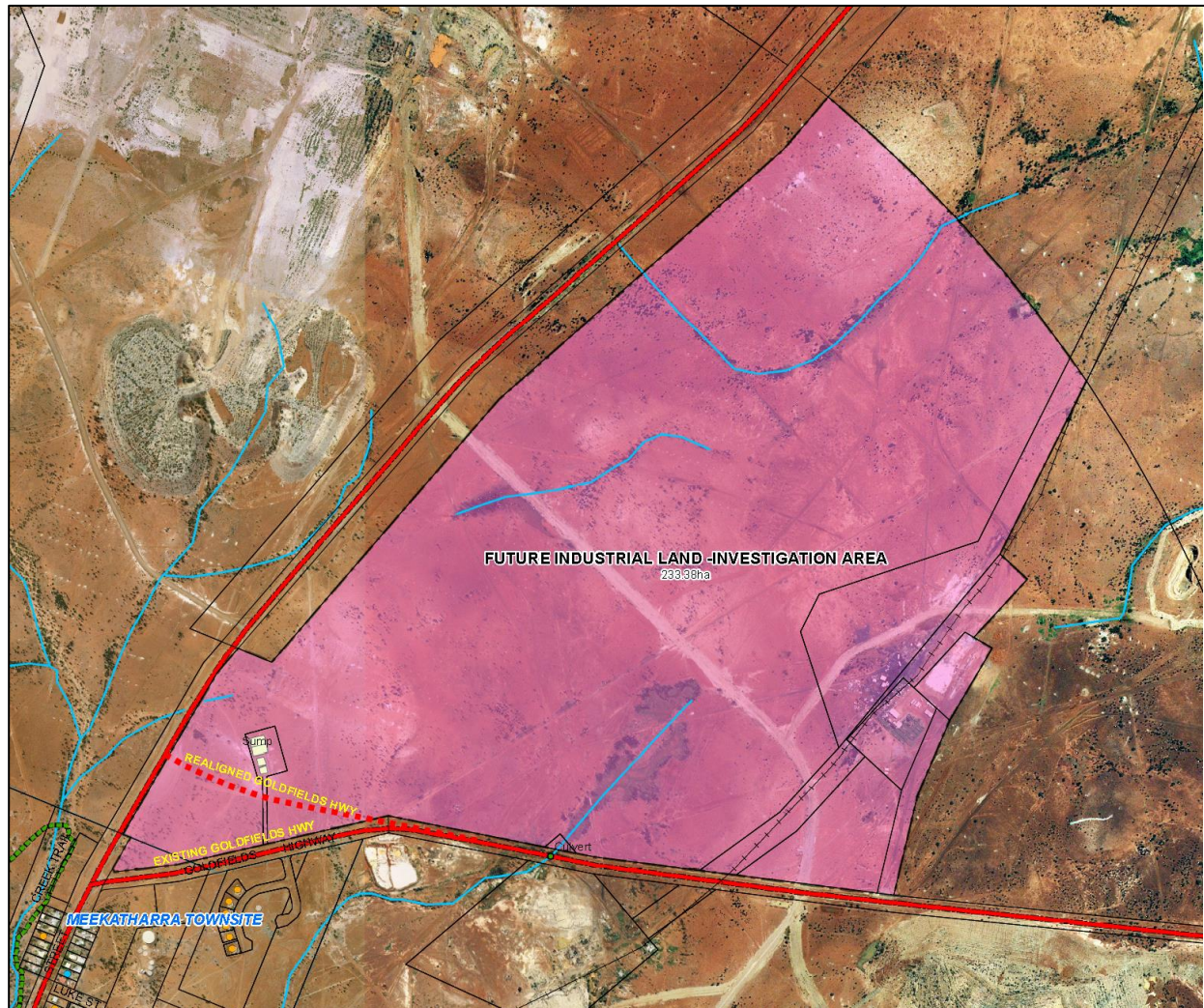
Figure 2 provides a potential site for a future general industrial estate. The location and design will need to be developed in consultation with the Department of Planning, Lands and Heritage and Main Roads WA.

The area has several advantages including;

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



FIGURE 2 - FUTURE INDUSTRIAL LAND – INVESTIGATION AREA



Source: DMP, PLANWEST

In Meekatharra townsite there are 123 vacant lots that are zoned 'Residential' the majority of which are not owned privately or by the Shire. 76 of these vacant residential lots are Crown lots (or VCL), with only 4 owned by the Shire. Nine vacant lots are zoned 'Commercial' with 4 owned by the Shire. Of the 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.

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

Key considerations

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



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

OVERALL LAND SUPPLY AND INFRASTRUCTURE OBJECTIVE

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

STRATEGY	ACTION
5.6.1 To ensure adequate water supply for the creation of new lots and new developments such as mining campsites and industrial uses.	<ul style="list-style-type: none"> (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 within the region. (b) Conduct research as to the potential upgrade of existing water services to supply new lots.
5.6.2 To ensure adequate power supply for the creation of new lots and new developments such as mining campsites and industrial uses.	<ul style="list-style-type: none"> (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.
5.6.3 To provide a diverse range of lifestyles and dwelling types within the region to cater for different demographics.	<ul style="list-style-type: none"> (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.
5.6.4 To provide for adequate land for both commercial and retail development in a consolidated central area.	<ul style="list-style-type: none"> (a) Zone land for commercial/retail purposes around the town centre.
5.6.5 To provide public uses including parks, recreation and civic and cultural uses.	<ul style="list-style-type: none"> (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.



5.6.6 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 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.

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.
- (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.

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 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.

5.6.11 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.
5.6.12 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
5.7.1 To ensure that the historic and heritage valued buildings and places in the Shire are identified and preserved.	(a) Ensure that the Shire prepares and adopts a Municipal Heritage Inventory and ensure its on-going currency to present the values of the community. (b) Follow the Burra Charter principles of preservation, conservation or in reconstructing damaged parts of a heritage building.
5.7.2 To ensure the appropriate level of protection for areas identified as being of heritage significance.	(a) Follow the Municipal Inventory principles that identify the level of protection necessary to conserve and protect heritage sites. (b) Appropriately assess heritage sites to determine the appropriate level of protection.
5.7.3 To encourage the incorporation of local culture and art in the design of new developments throughout the town.	(a) Encourage local artists to share their works with the community through the displaying and selling of local art. (b) Provide guidelines for local artists to contribute to the design of new developments. (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.'

5.7.4 To record and present historic and heritage information for the benefit of tourists and the stimulation of better understanding of Meekatharra's past.

- (a) Convey information about heritage buildings on plaques to educate tourists and keep the history of the town alive.
- (b) Assemble historic artefacts, photographs and information regarding heritage sites in the Shire with a view of establishing a collection or museum.

5.7.5 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.

6. STRATEGY MAPS

6.1 MEEKATHARRA TOWNSITE STRATEGY MAP

The Meekatharra Townsite Strategy Map (**Figure 3**) shows the compact nature of the townsite. Although there are still vacant properties spread around the town many of them are government owned and not readily available for sale. The strategy does not seek to change too much in the existing townsite however does seek to transform the existing industrial area in Oliver Street into a light industrial area by creating a new general industrial area north of the town. This is discussed further around the Broader Townsite Figure.

6.1.1 CONSTRAINTS

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

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

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

6.1.2 PROPOSALS

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



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

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

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

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

Once the new general industrial estate is established the existing industrial area in Oliver Street can be designated as a **light and service industrial area**. This includes the area of the Council depot. Some of these uses would be better located in a new general industrial estate. The only uses to be allowed in the townsite industrial area are light and service industries that have no impacts on the surrounding sensitive uses.

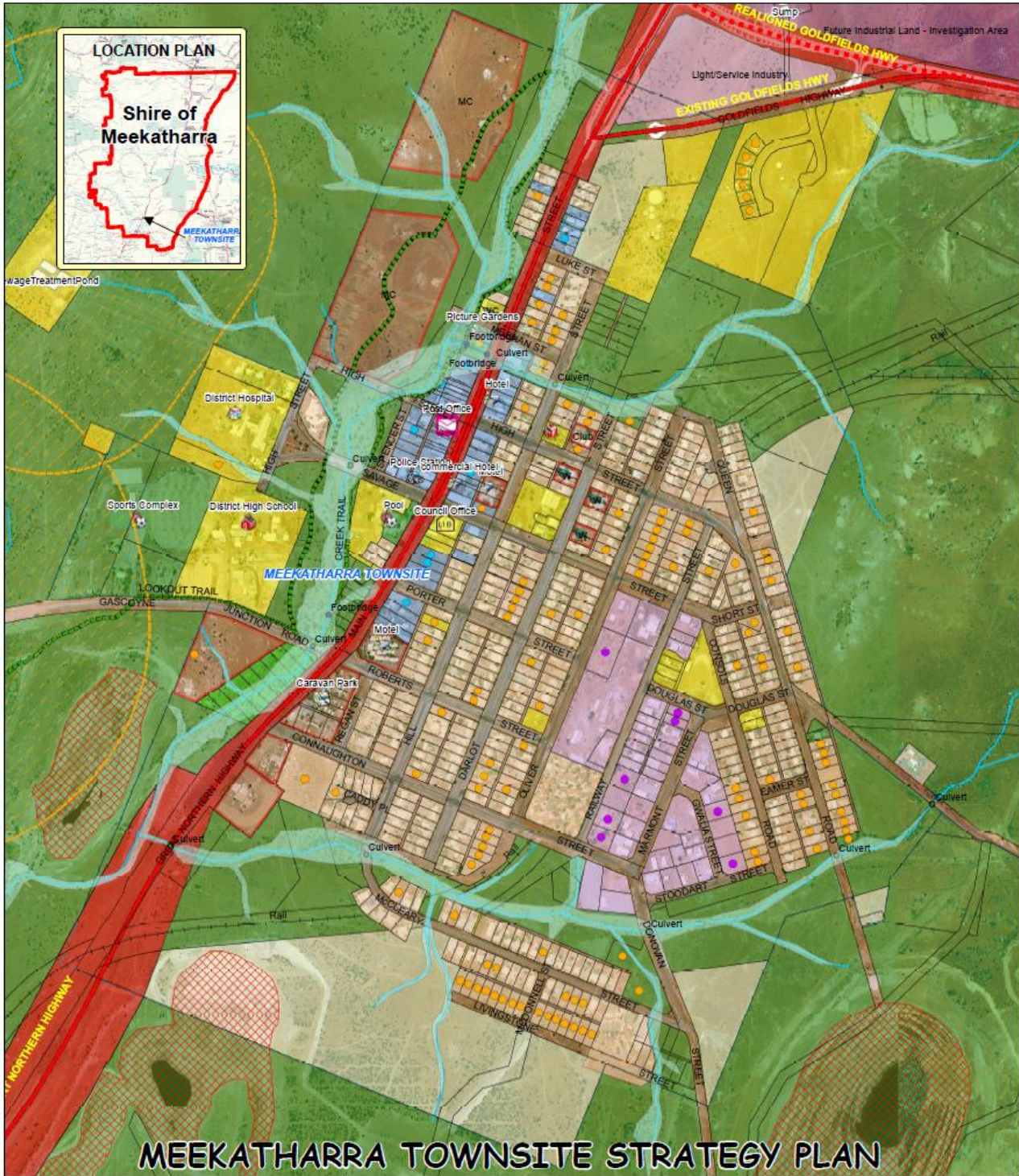
The triangular area between Great Northern Highway, the existing Goldfield Highway and the proposed realignment of the Goldfields Highway is shown as **rural**. This designation will be reviewed as part of the general industrial investigation area and may form a transition of light industrial land from the proposed general industrial estate to the townsite urban uses. Sensitive uses will not occur in this light industrial area.

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

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



FIGURE 3 – MEEKATHARRA TOWNSITE STRATEGY MAP



a golden prospect

MEEKATHARRA TOWNSITE STRATEGY PLAN

Legend

- | | | | |
|----------------------|----------------------|---------------|-------------------------------|
| Meekatharra Townsite | Residential | RFDS | SCALE AT A3
1:7,500 |
| Special Control Area | Commercial | Fire Station | 0 62.5 125 250 375 500 Metres |
| 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 | |

FIGURE 3



6.2 BROADER MEEKATHARRA TOWNSITE STRATEGY MAP

Figure 4 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.

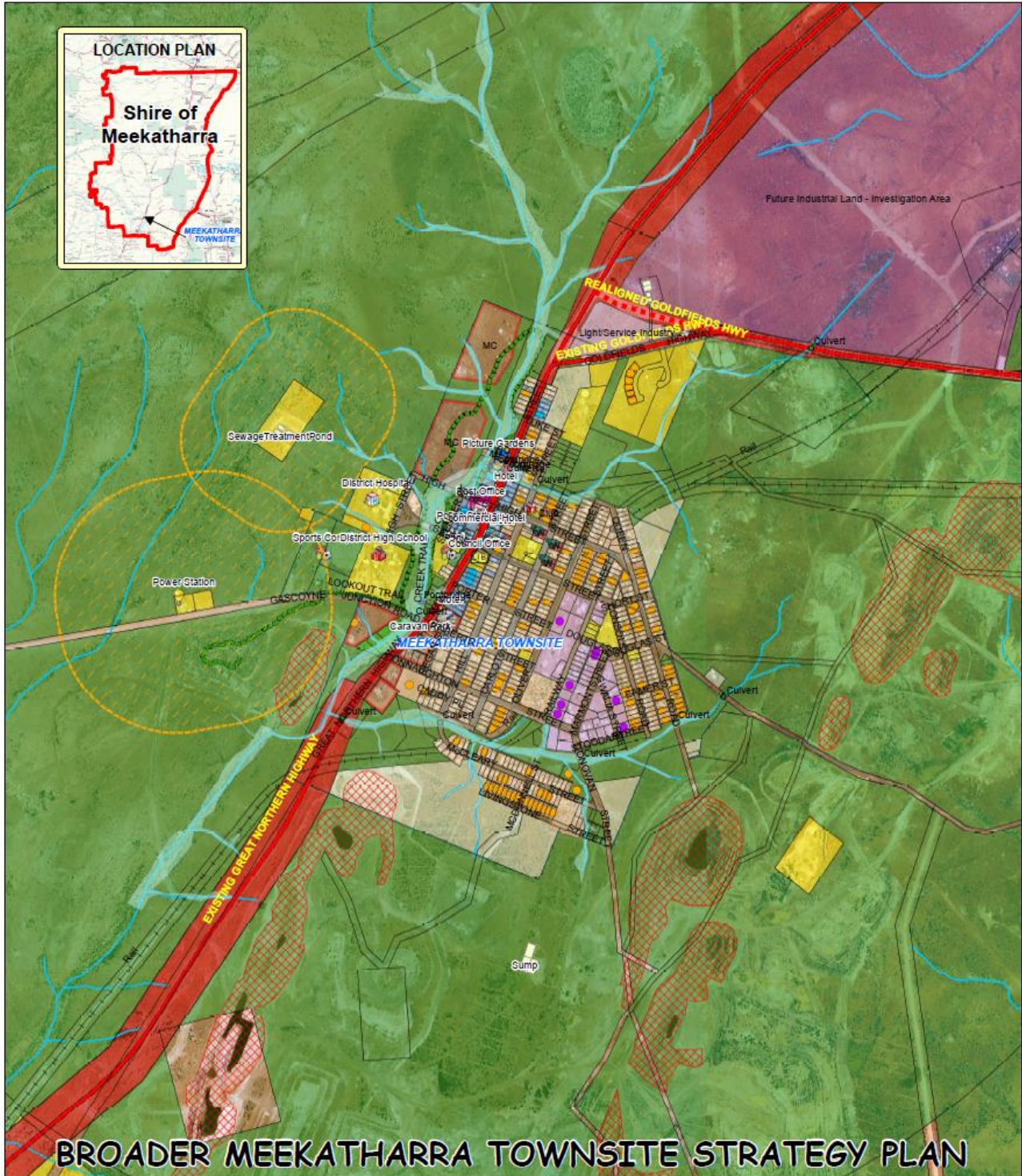
The existing **wastewater ponds** located northwest of the hospital only deals with wastewater rather than solids and as such only has a 300-metre buffer shown. Providing deep sewerage to the town in the longer term may be prohibitively expensive due to the hard nature of the ground in Meekatharra. The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

a golden prospect



FIGURE 4 – BROADER MEEKATHARRA TOWNSITE STRATEGY MAP



Legend

- | | | | | |
|----------------------|----------------------|---------------|-------------------------|--------------|
| Meekatharra Townsite | Residential | RFDS | SCALE AT A3
1:15,000 | |
| Special Control Area | Commercial | Fire Station | | |
| Open Pit | Special Use | Hospital | | |
| Highway | Light Industry | Accommodation | | |
| Water Course | General Industry | Movies | School | Caravan Park |
| Heritage places | Parks and Recreation | Police | | |
| Vacant Residential | Conservation | Recreation | Library | Major Road |
| Vacant Industrial | Rural | Post office | | |
| Vacant Commercial | Public Purposes | Church | FIGURE 4 | |

PLANWEST (WA) Pty Ltd

January 2024



7. IMPLEMENTATION, MONITORING & REVIEW

7.1 IMPLEMENTATION

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

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

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

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

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

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

7.2 MONITORING AND REVIEW

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

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

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

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



ADVERTISING

The Shire of Meekatharra Local Planning Strategy certified for advertising on202....

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 _____ 202 .

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on

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

Date

a golden prospect



SHIRE OF MEEKATHARRA

LOCAL PLANNING SCHEME NO. 4

January 2024

DISCLAIMER

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

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

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

LOCAL PLANNING SCHEME GAZETTAL DATE: [INSERT DATE]

SHIRE OF MEEKATHARRA LOCAL PLANNING SCHEME NO. 4 - AMENDMENTS

AMD NO.	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	



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 - 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
Gazettal date: 5 February 1993.

4. Notes do not form part of Scheme

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

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

5. Responsibility for Scheme

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

6. Scheme area

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

7. Contents of Scheme

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

- (a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 (as amended);
- (b) the supplemental provisions to the deemed provisions contained in Schedule A; and
- (c) the Scheme Map (sheets 1 – 2).

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

8. Purposes of Scheme

The purposes of this Scheme are to -

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

9. Aims of Scheme

The aims of this Scheme are -

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

10. Relationship with local laws

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

11. Relationship with other local planning schemes

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

12. Relationship with region planning scheme

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

Part 2 - Reserves

13. Regional Reserves

There are no regional reserves in the Scheme area.

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

14. Local reserves

(1) In this clause -

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

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

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

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

Table 1 – Local reserve objectives

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

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

15. Additional uses for local reserves

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

Part 3 - Zones and use of land

16. Zones

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

Table 2 - Zone objectives

Zone name	Objectives
Residential	<ul style="list-style-type: none"> • To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Rural	<ul style="list-style-type: none"> • To provide for the maintenance or enhancement of specific local rural character. • To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. • To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses. • To facilitate mining within the Shire including the construction of workers' accommodation where required.
Light Industry	<ul style="list-style-type: none"> • To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.
General Industry	<ul style="list-style-type: none"> • To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Commercial	<ul style="list-style-type: none"> • To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or

	<p>activity centres.</p> <ul style="list-style-type: none"> To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.
Private clubs, institutions and places of worship	<ul style="list-style-type: none"> To provide sites for privately owned and operated recreation, institutions and places of worship. To integrate private recreation areas with public recreation areas wherever possible. To separate potentially noisy engine sports from incompatible uses. To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.
Special Use	<ul style="list-style-type: none"> To facilitate special categories of land uses which do not sit comfortably within any other zone. To enable the Council to impose specific conditions associated with the special use.

17. Zoning table

The zoning table for this Scheme is as follows -

Table 3 - Zoning Table

USE AND DEVELOPMENT CLASS	Zones					
	Residential	Commercial	Light Industry	Private clubs, institutions and places of worship	General Industry	Rural
abattoir	X	X	X	X	D	D
agriculture - extensive	X	X	X	X	D	P
agriculture - intensive	X	X	X	X	X	P
amusement parlour	X	P	D	X	X	X
animal establishment	X	X	D	X	D	D
animal husbandry - intensive	X	X	X	X	D	P
art gallery	X	P	X	A	X	D
bed and breakfast	A	D	X	A	X	D
betting agency	X	P	D	X	X	X
brewery	X	X	D	X	P	D
bulky goods showroom	X	P	P	X	X	X
caravan park	X	X	X	X	X	X
caretaker's dwelling	I	I	I	I	I	P

USE AND DEVELOPMENT CLASS	Zones					
	Residential	Commercial	Light Industry	Private clubs, institutions and places of worship	General Industry	Rural
abattoir	X	X	X	X	D	D
agriculture - extensive	X	X	X	X	D	P
agriculture - intensive	X	X	X	X	X	P
amusement parlour	X	P	D	X	X	X
animal establishment	X	X	D	X	D	D
animal husbandry - intensive	X	X	X	X	D	P
art gallery	X	P	X	A	X	D
bed and breakfast	A	D	X	A	X	D
betting agency	X	P	D	X	X	X
brewery	X	X	D	X	P	D
car park	I	P	P	I	P	I
child care premises	A	D	X	A	X	X
cinema/theatre	X	P	X	X	X	X
civic use	X	P	X	A	X	D
club premises	X	P	D	A	X	D
commercial vehicle parking	X	D	P	X	P	I
community purpose	A	P	D	A	X	D
consulting rooms	A	P	D	X	X	D
convenience store	X	P	D	X	D	X
corrective institution	X	X	X	X	X	X
educational establishment	X	D	X	X	X	D
exhibition centre	X	P	X	X	X	X
family day care	A	D	X	A	X	X
fast food outlet/lunch bar	X	A	X	X	X	X
freeway service centre	X	X	X	X	X	X
fuel depot	X	X	D	X	P	X
funeral parlour	X	A	D	X	X	X
garden centre	X	D	P	X	P	D
grouped dwelling	P	D	X	A	X	D
holiday accommodation	A	D	X	A	X	D
holiday house	A	I	X	A	X	D
home business	I	I	I	I	X	I
home occupation	I	I	I	I	X	I
home office	I	I	I	I	X	I
home store	I	I	I	I	X	I
hospital	X	X	X	X	X	X
hotel	X	D	X	X	X	X
independent living complex	D	X	X	X	X	X

USE AND DEVELOPMENT CLASS	Zones					
	Residential	Commercial	Light Industry	Private clubs, institutions and places of worship	General Industry	Rural
abattoir	X	X	X	X	D	D
agriculture - extensive	X	X	X	X	D	P
agriculture - intensive	X	X	X	X	X	P
amusement parlour	X	P	D	X	X	X
animal establishment	X	X	D	X	D	D
animal husbandry - intensive	X	X	X	X	D	P
art gallery	X	P	X	A	X	D
bed and breakfast	A	D	X	A	X	D
betting agency	X	P	D	X	X	X
brewery	X	X	D	X	P	D
industry	X	X	A	X	P	X
industry - extractive	X	X	X	X	X	D
industry - light	X	X	P	X	P	X
industry - rural	X	X	X	X	X	P
liquor store - large	X	P	D	X	X	X
liquor store - small	X	P	D	X	X	X
market	X	D	D	X	X	D
medical centre	X	P	X	X	X	X
mining operations	X	X	X	X	A	D*
motel	X	D	X	X	X	X
motor vehicle, boat or caravan sales	X	D	D	X	D	X
motor vehicle repair	X	D	P	X	P	X
motor vehicle wash	X	D	D	X	D	X
multiple dwelling	D	D	X	A	X	X
nightclub	X	D	D	X	X	X
office	I	P	I	I	I	I
park home park	X	D	X	X	X	X
place of worship	X	A	X	P	X	X
reception centre	X	D	X	X	X	X
recreation - private	X	A	D	A	X	X
renewable energy facility	X	X	X	X	X	A
repurposed structure	D	D	I	A	X	D
residential aged care facility	D	X	X	X	X	X
residential building	D	X	X	X	X	X
resource recovery centre	X	X	X	X	D	D
restaurant/cafe	X	P	X	X	X	X
restricted premises	X	A	X	X	X	X
road house	X	X	D	X	D	X

USE AND DEVELOPMENT CLASS	Zones					
	Residential	Commercial	Light Industry	Private clubs, institutions and places of worship	General Industry	Rural
abattoir	X	X	X	X	D	D
agriculture - extensive	X	X	X	X	D	P
agriculture - intensive	X	X	X	X	X	P
amusement parlour	X	P	D	X	X	X
animal establishment	X	X	D	X	D	D
animal husbandry - intensive	X	X	X	X	D	P
art gallery	X	P	X	A	X	D
bed and breakfast	A	D	X	A	X	D
betting agency	X	P	D	X	X	X
brewery	X	X	D	X	P	D
rural home business	I	I	I	X	X	I
rural pursuit/hobby farm	X	X	D	X	D	D
serviced apartment	A	D	X	X	X	X
service station	X	A	P	X	P	X
shop	X	P	I	X	I	X
small bar	X	P	X	X	X	X
single house	P	D	I	P	X	P
tavern	X	D	X	X	X	X
telecommunications infrastructure	D	D	D	D	D	D
tourist development	A	D	X	X	X	D
trade display	X	D	P	X	P	D
trade supplies	X	P	P	X	P	D
transport depot	X	D	P	X	P	D
tree farm	X	X	X	X	X	D
veterinary centre	X	P	P	X	P	D
warehouse/storage	X	D	P	X	P	X
waste disposal facility	X	X	X	X	X	D
waste storage facility	X	X	X	X	X	D
winery	X	X	X	X	X	D
workforce accommodation	A	A	X	X	X	X

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 all relevant development standards and requirements of this Scheme;
 - I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with all relevant development standards and requirements of this Scheme;
 - D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
 - A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions;
 - X means that the use is not permitted by this Scheme.

Notes for this clause:

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 1 application is made for both the carrying out of works on, and the use of, land.*
 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 us 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.*
- (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 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.
- (6) 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) a local development plan.

19. Additional uses

There are no additional uses which apply to this Scheme.

20. Restricted uses

There are no restricted uses which apply to this Scheme.

21. Special use zones

- (1) Table 4 sets out -
 - (a) special use zones for specified land that are in addition to the zones in the zoning table; and
 - (b) the classes of special use that are permissible in that zone; and
 - (c) the conditions that apply in respect of the special uses.

Table 4 - Special use zones in Scheme area

No.	Description of land	Special use	Conditions
SU1	Lot 748 Main Street, Meekatharra	Road house	<ol style="list-style-type: none"> 1. All development and use, including any alterations or extensions, shall be subject to an application for development approval. 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.

SU2	Lot 821 Main Street, Meekatharra	Road house	<ol style="list-style-type: none"> 1. All development and use, including any alterations or extensions, shall be subject to an application for development approval. 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.
SU3	Portion Unallocated Crown Land (PIN 628640) Lot 0 Landor-Meekatharra Road, Meekatharra	Caravan Park	<ol style="list-style-type: none"> 1. All development and use, including any alterations or extensions, shall be subject to an application for development approval. 2. 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.
SU4	Southern Portion Lot 1017 High Street, Meekatharra	Workforce accommodation	<ol style="list-style-type: none"> 1. All development and use, including any alterations or extensions, shall be subject to an application for development approval.
SU5	Northern Portion Lot 1017 High Street, Meekatharra	Workforce accommodation	<ol style="list-style-type: none"> 1. All development and use, including any alterations or extensions, shall be subject to an application for development approval.

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

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

22. Non-conforming uses

- (1) Unless specifically provided, this Scheme does not prevent -

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

23. Changes to non-conforming use

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

- (b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

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

Part 4 - General development requirements

25. R-Codes

- (1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- (2) The local government 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.
- (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.

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 policies to be read as part of Scheme

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

28. Modification of State planning policies

There are no modifications to a State planning policy that are to be read as part of the Scheme.

29. Environmental conditions

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

30. General development requirements that apply to land in Scheme area

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

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

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 100m² measured from the external face of walls; and</p> <p>(c) open verandahs may be permitted but must not be enclosed by any means unless the total floor area remains within the 100m² referred to in paragraph (b).</p>
2	Rural Residential zone	<p>Rural Residential Scheme amendment proposal -</p> <p>(a) Each application for rezoning of land to Rural Residential is to be accompanied by a report which addresses the requirements of State Planning Policy 2.5 Rural Planning, to the satisfaction of the Council.</p> <p>Structure plan requirement -</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>Approval conditions -</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> <p>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.</p> <p>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.</p> <p>iii. In order to enhance the rural amenity of the land in areas the</p>

		<p>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.</p> <p>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.</p>
3	All zones	<p>Setbacks and Landscaping -</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	Scheme area	<p>Parking Requirements -</p> <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 accessways, 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> <p>i. Before the Council agrees to accept a cash payment in lieu of the provision of parking spaces, the Council must either have already provided a public car park nearby, or must have firm proposals for providing a public car park area nearby within a period of not more than eighteen months from the time of agreeing to accept the cash</p>

		<p>payment.</p> <p>ii. Payments made under this clause shall be paid into a special fund to be used to provide public car parks.</p>
5	Scheme area	<p>Home Business and Rural Home Business -</p> <p>(a) An approval to conduct a home business or rural home business is issued to a specific occupier of a particular parcel of land, it is not to be transferred or assigned to any other person, and is not to be transferred from the land in respect of which it was granted. Should there be a change of the occupier of the land in respect of which a home business or rural home business approval is issued the approval is cancelled.</p> <p>(b) If, in the opinion of the local government, a home business or rural home business is causing a nuisance or annoyance to owners or occupiers of land in the locality the local government may:</p> <p>i. revoke the approval; or</p> <p>ii. require the occupier of the land in respect of which the home business or rural home business approval is issued to implement those measures specified by the local government and which in the opinion of the local government will remove the nuisance or annoyance.</p>
6	Scheme area	<p>Development on Land Subject to Dampness or Flooding -</p> <p>(a) Where, in the opinion of the Council, the dampness of the site on which a building is proposed to be constructed so warrants, the Council may require that one or all of the following measures shall be carried out;</p> <p>i. the subsoil shall be effectively drained;</p> <p>ii. the surface of the ground beneath the building shall be regraded or filled and provided with adequate outlets to prevent any accumulation of water beneath the building;</p> <p>iii. the surface of the ground beneath the building shall be covered with an approved damp-resisting material.</p> <p>(b) The local government may refuse an application for development approval for any building or development located on land which is considered by the local government as being liable to flooding or inundation.</p> <p>(c) In considering any application for development approval on land within a flood plain as defined by the Department of Water and Environmental Regulation, the local government will consult with the Department of Water and Environmental Regulation and take any advice given by that Department into account when determining the application.</p>

7	Scheme area	<p>Connection to Reticulated Potable Water Supply -</p> <p>All new development is required to be connected to any available Water Corporation potable water supply service unless otherwise approved by the local government.</p>
8	Scheme area	<p>Requirement for consultation to commence mining -</p> <p>In considering proposals to commercially extract minerals, Council may exercise its discretion to inform the Minister for Mines and Petroleum, the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy.</p>
9	Rural zone	<p>Grouped dwellings in a Rural zone</p> <p>Notwithstanding the 'D' use of grouped dwellings in a 'Rural' zone the Council will only permit a maximum of two such dwellings on a lot.</p>

- (2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, a structure 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 (31) is inconsistent with clause (30), the requirement referred to in clause (31) prevails.

31. Site specific development standards and requirements

There are no additional requirements that apply to this Scheme.

32. Variations to site and development requirements

- (1) In this clause - ***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 31.
- (2) The local government may approve an application for a development approval that does not comply with a 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 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 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.

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

Part 5 - Special control areas

34. Special control areas

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

Part 6 - Terms referred to in Scheme

Division 1 - General definitions used in Scheme

35. Terms used

- (1) If a word or expression used in this Scheme is listed in this clause, its meaning is as defined in the Model provisions for local planning schemes in Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- (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

36. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning defined in the Model provisions for local planning schemes in Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, or as otherwise defined below.

Independent living complex	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.
industry - rural	means premises used for industry that - <ol style="list-style-type: none">(a) supports and/or is associated with primary production; or(b) services plant or equipment used in primary production.
renewable energy facility	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.
repurposed structure	means a building or structure not previously used as a single house, which has been repurposed for use as a dwelling.
residential aged care facility	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; <ol style="list-style-type: none">(a) appropriate staffing to meet the nursing and personal care needs of residents;(b) meals and cleaning services;

(c) furnishings, furniture and equipment.

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.

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.

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.

	Column 1 Works	Column 2 Conditions
22.	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.	The works are not located: <ul style="list-style-type: none"> (a) on a lot which does not have access to a dedicated and/or constructed road; or (b) in a heritage-protected place.
23.	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.	The works are not located in a heritage-protected place or where adjoining a road designated as a Primary Distributor Road.
24.	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.	The works are not located in a heritage protected place.

SCHEDULES

Schedule 1 — Exempted Advertisements

Land Use and/or Development	Exempted Sign Type and Number	Maximum Area
Dwellings	One professional nameplate as appropriate	0.2 m ²
Home business or home occupation	One advertisement describing the nature of the home business or home occupation	0.2 m ²
Places of worship, meeting halls and places of public assembly	One advertisement detailing the function and/or the activities of the institution concerned	0.2 m ²
Shops, showrooms, office and other commercial uses appropriate within 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.	Not applicable.
Industrial and warehouse premises	<p>(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.</p> <p>(b) A maximum of two freestanding advertisement signs not exceeding 5 metres in height above ground level.</p>	<p>Total area of any such advertisements are not to exceed 15 m².</p> <p>Maximum permissible total area is not to exceed 10 m² and individual advertisement signs are not to exceed 6 m².</p>
Sporting clubs, ovals and sporting complexes	All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned either from other private land or from public places and streets.	Not applicable.
Public places and reserves	<p>(a) Advertisement signs (illuminated and non-illuminated) relating to the functions of Government, a public authority or local government excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body, and</p> <p>(b) Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a Government department, public authority or the local government, and</p> <p>(c) Advertisement signs (illuminated or non-</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>

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

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

Schedule 2 — Minimum setbacks from boundaries

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

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

Schedule 3 — Parking requirements

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

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

COUNCIL RESOLUTION TO ADVERTISE LOCAL PLANNING SCHEME

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

Council held on the

CHIEF EXECUTIVE OFFICER

PRESIDENT

COUNCIL RESOLUTION TO SUPPORT THE SCHEME FOR APPROVAL

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

.....

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

CHIEF EXECUTIVE OFFICER

PRESIDENT

WAPC Recommended for Approval

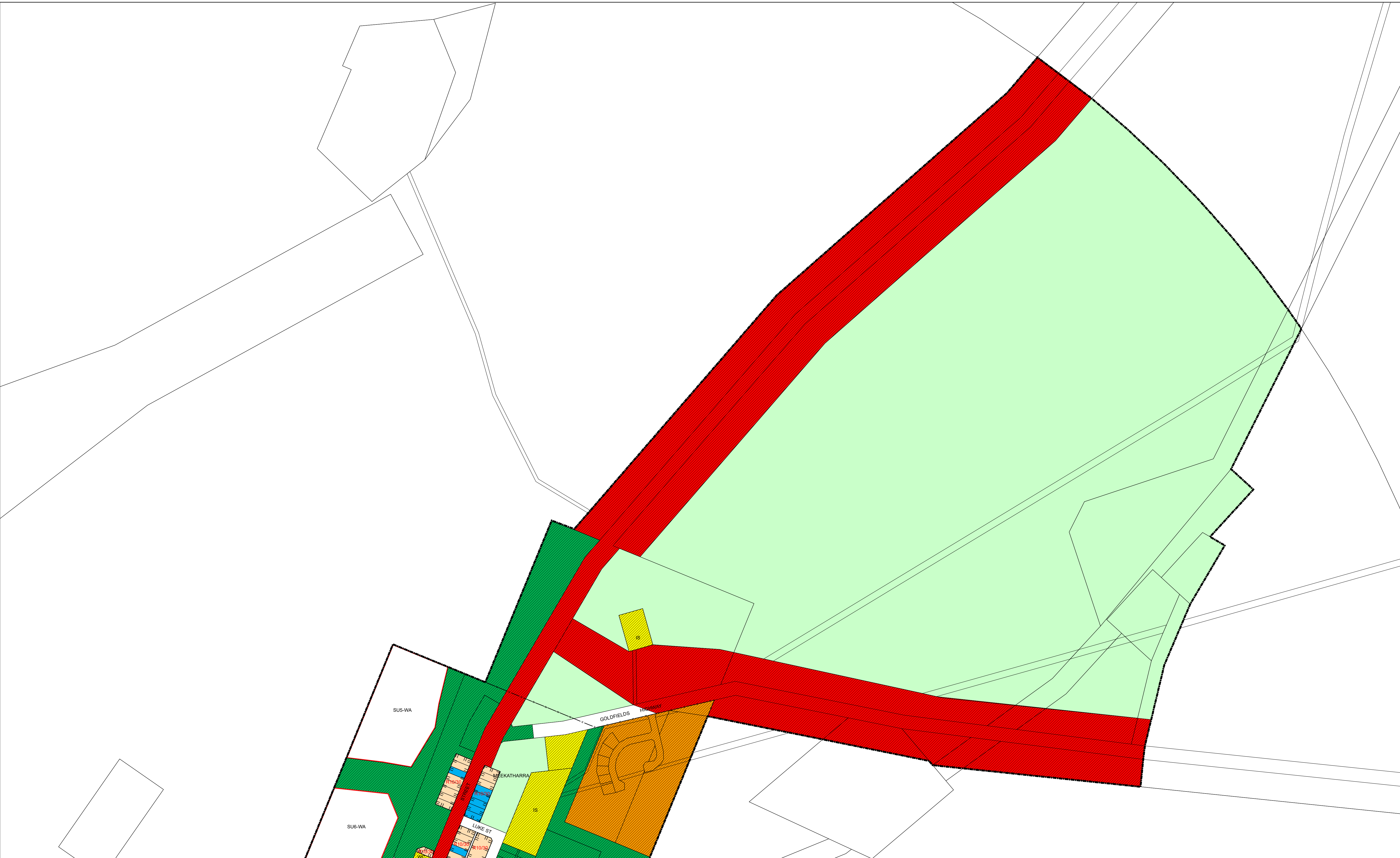
**Delegated under S.16 of the
*Planning and Development Act, 2005***

Date: _____

Approval Granted

MINISTER FOR PLANNING

Date: _____



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

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

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

Produced by PLANWEST (WA) Pty Ltd.
 Consultants in Planning, Design and Management
 Mob: 0429 911 100 Email: planwest@outlook.com

LEGEND

Public Open Space	Primary Distributor Road	Rural
Civic and Community	Local Road	Commercial
Public Purposes	Residential	Special Use Zone
	Townsite Boundary	
	Scheme boundary	
	R-Code boundary	

INDEX TO SCHEME MAPS

MAP SHEET 1

MAP SHEET 2

SHIRE OF MEEKATHARRA

LOCAL PLANNING SCHEME No 4

1:5,000

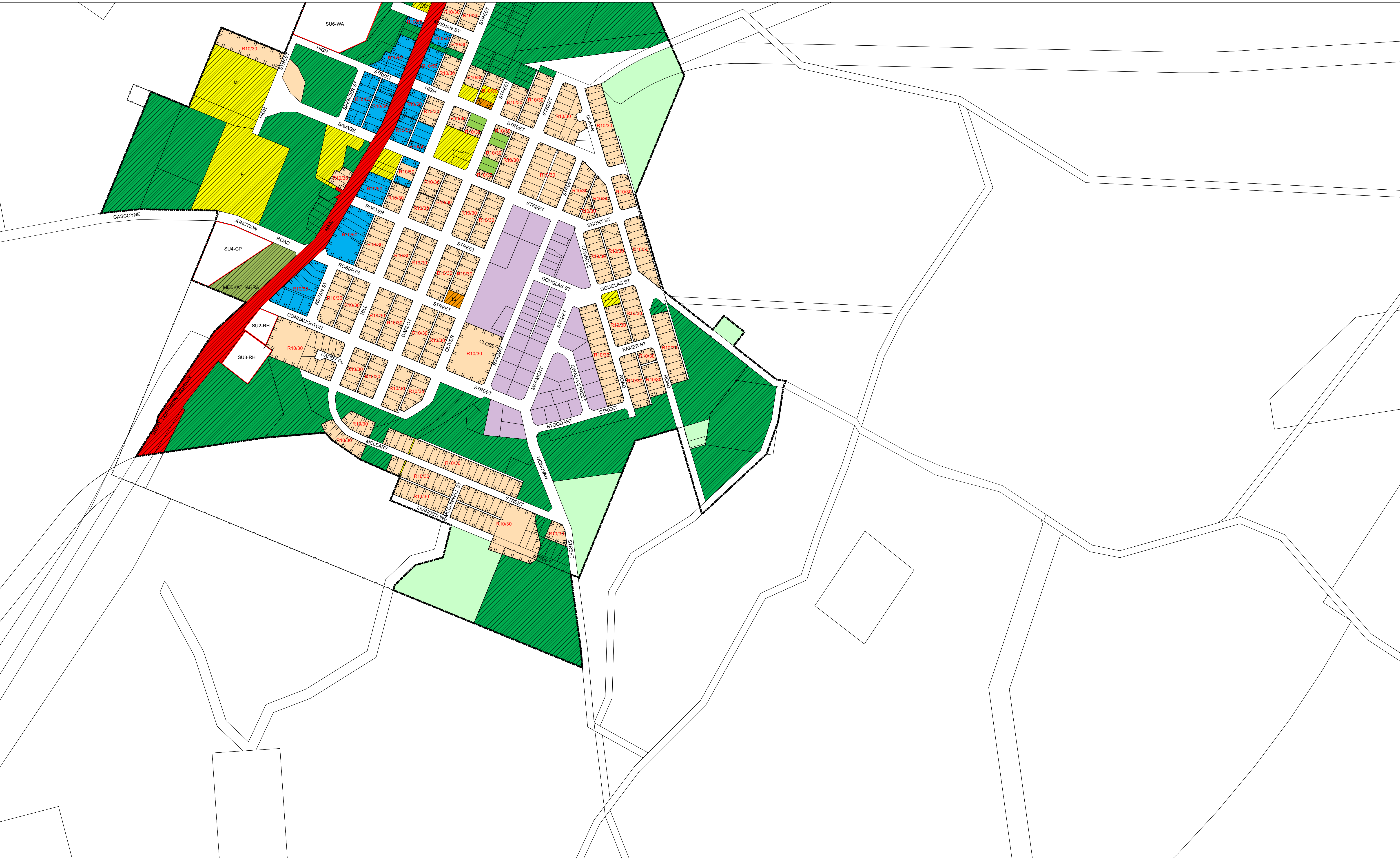
0 0.125 0.25 0.5 0.75 1 Kilometers

LOCAL PLANNING SCHEME MAP (of 2) 1

NORTH

Scale (at A1) 1: 5,000

Generated: 5 Jan 2024



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LEGEND	Public Open Space	Local Road	Private clubs, institutions and place of worship
	Environmental Conservation	Residential	Special Use Zone
	Civic and Community	Rural	No Zone
	Public Purposes	Light Industry	Townsite Boundary
Primary Distributor Road	Commercial	Scheme boundary	R-Code boundary

INDEX TO SCHEME MAPS

MAP SHEET 1
MAP SHEET 2

SHIRE OF MEEKATHARRA

LOCAL PLANNING SCHEME No 4

1:5,000

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

NORTH

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

Generated: 5 Jan 2024

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

Nil

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

Nil

Prior to closing the meeting the CDSM advised that this would be her last meeting and thanked Council for supporting her over the past 2 years in this role and 13 years at the Shire.

10. CLOSURE OF MEETING

The Chairperson, Cr HJ Nichols closed the meeting at 8.44am.

11. CERTIFICATION BY PRESIDENT

I certify these minutes to be those that were confirmed.

Cr HJ Nichols

Date: 17 February 2024