

SHIRE OF MINGENEW LOCAL PLANNING SCHEME NO. 3

LOCAL PLANNING STRATEGY

NOVEMBER 2006

Endorsed by the Western Australian Planning Commission
5 September 2006

disclaimer

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Consultation with the respective local government authority should be made to view a current legal version of the strategy.

Please advise the department for planning and infrastructure of any errors or omissions in this document.

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1. INTRODUCTION

1.1 Introduction

In 1970 the shire of Mingenew prepared its Local Planning Scheme No. 1, the main objective of which was to set aside land in the Mingenew Townsite for a shopping centre and public amenity purposes. Due to the limitations of Local Planning Scheme No. 1 the Hon. Minister for Planning in 1989 granted consent to the making of Interim Development Order No. 1, the object of which was to control development throughout the Shire of Mingenew while Council proceeded to prepare a Townscape Plan for the Mingenew Townsite and Shire of Mingenew Local Planning Scheme No. 2

Local Planning Scheme No. 2 was subsequently prepared for the Mingenew Townsite and gazetted on 13 September 1994. An Interim Development Order was put in place to cover all of the Shire not covered by Scheme No. 2.

This Local Planning Strategy is for the whole of the Shire of Mingenew. The focus is however on Mingenew townsite — the economic and social centre of the Shire, where the majority of key issues are centred.

1.2 Location and Area

The Shire of Mingenew is located some 50 kms east of the coastline at Dongara and is 383 kms by road north of Perth. The Shire which has an area of 1,927 square kms is bounded by the Shires of Irwin, Mullewa, Morawa and Three Springs.

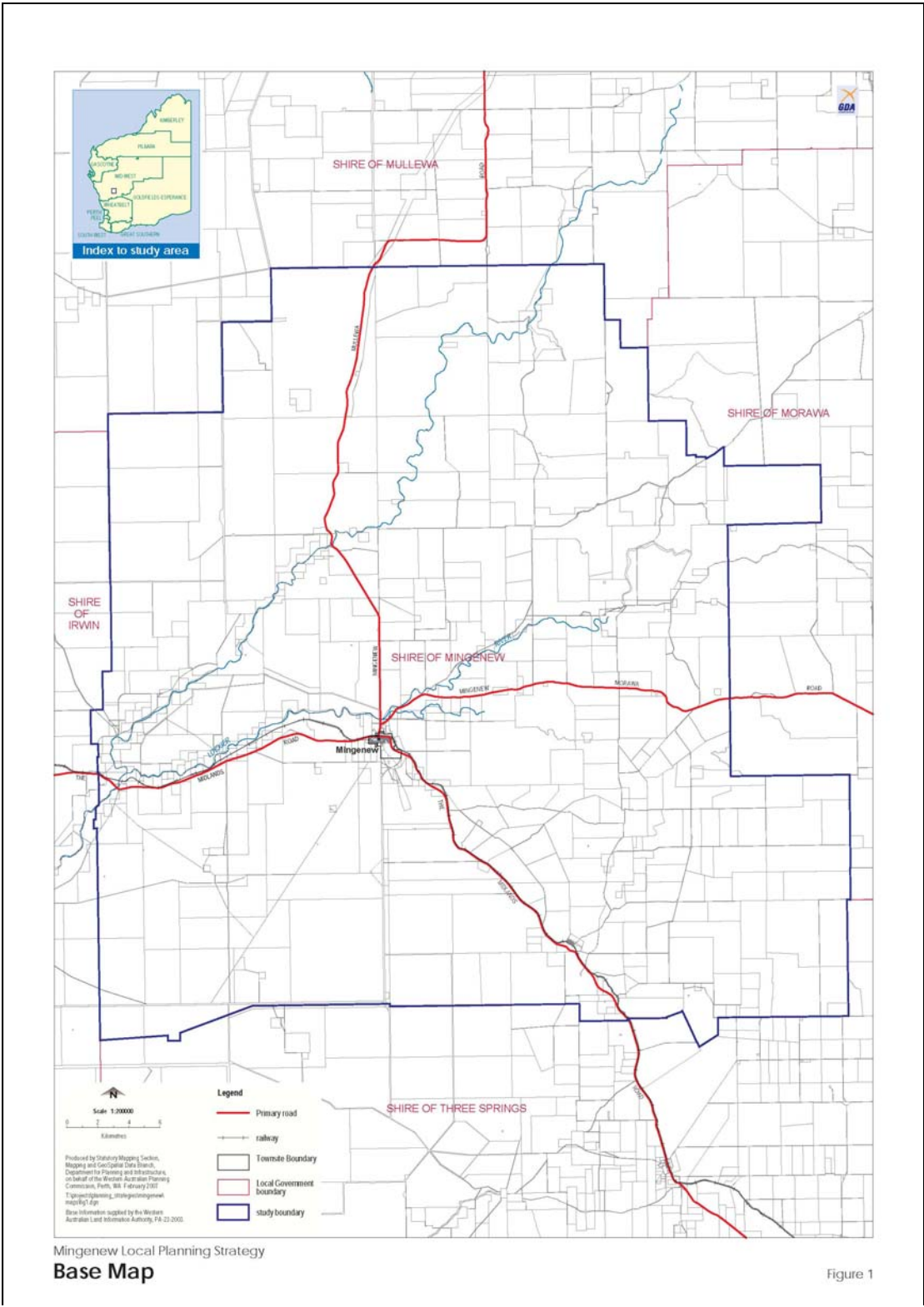
The Scheme area encompasses the whole of the local authority area of the Shire of Mingenew. The Shire contains the following townsites:

- Mingenew
- Yandanooka

Figure 1 shows The Shire

1.3 Methodology

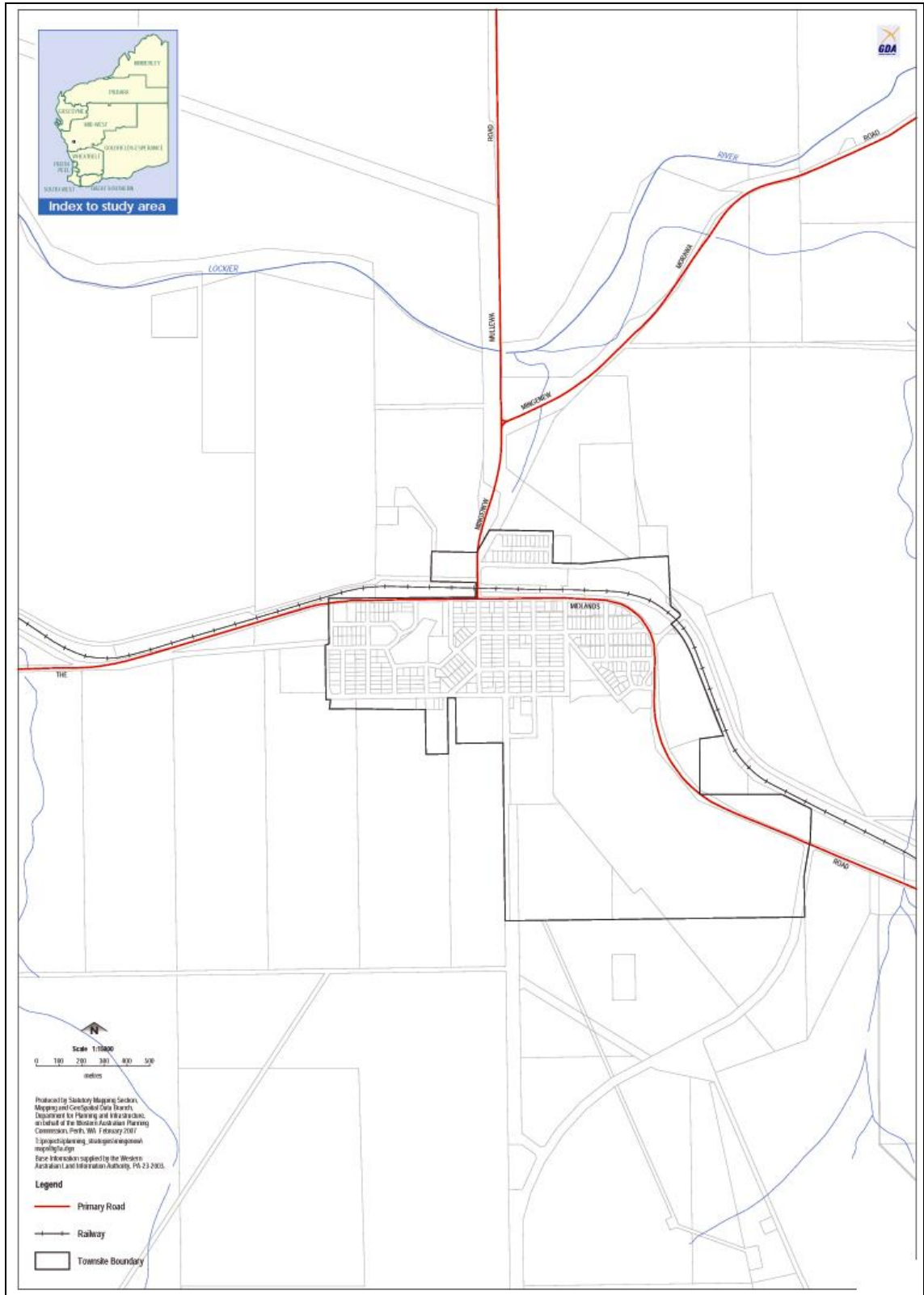
The Local Planning Regulations specify that a Local Planning Scheme shall comprise a Scheme Text, a map or set of maps and such supporting plans, maps, diagrams, illustrations and other material as the W.A. Planning Commission (WAPC) may require.



Mingenew Local Planning Strategy

Base Map

Figure 1



Mingenew Local Planning Strategy

Mingenew Townsite

Figure 1a

Scheme Maps are required to be prepared in triplicate together with such additional copies as the WAPC may require. The Scheme Maps are required to show such information, and shall be prepared in such a manner, as the Commission may require.

The Scheme Maps are prepared in digital format prepared by the MFP.

Scheme Texts: similarly are required to be prepared in such a manner and form as the WAPC may require.

Local Planning Strategy: Local Planning Schemes also comprise of a Local Planning Strategy. The Local Planning Strategy is intended to set out the Councils broad vision for the local government and the longer term directions for land use and development.

The Local Planning Strategy will be particularly valuable in:-

- applying the State Planning Strategy and interpreting the framework of State and regional policies and plans for the local area;
- establishing the council's aims for the local government area and the strategies, policies and general proposals to achieve these aims;
- providing a planning context for the statutory provisions of the scheme and to assist the council in making decisions under the scheme;
- explaining the council's broad strategy for the area in a way which is understandable to the public; and
- providing a basis for coordinating public and private development.

A standardised format is not required and each council should adopt an approach that best suits its local area and issues. Generally, however, there are some features which will be common.

It is expected the Local Planning Strategy would be made up of a written statement and a diagrammatic map(s) or plan(s) illustrating the strategic directions for the local government area.

The Local Planning Strategy should contain:

- as descriptive analysis of the characteristics of the local government, its regional context and key planning issues;
- a statement of aims explaining the strategic land use directions which will become the aims of the Scheme ;
- the strategy which describes the way in which the stated aims will be achieved;
- more detailed policies and proposals for particular areas or specific subjects developed for the strategy; and
- an outline of how the strategy will be implemented.

In general, the Local Planning Strategy will lay down the basic structure in terms of future population and employment. It will show the broad strategies for housing, industrial, shopping and business activities and proposals for transport, parks, open spaces and other public uses. It may define planning precincts or areas for new development, redevelopment, improvement and conservation, and indicate any special priorities or programs of action. For country schemes, the settlement policy will be a major part of the Local Planning Strategy together with the priorities for rural land.

The Local Planning Strategy will integrate the current separate local rural, housing and commercial strategies into one document. It will provide an ideal basis to assist public consultation on the Scheme. It could also be linked to the councils corporate planning initiatives for land use and development.

The Local Planning Strategy is prepared following overall analysis of the Shire of Mingenew through the collection of data and investigation of relevant studies. The recommendations and findings of the following studies were included

- State Planning Strategy
- Mingenew Townscape Plan 1989
- Shire of Mingenew Municipal Inventory
- Shire of Mingenew Principal Activities Plan

1.4 Purpose of Scheme

The Scheme is to cover the whole of the Shire and will utilise the Model Scheme Text.

The purposes of the Scheme are to —

- (a) set out the local government's planning aims and intentions for the Scheme area;
- (b) set aside land as reserves for public purposes;
- (c) zone land within the Scheme area for the purposes defined in the Scheme;

- (d) control and guide land use and development;
- (e) set out procedures for the assessment and determination of planning applications;
- (f) make provision for the administration and enforcement of the Scheme; and
- (g) address other matters set out in the Schedule Seven of the Planning and Development Act.

The aims of the Scheme are –

- provides for future landuse needs and townsite expansion
- identifies future residential land to meet the needs of the private sector
- encourages new industries and businesses
- encourages tourism opportunities
- provides for mining activities
- to preserve, protect and enhance the Mingenew Townscape and historic buildings.

2. STATE AND REGIONAL PLANNING CONTEXT

2.1 State Planning Strategy

The Shire of Mingenew is included within the Central Region. The vision for the Mid West area of the Central Region is stated as:

- Diversification of economic base in agriculture, mining, downstream processing and tourism.
- Maintenance and enhancement of vibrant, viable inland communities.

The first applies to the Shire of Mingenew and is addressed through this Scheme.

The Shire is identified as "Productive Agricultural Areas Under High-Extreme Soil Salinity Risk" on the Central Regions Strategic Plan. These need to be addressed in terms of zonings and land use/development controls.

The Strategic Issues and Opportunities for the Shire are identified as –

- Productive Agricultural Area Under High – Extreme Soil Salinity Risk;
- Minerals Resource Province.
- A large portion of the Shire is within a Water Catchment area.

The vision for the area is stated as —

In the next 25 years, the Mid-West Region will continue to diversify its economic base in the areas of agriculture, mineral development, downstream processing of commodities and tourism. Geraldton will develop as the largest regional centre north of Perth, offering a wide range of facilities and attractions.

The following strategies and actions have been identified as the first steps in achieving this vision:

Plan for population growth

- Finalise the Geraldton Region Plan as a matter of priority, and prepare a regional development strategy for the Mid-West Region. (WAPC)
- Prepare a statutory region scheme for the Greater Geraldton area to assist in the control of future developments in the area. (WAPC)
- Prepare a Country Land Development Program for the Greater Geraldton area. (WAPC)
- Co-ordinate the provision of regional infrastructure in the areas identified for development under the Country Land Development Program. (WAPC)

Promote opportunities for economic development

- Investigate the area of land needed for the expansion of Narngulu industrial site, or the development of a new industry and port site at Oakajee, including buffer areas that should not be subdivided. (WAPC, DRD, Transport)
- Protect Narngulu expansion areas and Oakajee industry and port site until the State Government decides whether they are required for future development. (WAPC)
- Promote development of niche agricultural products, including aquaculture (fresh and salt water). (MWDC, AgWA, Fisheries)

Provide a strategic transport network within and to the Mid-West Region

- Implement transport strategies such as the Mid-West Regional Transport Strategy, when completed, (Transport, MWDC) and the Additional Funding Program for roads (MRWA), in particular
- Construct an airport at Kalbarri. (Transport)
- Examine the need to upgrade the Geraldton airport for airfreight capability. (Transport, LG)
- Secure both road and rail transport links from throughout the region to Geraldton port. (WAPC, Transport, MRWA, Westrail. GPA)
- Upgrade Geraldton port facilities. (Transport, GPA)
- Provide statutory region scheme protection for the service corridor between current and proposed major industrial areas and the Port of Geraldton. (WAPC)
- Secure the longer term functioning of major transport infrastructure, such as the Port of Geraldton, by determining suitable buffer zones in accordance with the State Buffer Policy. (WAPC, GPA, Transport)
- Investigate providing freight bypasses around growing urban centres in the region, especially Geraldton and Northampton. (WAPC. MRWA)
- Investigate the upgrading of the Geraldton to Leinster road to a sealed all weather capability thus improving east-west freight links to resource areas. (MRWA)
- Investigate the provision of a Goldfields to Pilbara highway linking Leinster to Newman. (MRWA, DRD)

Identify and protect water resources for future drinking and industrial needs

Identify and protect water resources in the region for future population and economic growth needs. (WRC)

Plans should address the need for the provision of social facilities

- Co-ordinate the provision of services such as schools, hospitals, recreation facilities, child care facilities, and aged services. (WAPC)

Address the need for improved service delivery of regional infrastructure to a highly dispersed population

- Facilitate the development of 'one stop' shared/common government offices in small centres. (MWDC)
- Co-ordinate and provide services to small and remote settlements. (MWDC, WAPC)
- Promote the retention and further development of 'Telecentres' to enhance regional economic opportunities and service delivery in rural areas. (MWDC)

Provide improved education and training facilities within the region

- Promote the development of a specialist research school of a tertiary institution. (MWDC)
- Develop a "super school" in Geraldton to service the region's upper secondary needs. (ED)
- Provide secondary accommodation for students attending the "super school" to allow them to remain in the region. (ED)
- Promote specialist vocational training to service the region's employment demands and opportunities. (Training, MWDC, Industry)

Improve health services to the region

- Upgrade the Geraldton hospital to provide a base for both visiting and permanent specialist medical practitioners. (Health)
- Improve health services in the region by increasing the types and frequency of visits to remote areas by medical practitioners. (Health)

Protect sensitive environmental and cultural heritage areas

- Identify environmental areas which could be protected as regional open space under statutory region schemes which might not otherwise be so protected. (WAPC)
- Investigate alternative methods of protecting valuable natural environments such as the coast near Kalbarri. (CALM, WAPC, LG)
- Continue to review management plans for tourist areas in or near conservation areas to protect them from degradation. (CALM)
- Protect and manage significant environmental areas such as Abrolhos Islands, and Murchison River. (CALM, Fisheries, DEP)
- Protect culturally significant places through Local Planning Schemes. (HCWA, LG)

Manage rangelands

- Include appropriate strategies for rangeland management in the Mid-West Development Strategy. (WAPC, AgWA)

These are mainly aimed at Geraldton and surrounds. The strategies relevant to the Shire of Mingenew are providing for protecting productive agricultural land under soil salinity risk, providing for mineral resource extraction, water resource protection, provision of social facilities and protection of sensitive environmental and cultural heritage areas. These are addressed in the-new Scheme by:

- controls on clearing
- provides for mining in rural areas
- protects water resource
- provides social facilities
- protects sensitive environmental areas
- protects cultural heritage areas

Figure 2 shows the State Planning Strategy.

2.2 State Planning Framework

Within the State Planning Framework are a number of state and regional policies. The Western Australian Planning Commission's State Planning Policies (SPP's) provide both strategic and operational direction for appropriate land use and development control. The following policies are relevant to the Shire of Mingenew.

2.2.1 SPP2 Environment and Natural Resources

This policy defines and incorporates environmental issues and the principle of resource management into the state planning process. The objectives of the policy are:

To integrate the wider economic, social and environmental implications of both long and short-term planning decisions and actions, while acknowledging the inherent difficulty in balancing conflicting needs;

To protect, conserve and enhance natural resources and the environment, taking account of the natural variability of ecosystems, so that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations; and

To promote and assist in the wise and sustainable use of natural resources.

Policy measures are defined for water resources, air quality, soil and land quality, biodiversity, agricultural land and rangelands, minerals, petroleum and basic raw materials, landscapes, and greenhouse gas emissions and energy efficiency.

The measures for implementing the policy, are generally through the preparation of Local Planning Strategies, Regional and Statutory Schemes, conservation and management strategies and other relevant plans in addition to consideration of provisions through the statutory planning process

2.2.2 State Planning Policy No. 2.5 (Agricultural and Rural Land Use Planning)

SPP 2.5 was gazetted on 12 March 2002.

State Planning Policy No. 2 Agricultural and Rural Land Use Planning applies to all rural land in Western Australia. It should be read in conjunction with Policy No. DC 3.4 Subdivision of Rural Land (2002) and the Metropolitan Rural Policy (1995).

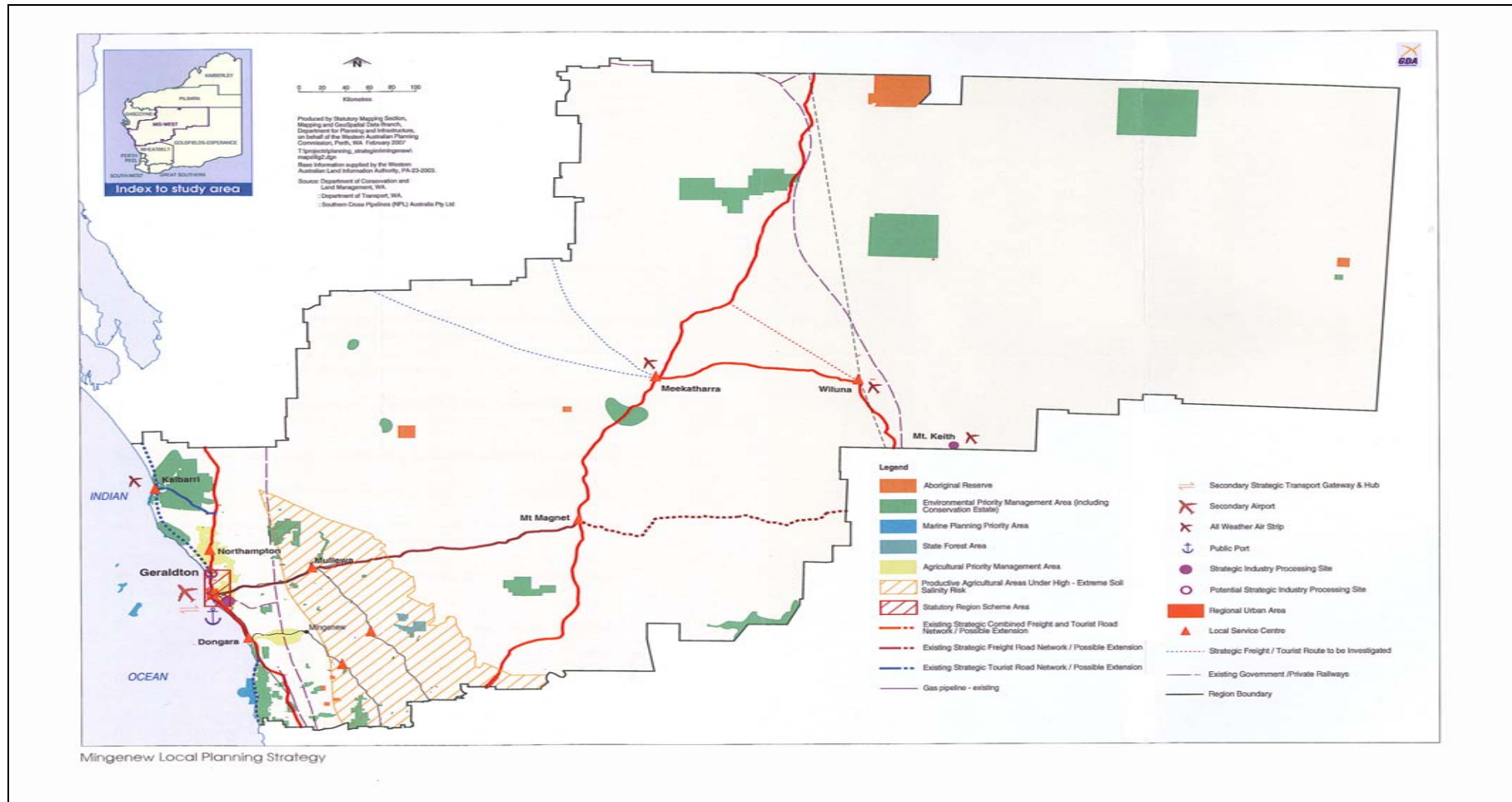
The provisions of this policy apply to the preparation and assessment by the Commission of Region planning schemes and strategies Local planning strategies Local Planning Schemes and amendments to Local Planning Schemes Structure plans and outline development plans; and Planning guidelines and non-statutory policies and plans The Commission will use this Policy and Policy No. DC 3.4 Subdivision of Rural Land (2002) as the basis for determining applications for the subdivision of rural land.

The four key objectives of the policy are-

1. Protect agricultural land resources wherever possible by
 - (a) discouraging land uses unrelated to agriculture from locating on agricultural land;
 - (b) minimising the ad hoc fragmentation of rural land; and
 - (c) improving resource and investment security for agricultural and allied industry production.

2. Plan and provide for rural settlement where it can
 - (a) benefit and support existing communities, and
 - (b) have access to appropriate community services and infrastructure.

3. Minimise the potential for land use conflict by
 - (a) providing adequate separation distance between potential conflicting land uses;
 - (b) introducing management requirements that protect existing agricultural land uses;
 - (c) identify areas that are suitable and capable for intensive agricultural pursuits as agricultural priority areas; and
 - (d) avoid locating new rural settlements in areas that are likely to create conflict with established or proposed agricultural priority areas.



Mingenew Local Planning Strategy
State Planning Strategy (Mid-West) 1996

Figure 2

4. Carefully manage natural resources by
- (a) discouraging development and/or subdivision that may result in land or environmental degradation;
 - (b) integrating land, catchment and water resource management requirements with land use planning controls;
 - (c) assisting in the wise use of resources including energy, minerals and basic raw materials;
 - (d) preventing land and environmental degradation during the extraction of minerals and basic raw materials; and
 - (e) incorporating land management standards and sequential land use change in the land use planning and development process.

Under the Policy Local Planning strategies should -

- (a) express the vision of the local government and identify proposals for the future development of the district;
- (b) provide a mechanism for the community to contribute to land use planning;
- (c) plan to ensure compatibility of land uses;
- (d) identify and protect key natural resources, including water and its dependent ecosystem, vegetation, minerals and basic raw materials;
- (e) develop subdivision and development criteria for the identified agricultural, tourist and closer settlement areas;
- (f) provide guidelines for land planning and development in water catchments, water resource management areas and flood affected land;
- (g) provide a clear strategy for settlement growth as outlined in Appendix 2 of SPP 2.5;
- (h) identify areas suitable for closer settlement in rural areas;

- (i) provide a guide for future land use, zoning, subdivision and development within the settlement areas identified;
- (j) determine the preferred pattern of agricultural land use;
- (k) identify agricultural areas of State or regional significance as outlined in Appendix 4 of SPP 2.5;
- (l) provide a guide for future land use, zoning, subdivision and development within areas of agricultural significance.,
- (m) make reference to relevant agricultural codes of practice which outline best practices for agricultural producers; and
- (n) address any other local issues as appropriate.

Model provisions for Local Planning Scheme are contained in the SPP. These include:-

- Provisions for Agricultural Land;
- Provisions to Avoid Land Use Conflicts;
- Provisions for Rural Settlement; and
- Managing Natural Resources

This Policy came into operation after the TPS 3 was prepared. Nevertheless the principles are embodied in the Scheme.

The Policy identifies the south – western portion of the Shire, centred on the Irwin River Valley, as a Potential/Developing Agricultural Priority Management Area – subject to additional and detailed investigation.

2.2.3 SPP2.7 Public Drinking Water Source Policy

This policy emphasizes the importance and need to protect the quality and quantity of ground and surface water resources within the State. The principal objective of the policy is to ensure that land use and development within public drinking water source areas (PDWSA's) is compatible with the protection and long term management of water resources as a public water supply. The policy provides a classification system for PDWSA's as listed follows:

- P1 Priority 1 Source areas: defined and managed to ensure there is no degradation of the water resources. This represents the highest level of protection where the land is generally owned by the state to ensure only low intensity and low risk land use occurs.
- P2 Priority 2 Source areas: defined to ensure that there is no increased risk of pollution to the water source. P2 areas are declared over land where low-risk development already exists however, protection of the resource is a high priority in these areas prompting only conditional development be allowed in accordance with the over-riding principals of risk management.
- P3 Priority 3 Sources areas: defined to manage the risk of pollution of the water source. These areas are declared where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial development. Protection of these areas is generally by management guidelines for such land use activities.

The SPP 2.7 also recognises the role of well head and reservoir protection zones on protecting the water source from direct contamination in the immediate vicinity.

Further, the policy requires local and regional planning strategies to identify PDWSAs for inclusion in Special Control Areas for water protection within a Local Planning Scheme. The classification of such land should be in accordance with the recommendations of any land use and water management strategy or water source protection plan already prepared.

2.2.4 SPP3 Urban Growth and Settlement

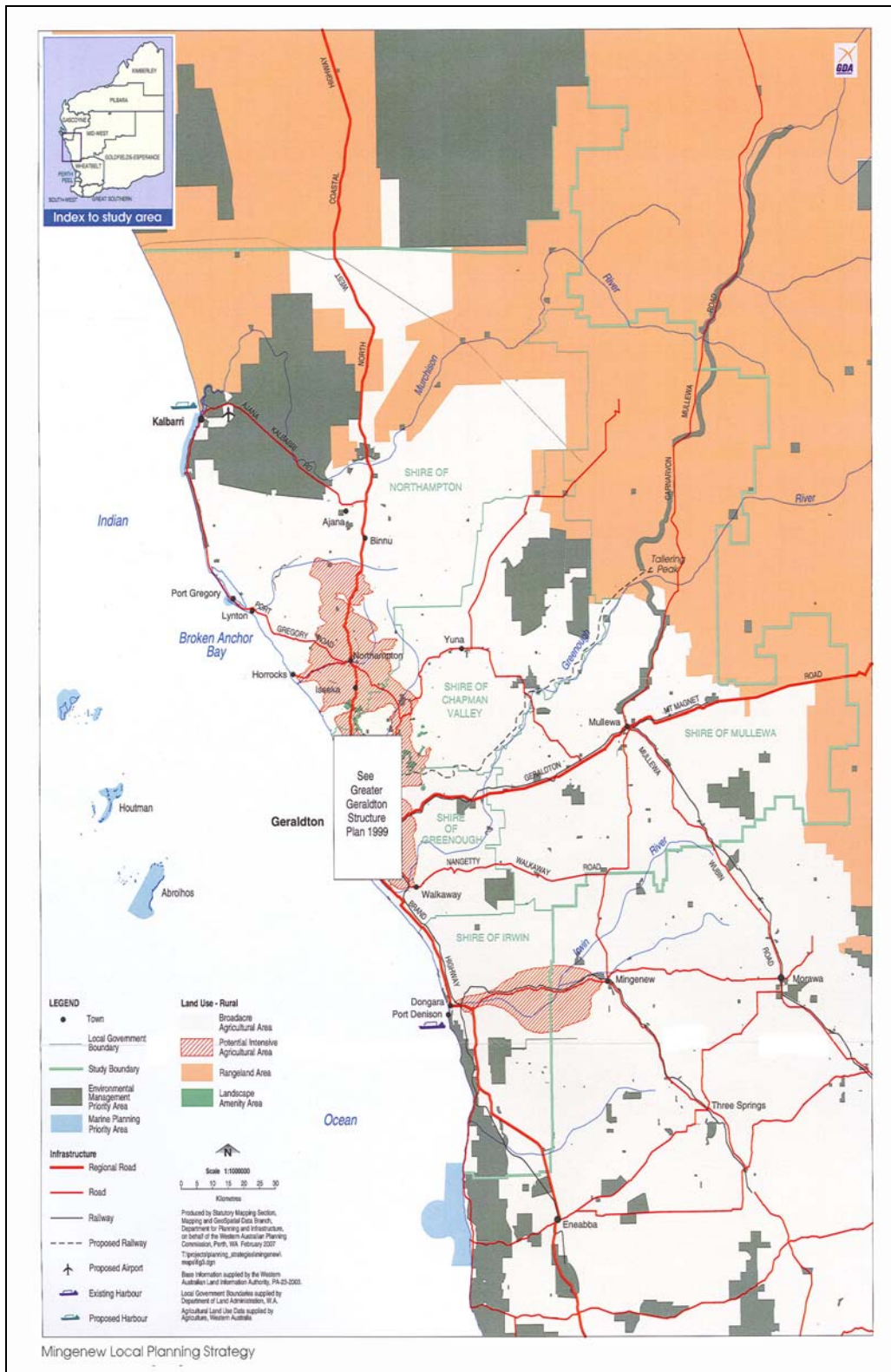
This policy reinforces the State Government's commitment to achieving sustainable land-use and development through-out Western Australia, detailing a range of key social, economic, and environmental objectives that establish guiding principals and considerations for:

- Creating sustainable communities;
- Managing urban growth and settlement in metropolitan and regional areas;
- Planning for liveable neighbourhoods;
- Co-ordination of services and infrastructure in an efficient manner;
- Managing rural residential growth; and
- Planning for Aboriginal communities.

Given many of the objectives of this policy apply to the strategic planning direction for the Shire the Local Planning Strategy recognises the importance of SPP3 in regard to the future growth of settlement areas in the Shire.

2.2.5 SPP3.1 Residential Design Codes

The Residential Design Codes of Western Australia were required to be incorporated into all relevant Local Planning Schemes in 2002 and are intended to guide all residential development in a consistent manner across the State. The Codes consist of



Mingenew Local Planning Strategy

Land Use Strategy (May 1999)

Figure 3

numerous elements that relate to residential development and provide for the minimum requirements for each element with performance criteria provided to enable discretionary consideration by the local authority based on merit and differing circumstance. The codes also allow for variance by way of Local Planning Scheme amendment by local government, in accordance with normal scheme amendment processes.

The revised Codes reflect community requirements and expectations for a range of residential densities, housing styles and mixed-use development.

The Local Planning Strategy acknowledges the significance and importance of the Residential Design Codes to provide a range of housing alternatives in the urban areas of the Shire.

2.3 Geraldton Region Plan

The Geraldton Region Plan was finalised in 1999 and covers the City of Geraldton, Shire of Greenough, Shire of Chapman Valley, Shire of Northampton, Shire of Mullewa and Shire of Irwin. It does not cover the Shire of Mingenew but makes general recommendations for the region and the adjoining Shires (Irwin and Mullewa) that affect the Shire of Mingenew.

The Plan identifies a number of Rare, Priority and Threatened Flora and Fauna (see Appendix E) in the Shire of Mingenew.

It identifies areas of the Shire as Provinces and Petroleum Resources.

The Geraldton Region Plan identifies the western corridor along the Irwin River as Potential Rural-Intensive Agriculture and the remainder of the Shire as Rural-Broadacre Agriculture (see Figure 3).

For the Rural-Intensive Agriculture the report states –

For the Rural-Broadacre the report states –

Broadacre agriculture, consisting primarily of grain cropping areas, is the primary land use in the region. Broadacre farming extends across the southern and western portions of the Shires of Northampton and Mullewa, and includes the whole of the Shires of Greenough, Chapman Valley and Irwin. At a regional scale, it is difficult to represent the complexity and diversity of rural activities across the Geraldton Region.

The area also contains important minerals and basic raw materials which require appropriate land use planning considerations to ensure their protection. The State Planning Strategy identifies a large area in the east as subject to extreme soil salinity risk, and the Land Use Strategy supports management to address this environmental issue. The strategy recommends actions to achieve balance between productivity and long-term conservation of valuable natural resources, with involvement by a range of government and other agencies.

The Land Use Strategy promotes the protection of broadacre agricultural areas from encroachment by incompatible uses. Land capability and land care practices, including programs to rehabilitate degraded areas, would be supported and promoted.

For the Rural – Potential Intensive Agricultural Area the report states –

Intensive/irrigated agricultural areas are important to the region. These areas are limited natural resources which require protection from competing land uses, including special rural and residential development.

The State is committed to identifying and protecting productive agricultural land for the longer term. The discussion paper, Planning for Agricultural and Rural Land Use, released for public comment in November 1997 identifies the need to identify areas of State and regional significance to ensure that productive agricultural land is conserved and managed in the long term.

The Geraldton Region is one of the most significant intensive agricultural areas north of the Perth Metropolitan Region. The areas identified in the Land Use Strategy are located in the Shires of Greenough, Chapman Valley, Irwin and Northampton. The State Planning Strategy identifies these areas as agriculture priority management areas which represent, subject to detailed evaluation, areas of potential significance. The Land Use Strategy recommends further investigation to define areas of State and regional significance and that guidelines and information be prepared to support the development and establishment of new intensive/irrigated agricultural activities.

2.4 The Mid West Regional Transport Strategy

The Mid West Regional Transport Strategy was finalised in October 2000 and covers the area from Greenhead to beyond Kalbarri and extends inland, incorporating the Shire of Mingenew.

The Mid West Regional Transport Strategy identifies objectives and actions that will ensure that the transport system is efficient, effective, competitive and safe. The objectives of this Strategy are set in a long-term time frame of 20 years.

The existing transport system, under the Strategy, that affects Mingenew is the existing narrow gauge rail and secondary road systems.

The objectives of the Strategy include:

1. Ensure that transport infrastructure and services are efficiently and effectively provided to enhance the competitiveness of industry, especially primary and resource based industries, and minimise the impact of transport activity on the community and other users.
2. To ensure that transport infrastructure and services safely and effectively meet the travel needs of the resident population, tourists and business travellers.
3. To develop and manage the transport system in and through the Mid West Region under an integrated and coordinated framework.

Strategies and Actions and the Key Agencies to achieve these Objectives are identified. The focus is on Geraldton and no key recommendations are made concerning Mingenew.

A key strategic transport issue for Mingenew is completion of the upgrading of the rail network to handle double header trains and construct fast out-loading facilities at strategic grain receipt points.

3. HISTORY

3.1 History of Shire

Exploration

In August 1846, previously undisturbed aboriginal tribes witnessed the arrival of the Gregory Brothers. Attached to the Surveyor General's Office in Toodyay, they applied for three months leave of absence to explore the northern area for suitable grazing country. Finding the upper reaches of the Irwin River, they found coal deposits and noted the loamy clay flats as suitable grazing areas.

In 1850 Edward Hamersley and Samuel Pole Phillips took up two pastoral leases of 20,000 acres each. Together with Lockier Clare Burges and B. Urban Vigors they formed the Cattle Company with the stock brand "U" and extended their herds over vast areas of the Irwin River Valley. John Forrest was granted by the government, 5,000 acres around Mt. Scratch in 1876 in appreciation of his services, however, John Forrest held the land only until 1877 when he sold it to E.H. & F.F.B. Wittenoom. The original settlers bred cattle for the colony's meat supply and horses for the Indian Army. Sheep could not survive the marauding Bingos until close settlement occurred towards the 1880's.

By 1880 the Right Reverend Bishop Rosendo Salvado, Abbot of New Norcia had extended pastoral country of the mission northward into the Victoria District. Leasehold areas extended over 32,878 acres around Yuwarana Spring, Calecono, Turapy and the Yarra Yana Lakes and by 1882 this area was extended to 136,216 acres.

Townsite

Samuel Pole Phillips original pastoral lease contained a tillage lease of 100 acres surrounding the Mingenew Spring. Passed to his son Samuel James Phillips in 1890 as a freehold block, the land was surveyed to divide the lease area into 156 town allotments with streets and access roads. In 1912 Mingenew was recognised by the Government as an official town.

The town is located at latitude 29° 12' South, longitude 115° 26' East, 153 metres above sea level and 383 kilometres north of Perth via New Norcia. The name Mingenew is thought to be derived from either: Minguano — ants nest, or Mininoo — place of many

waters. The Mingenew townsite was originally situated within the Irwin Road Board. Later in 1901 it was situated within the Upper Irwin Road Board which was renamed the Mingenew Road Board in 1919, and finally became the Mingenew Shire Council in 1960.

The Midland Railway Line was surveyed in 1887 and opened for through traffic between Midland Junction and Walkaway in 1894. At the same time the Mingenew Railway Station with residence was built. The last passenger train went through Mingenew Station in July 1975.

3.2 Heritage Protection

The following properties are listed on the Heritage Council of Western Australia's State Register —

Table 1.a: Source - Heritage Council of Western Australia's State Register

Ref.	Property	Location	Date
1584	Commercial Hotel	Railway Street, Mingenew	1894
1585	Post Office Quarters	Railway Street, Mingenew	1894
1588	Church of the Resurrection (Anglican)	Victoria St/Irwin St. Mingenew	1908
1586	Shire Office and Former Hall	Victoria Street, Mingenew	1917
1587	Historical Society Office	Victoria Street, Mingenew	1901
1590	St. Joseph's Presbytery	William St./Irwin St., Mingenew	1900
1589	Police Residence	William Street, Mingenew	1898
1591	Bundanoon	Midlands Road, Yandanooka	1885

Local Planning Scheme No. 2 has the following places included in Schedule No. 7 –

Table 1.b:Source Shire of Mingenew Municipal Heritage List

No.	PLACE	LOCATION	CONDITION INTEGRITY	DESCRIPTION	DATE OF COND-
1.	Railway Station	Midlands Road, Mingenew (Railway Reserve)	Good Intact	Stone Walls, CGI Roof	1894
2.	Hotel	Midlands Road, Mingenew (Lot 36)	Good Intact	Brick Walls, CGI Roof, Two Storeys, Lost Verandah	After 1908
3.	Post Office	Midlands Road, Mingenew (Lot 63)	Good Intact	Stone/Brick Walls, CGI Roof	1894
4.	Police Station Quarters	William Street Mingenew (Lot 44)	Good Intact	Stone Walls, CGI Roof	1898
5.	Anglican Church	Victoria Street, Mingenew (Lot 58)	Good Disturbed	Stone Walls, CGI Roof Replaced with Tiles in 1962	1903
6.	Roads Board Office	Victoria Street, Mingenew (Lot 84)	Good Intact	Stone Walls, CGI Roof	1906
7.	House	Corner William Street and Irwin Street, Mingenew (Lot 94)	Good Intact	Brick Walls, CGI Roof	C 1910
8.	Bundanook Farm House	Midlands Road, Yandanooka (Lot 106)	Good Intact	Stone Walls, CGI Roof	C 1850
9.	Community Sheep Dip	Midlands Road, Yandanooka (Lot 41)	Poor Deteriorated	Concrete Dip, Timber and Wire Yards	Before 1930
10.	Lesser Hall	Victoria Street, Mingenew	Good Intact	Stone and Cement Rendered Walls, Modified 1917, 1935, 1973, 1997.	1906
11.	State School	Victoria Street, Mingenew (10409)	Good Disturbed	Stone and Cement Rendered Walls. CGI Roof	1894

These are included on the Municipal Heritage Inventory.

The Shire proposes to encourage protection of the above properties/places of heritage significance by including relevant scheme provisions in TPS 3.

Yandanooka townsite once was a more significant centre. This townsite currently only supports two houses, a hall and an old school building.

3.3 Aboriginal Heritage

The Department of Indigenous Affairs has advised that the Shire of Mingenew contains a number of sites of Aboriginal significance. A list of these is contained in Appendix F.

The *Aboriginal Heritage Act 1972* protects all sites and it is important that in the planning of an area the provisions of the Act are met.

The Department has released the document "Heritage Matters - Advice to Developers". This document gives guidance to the responsibilities of landowners and developers. This document shall be used to identify and preserve sites of significance.

This document:

- outlines the requirement to comply with the *Aboriginal Heritage Act 1972*, which protects all Aboriginal sites in Western Australian whether they are known to the Department or not;
- recommends that prior to any proposed development/activity, so that no site is damaged or altered (which would result in a breach of Section 17 of the Act) it is recommended that suitably qualified consultants are engaged to conduct ethnographic and archaeological surveys of the area;
- advises that if an applicant does not wish to carry out the survey but in the course of works find anything of significance works 'should be ceased and the Department of Indigenous Affairs contacted, as if any site is damaged or altered a breach of the *Aboriginal Heritage Act* would result; and
- states that the Department has a preference that any development plans are modified to avoid damaged or altering the site and if this is not possible and in order to avoid a breach of the Act, the landowner should submit a Notice in writing under section 18 of the Act to the Aboriginal Cultural Material Committee.

4. POPULATION/ECONOMIC ACTIVITY

4.1 Population Statistics

Population statistics for the Shire of Mingenew indicate that the Shire has experienced a decrease in population. Table 1 shows the population change 1981 – 2001.

TABLE 1 POPULATION 1981 - 2001 Source: Australian Bureau of Statistics

	1981	1986	1991	1996	2001*
Mingenew (S)	740	705	657	611	545

* First Release Processing

The Townsite of Mingenew supports two-thirds of the population.

The breakdown of male/female is shown on Table 2.

TABLE 2 MALES/FEMALES 1991 – 2001 Source: Australian Bureau of Statistics

	1991			1996			2001*		
	Females	Males	Persons	Females	Males	Persons	Females	Males	Persons
Mingenew	291	366	657	279	332	611	254	291	545

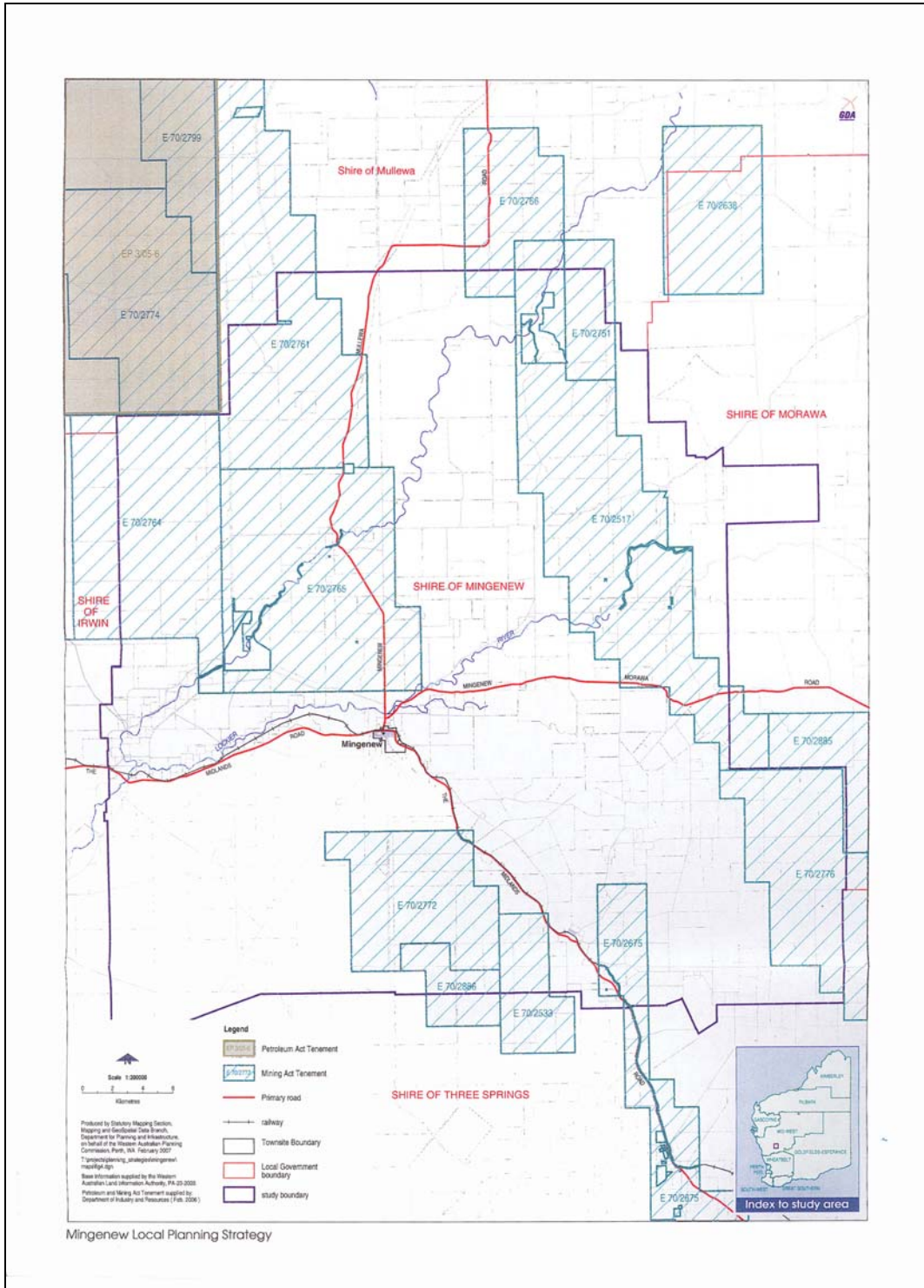
* First Release Processing

Following are details of the economic activity:

4.1.1 Mining

Coal

Coal deposits were first located in 1846 by the Gregory Brothers which resulted in the Government declaring a reserve of 10,000 acres. The need for fuel resulted in examination of deposits over the years until about 1949 by various geologists and numerous samples were taken and analysed. However, although evidence of coal has been traced over a distance of 120 miles, the Irwin River Coal deposits have been found to be uneconomic.



Mingenev Local Planning Strategy

Petroleum and Mining Act Tenements

Figure 4

Copper

Copper has been produced from various localities since 1859. In 1870 there were three main copper mining companies operating in the Shire and the production from sundry claims in the Arrino Yandanooka area was recorded as 126.05 tons of ore assaying 14.6% Cu in 1908. By 1953 recorded production was low and many leases had been abandoned.

Gold

The first specimen of gold was found in 1870 in the Upper Irwin. By 1873 the Peterwangy reserve had been established and a small stump battery was erected in Fremantle. Gold leases were worked until 1900 when the Midland Railway Company objected to the leases held within its railway reserves.

Oil and Gas

Exploration has been carried out over the Victoria Plateau since 1966 with fair success. Drilling to depths of over 4,000 metres has occurred up until 1983 however all wells have been plugged and abandoned.

Overall

The Geological Survey of Western Australia (GSWA) within the Department of Industry and Resources has a responsibility for investigating and reporting on all occurrences of minerals in this State including industrial minerals and basic raw materials, and can make recommendations concerning the protection of strategic resources of specific minerals from sterilisation as a consequence of residential or industrial development or the construction of roads or other infrastructure. The responsibility for implementing such recommendations rests with local government, the Department of Planning and Infrastructure and the Western Australian Planning Commission.

GSWA has undertaken a brief review of the geology and resource potential for the Shire of Mingenew. GSWA advises that Geology, mining tenements and petroleum title information for the area can be viewed using GeoVIEW.WA - DoIR's geological map viewer, via the website <http://www.doir.wa.gov.au/aboutus/geoview/launch.asp>. Mineral occurrences of economic interest, located within the Shire, as reported in DoIR's MINEDEX <http://www.doir.wa.gov.au/mindex2> database include coal, titanium in mineral sands and copper.

The GSWA also advises that:

1. The western part of the Shire (west the Urella Fault and Mingenew townsite) is underlain by the younger Palaeozoic formations of the north Perth Basin. These rocks are highly prospective for petroleum. The former shoreline defined by the Fault is prospective for titanium in mineral sands.
2. The eastern part of the Shire is underlain by older Palaeozoic formations of the north Perth Basin comprising the Irwin Terrace. These rocks are prospective for coal and coal seam gas. The major hills in the eastern part of the Shire such as the Yandanooka Hills consist of older high-grade metamorphic rocks.
3. There has been no reported mineral or petroleum production from the Shire in recent years.
4. Those areas of the Shire with prospective geology for coal, coal seam methane, petroleum and titanium (in mineral sands) are subject to mining tenements and petroleum exploration permits.
5. Laterite (gravel) and sand occur over large areas in the western part of the Shire. The high-grade metamorphic rocks that comprise the Yandanooka Hills and the hills situated on the eastern Shire boundary represent a potential source of construction stone (aggregate).
6. Exploration for petroleum, coal seam methane and minerals in the Shire is currently at a high level and should be encouraged on account of its economic and social benefits.

The Department of Minerals and Energy has advised there are 7 companies active in the Shire. They are exploring for coal, dolomite, base metals and gas and between them hold one prospecting, eight exploration licences, one mining lease and three petroleum permits.

Table 3 shows the current Tenements.

TABLE 3 CURRENT MINING TENEMENTS

Source: Western Australian land Information Service

Tenement No.	Tenement Holder	Status
E70/1105	Precious Metals Australia Ltd	Active
E70/1154	Precious Metals Australia Ltd	Active
E70/1291	Previous Metals Australia Ltd	Active
M70/977	Previous Metals Australia Ltd	Active
E70/1860	Midwest Coal Pty Ltd	Active
E70/2030	Dolomite Resources NL	Active
E70/2087	Balde Exploration Consultant Pty Ltd	Active
E70/2127	Balde Exploration Consultant Pty Ltd	Active
E70/2122	Falx Pty Ltd	Active
E70/1276	Respite Pty Ltd	Active

Figure 4 shows the location of these.

Probable commodities and mineral potential within the above tenements include:

COAL

OIL AND GAS

HEAVY-MINERAL SANDS

LIMESTONE AND LIMESANDS

INDUSTRIAL MINERALS

There are important activities and ongoing access for exploration and mining needs to be provided for in the Scheme. A mineral or gas discovery could mean new employment and infrastructure opportunities within the Shire.

4.1.2 Agriculture

Produce

By the late 1970's cattle were being phased out of Mingenew Shire in favour of cereals and legumes. Although grain was grown from the time of the earliest settlement, the first recorded wheat was grown in 1872 and taken to flour mills at Dongara. In the early 1900's the grain was railed from

Mingenew Station to the port. In the 1950's a farm bulk bin trucks were introduced necessitating the installation of weighbridges.

In 1936 the first bulk wheat bin of 1,653 tons was erected at Mingenev by Co-operative Bulk Handling Limited, followed by a permanent roof bulk head of 1,016 tons in 1940 – both of these were demolished in 1970. By 1955 another bin was built to hold 11,308 tons, however this received cyclone damage in 1979 and is now used as open storage.

The first 'A' type bin was built in 1968 with a capacity of 27,636 (now 227,000) tons followed by an "E" type bin in 1968 with a capacity of 13, 818 tons, and a new bin in 1998 with a capacity of 80,000 tons. New facilities were installed at the 'E' type in 1983 to provide an elevator from the bin to the railway, with garner bin over rail and a 60 tonne weighbridge. In 1981 a temporary bulk head of 25,000 tonnes was built, followed by an open bulk head of 25,000 tonnes in 1984.

At present time the total holding capacity is over 100,000 tonnes. Mingenev is the largest inland receival point in Western Australia.

Sheep had been successfully introduced into the Upper Irwin by the 1880's. The opening of large acreages of light land in the 1950's increased the productivity of the Mingenev area. In 1929/30 the sheep numbers totalled 92,309, in 1987/88 this number had increased to 326,600 head, yielding an average of 4.62 kg wool from grown sheep.

4.1.3 Tourism

Tourism is an important contributor to the Mid-West economy.

Tourism activity in the region is reasonably well spread throughout the year but reaches a peak from July to October – the wildflower season.

Realisation of the region's tourism potential is advanced by the Batavia Coast Marina, the Geraldton Region Museum and increased promotion of the region's unique maritime archaeology. This will increase the visitors to the region with possible spin offs for the Shire, in terms of demand for tourist

accommodation and passing trade. There are also opportunities to develop ecotourism in areas such as the wildflower industry.

Encouraging tourism is a major objective of the Scheme and the Shire's Principal Activity Plan.

5. SERVICES

5.1 Infrastructure

5.1.1 Water

The Water Authority of Western Australia provide a reticulated water supply to the Mingenew Townsite area from four (4) bores located adjacent to the same. No State provided reticulated water supply is provided to the rural areas of the Local Authority.

The Water and Rivers Commission have finalised Mingenew Water Source Protection Plan (2001) for the Mingenew Town Water Supply.

The Mingenew town water supply comes from four Water Corporation production bores that abstract groundwater from the semi-confined aquifer of the Parmelia Formation. The Mingenew Water Reserve was declared in December 1983.

The land uses within the Water Reserve are mainly extensive agricultural, but also include recreational areas and a waste transfer facility. The wellfield is vulnerable to contaminants entering the aquifer through direct recharge and therefore careful management of land uses above the aquifer is necessary to protect the resource.

It is proposed to classify the Mingenew Water Reserve for Priority 2 source protection.

Priority 2 (P2) source protection areas are defined to ensure that there is no increased risk of pollution to the water source. P2 areas are declared over land where low intensity development (such as rural) already exists. Protection of public water supply sources is a high priority in these areas. P2 areas are managed in accordance with the principle of risk minimisation and so some development is allowed under specific guidelines.

The Priority 2 classification is based on the following:

- The Mingenew wellfield draws groundwater from a shallow, semi-confined aquifer that is considered to be vulnerable to contamination;

- The wellfield is of strategic importance to the Mingenew community as it is the closest potable water source;
- Current land planning strategies recognise the continuation of general rural activities;
- The classification. is compatible with the current low intensive agricultural land uses in the water reserve. A non-conforming land use, the waste transfer station, will be managed to minimise impact to groundwater quality.

A circular wellhead protection zone of 300 m radius centred on each bore should be implemented.

The Water Reserve will be managed to minimise the risk of contamination to the aquifer. Management strategies will include posting signs to indicate the location of the reserve, and assessment of development proposals with respect to water quality protection.

A copy of the report is contained in Appendix D.

It is proposed to identify the Water Reserve as a Special Control Area and insert special provisions in the Scheme Text requiring Council to have regard to the "Mingenew Water Reserve Water Source Protection Plan" and to refer development proposals that are likely to impact on water quality to the Water and Rivers Commission for advice and recommendation.

5.1.2 Effluent Disposal

This is undertaken throughout the Shire by the provision of septic tanks and leach drains and where those have been installed in an appropriate manner for the development they service. There is a high winter water table and stormwater runoff that fills septic tanks could flow into the Irwin River. Inverted leach drains are therefore encouraged. Reticulated sewerage is an essential precursor to higher density development

Mingenew is listed on Schedule 'Locations with Public Health and/or Environmental Constraints for Onsite Wastewater Disposal' of the draft Government Country Sewerage Policy (to be finalised this year).

This as implications for rezoning and development. Detailed site information and assessment may be necessary. Appropriate densities and lot sizes are considered to be 1,000m²+ for unsewered residential development on zoned land.

5.1.3 Electricity

This facility is supplied from the State Energy Commission grid which services the area. No problems exist with regard to this service continuing to provide for any demand within the Local Authority area.

5.1.4 Roads

The only two main roads within the Shire of Mingeneu are the Midlands Road (Moorra-Dongara route) and Mingeneu-Morawa Road. Main Roads Western Australia is responsible for both these roads. Both roads have a less than desirable road reserve width.

Main Road's policy is to widen the road reserve to a minimum of sixty (60) metres; however, there is no current project to undertake this widening in the short to medium term. The widening will occur on each road reserve on a case by case basis as the opportunity arises and funds are available. The catalyst for road reserve widening would be a need to realign a section of road to improve a less than desirable horizontal or vertical alignment however; there are no current plans for any such improvements.

Several bridges within the Shire of Mingeneu (both on Main Roads and Shire Roads) are planned to be upgraded which could effect the adjacent land by reserve widening or road realignment.

During last winter the Irwin River flooded to near record levels. Main Roads undertook surveys at Strawberry Bridge and Milo Crossing which may be of interest.

Main Roads has no current plans to realign Midlands or Mingeneu-Morawa Roads within the Shire of Mingeneu, although as there are some less than desirable curves, improvements may be undertaken in the future. There is a

possibility of realigning Midlands Road at Switchback Road junction to improve stacking distance to the Switchback railcrossing, but this is a low priority project.

Table No. 4 provides detail regarding the type and length of roads existing within the Shire over the 10 year period specified.

TABLE 4: TYPE/LENGTH OF ROAD

TYPE OF ROAD	JUNE		
	1977	1979	1987
Sealed or Primed	188	188	191
Gravel Surface	277	276	275
Formed Only	45	43	41
Unformed Public Roads	10	1	4
TOTAL LENGTH	520	508	511

Roads (Kilometres)

Source — Australian Bureau of Statistics

The roads within Mingenew Townsite are wide and sparsely used, where the problems which exist are mainly generated by the speed and noise associated with through traffic. This aspect has been addressed by the Mingenew Townscape Plan which was compiled in 1989, as is the landscape treatment of the four (4) roads which enter the Town from Perth, Mullewa and Geraldton/Dongara. The Mid-West Corporation currently runs 100 trucks per day transporting iron ore on the road between Morawa and Dongara, which passes through the Shire of Mingenew. The Minister is requiring this iron ore to be transported by rail by April 2007 on the Morawa-Mullewa line. Two companies plan to transport Magnetite from deposits east of Mingenew to the Geraldton Port via a slurry pipeline.

5.1.5 Pedestrian and Dual Use Paths

Footpaths in a variety of forms exist throughout the Mingenew urban area and the Shire at the present time is undertaking a programme of beautification and construction of the pedestrian areas associated with the commercial uses within the Townsite.

It is envisaged that consideration could be given to the pursuit of a dual use path network, for the Townsite, via a joint funding programme by the Local Authority and the State Government, at some time in the future.

5.1.6 Rail

Westrail has advised the Shire that at this time it has no intention of varying the existing railway location or the land use of any railway reservations.

5.1.7 Telecommunications

Telecommunications facilities are generally available throughout the Shire and it is understood that services can be provided to users in line with current Telecom Policy.

5.1.8 Refuse Disposal

There is a waste transfer station now located on the former landfill site. Waste is stored at this facility and transported to Geraldton.

5.1.9 Stormwater Drainage

Generally throughout the Scheme Area, stormwater is discharged into natural water courses and in the urban area into a stormwater drainage facility.

This method of stormwater disposal has not presented difficulties from an environmental view in the past, due mainly to the low density of development, however Council is continually mindful of the need to provide for stormwater disposal in a manner which is environmentally acceptable.

5.1.10 Aerial Landing Ground

This facility which was constructed in the early 1950's is located on a portion of the old Stock Route some 7 kms from Mingenew townsite.

It is used in the main by private aircraft owners and for crop spraying activities.

5.2 Community Services

5.2.1 Library

A branch of the State Library which was opened in 1955 operates from within the Shire Office facility.

5.2.2 Cemetery

The present cemetery site was gazetted in 1899 and is located to the west of the Mingenew Townsite with frontage to the Midlands Road.

5.2.3 Education Facilities

There is a Primary School in Mingenew. High Schools are located in Morowa and Geraldton.

The land which is currently set aside for School Site purposes in the Mingenew Townsite is sufficient to cater for educational facility requirements and no additional land area is envisaged to cater for future student numbers which currently stand at approximately 100 pupils.

5.2.4 Law Enforcement

The Town of Mingenew is provided with Police Station and Courthouse facilities, currently two (2) police officers are stationed in the town.

5.2.5 Health Facilities

A Silver Chain Centre has been located in Mingenew Townsite since 1953 and it is currently located in a centre which was opened in 1977. No resident doctors live in the Shire at the present time and the Town received weekly visits from doctors from neighbouring areas.

An Infant Health Clinic has existed in the town since 1948.

6. COMMUNITY FACILITIES/ATTRACTIONS

6.1 Crown Land and Reserves

Numerous parks and public areas have been developed in the Mingenew Townsite over many years. Most of the areas are visually distinct and include:-

- (a) The Mingenew Spring
 - Reserve 957
 - 1 ha site of parkland with distinct trees
 - Main watering point for men and stock in 1850's

- (b) Mingenew Nature Reserve
 - Reserve 2323 gazetted in 1893 and vested in the Conservation Commission of Western Australia for the purpose of flora and fauna conservation
 - 316 ha site located west of Mingenew Hill

- (c) Little Well Reserve
 - Originally Aboriginal reserve 4818 gazetted in 1898
 - 10 acres now vested in the Shire for recreation purpose

- (d) Mingenew Hill
 - Reserve 7701 gazetted in 1901
 - A tourist lookout point dedicated to the pioneers of the district

- (e) Mingenew Caravan Park
 - Purchased by the Shire in 1964
 - 2 ha site, attractive setting, opened in 1969.

- (f) Information Bay
 - Purchased by the Shire in 1964

- 2 ha site containing an information bay developed for recreational use by the Lions Club
- (g) Cecil Newton Park
- Purchased by the Shire in 1970
 - Fronting onto the Midlands Road the site originally contained the Pearce and Herbert Store
- (h) Stockman's Camping Area
- Reserve 33600 vested in the Shire as a camping place in 1975
 - Originally stockman's camping area when stock was brought down to the railhead.
- (i) Mingenew Common
- Reserve 99693
 - Old drive-in site, now nature park
- (j) Recreation Ground
- 1934 the Greater Sportsground was excised from the Common and vested in the Shire for Recreation, Race Course, Showground and Aerial Landing Ground Purposes
 - A tiered spectator area overlooking the oval and beyond offers magnificent views of the district
 - Mingenew Recreation Centre opened in 1985, the Sportsground Advisory Committee co-ordinates clubs using the sportsground.

Reserves which exist in the "Rural" area(see Rural Area below) of the Shire have in the main been set aside for the purposes of Conservation of Flora and Fauna and the preservation of natural features. Coalseam Conservation Park is a major attraction in the Shire (see Section 9.3).

- (k) Rural Area

Coalseam Conservation Park

Crown Reserve 900 (754ha). Vested with the Conservation Commission of Western Australia.

Depot Hill Reserve

Crown Reserve 2360 (826ha). Vested with the Shire of Mingenew, vesting to be transferred to the Conservation Commission of Western Australia.

Reserve 428 and 24083

Crown Reserve 428 and 24083 (88ha). Vested with the Water and Rivers Commission and unvested reserves respectively, proposed to be transferred to the Conservation Commission of Western Australia.

6.2 Other Attractions

Things to See and Do

Mingenew Common — Wildflower Walk
Museum
Cecil Newton Park
CBH
Mingenew Springs
Telecentre
Shire Library
Police Station
Post Office
Silver Chain
Primary School
Recreation Centre
Enanty Barn
Moblas 5 — Tracking Station
Yandanooka Valley

Sporting Facilities

18- Hole Golf Course
Bowling Rinks
Hockey Fields
Football Oval
Tennis Courts
Basketball Courts
Netball Courts
Polocrosse Club

Skateboard Park

Accommodation

Caravan Park

Commercial Hotel

Schools Inn

Supplies

Mingenew Trading Co.

Boyland's Hot Bread

BP Service Station

Shell Service Station

Commercial Hotel

S.B.S. IAMA

Elders

7. PLANNING ISSUES

7.1 Principal Activities

Appendix C contains a copy of the Principal Activities Plan. Key activities relevant to the Local Planning Scheme include:

- develop a welcoming environment to encourage more tourism
- encourage the private development of Historical Buildings so as to promote them as significant tourist facilities
- encourage particular commercial enterprises into the district
- recognise the positive attributes of a rural lifestyle for prospective residents
- establish light industry in Mingenew

The new Scheme will need to accommodate these activities

7.2 Statutory

Within the State of Western Australia there are a number of Acts and Statutory Regulations which govern development. These Acts and Regulations also apply to local authorities and hence the Shire of Mingenew. These Acts include the Planning and Development Act, Public Works Act, Environmental Protection Act, etc.

Other factors need to be taken into account to ensure consistency in development throughout the Shire, besides the requirements of the State Acts and Regulations

These include;

- (a) constraints and opportunities associated with the development of land and the suitability of that land for development;
- (b) the wishes and aspirations of the community in the development and future direction of the Shire; and
- (c) the need to ensure the amenity of the area is not adversely affected from unwanted or uncontrolled development

7.3 Planning by Policies

The New Scheme provides for the Shire to prepare Local Planning Policies and to have regard to these policies when determining applications. The Scheme sets out the process for preparing and adopting Local Planning Policies.

7.4 Planning Scheme Structure

Council has adopted the structure of this Town Planning Scheme after consideration of aspects, such as :

- Councils management of its Local Planning function
- The land use pattern which exists within the Shire
- Development trends throughout the Shire
- The Mingenew Townscape Plan via which Council will continue to support a desirable "Built Environment".

Consideration of the aspects detailed above and in this Strategy has resulted in seven (7) zones listed below:-

- Residential
- Town Centre
- General Industrial
- Special Use
- Rural – Mining
- Rural – Residential
- Rural Townsite

And introduces Local Planning Policies to assist Council to manage its Local Planning function in a proper and realistic manner (see Section 7.3).

The structure of the Local Planning Scheme adopted by Council provides detailed documentation covering the total Shire Area.

It is Councils intention that the structure of the Scheme enables the realistic management of the Local Planning Function by Council and its limited staff in a manner that recognises the needs of the community.

7.5 New and Current Zones

(a) Residential

The existing Local Planning Scheme has sufficient land zoned residential to cater for the foreseeable future. There is however, a need to rationalise and condense some areas already zoned and to allow for development of medium density residential in areas close to the commercial centre. Medium density development is however not possible given the absence of reticulated sewer and the presence of Mingenew townsite on Schedule 2 of the Country Sewerage Policy (see Section 5.1.2)

The use of land in the Residential Zone shall be consistent with the following objectives:-

- The zone shall be predominantly residential in use.
- Non-residential uses permitted under the provisions of the Scheme shall be of service to, compatible in character with and of a scale and operation which is not detrimental to the predominant residential use.
- Any non-residential use which Council may at its discretion permit in the Residential Zone, shall not detract from the amenity of the area or adversely affect the lifestyle expected in a predominantly residential environment.

(b) Rural-Residential

The current Local Planning Scheme does not cater for a mixture of farming lot sizes that allow hobby farming or alternative lifestyle blocks. There is a need to provide for land zoned rural-residential around some parts of the Mingenew township that can take advantage of the services of the town, but also allow for different rural lifestyles.

Council recognises the need to preserve and protect the agricultural land throughout the Shire and the uses and practices which occur on the same.

The following areas have been identified for Rural – Residential.

1. 2 lots to the north of the General Industrial area;
2. 3 lots to the west of town; and
3. lots north of town as Future Rural Residential/Rural Smallholdings.

(see Figure 5)

The use of land in the Rural Residential Zone shall be consistent with the following objectives:

- provide lots near an urban centre for rural residential lifestyle purposes,
- ensure that Rural-Residential development is carried out in a proper and orderly manner,
- to promote the use of the land in a manner that does not leave it barren and subject to erosion,
- to ensure that other uses and activities compatible with the predominant use are provided for,
- to promote the protection and enhancement of any environmentally significant areas through subdivision design.

(c) Town Centre

The current Local Planning Scheme has sufficient land zoned Town Centre. There is a need to condense and reorganise some areas to cater for the changing patterns of development. The Shire has come under pressure to allow show-room and light industrial uses closer to the centre of town, and hence there is a need to examine what uses should be permitted within an the zone.

In order to address the above issue additional General Industrial zoned land has been identified near the rail reserve. This should be able to accommodate Light Industrial uses satisfactorily.

The zonings also reflect the recommendations of the Townscape Plan.

The use of land in the Town Centre Zone shall be consistent with the following objectives:-

- To provide for the variety of predominantly commercial service, social and administrative uses required to service the needs of local resident and visitor alike.

Mingenew Local Planning Strategy



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Proposed subdivision

Figure 5

- The maintenance and centralisation of commercial, service and other permitted uses in a compact accessible centre.
- To encourage development in general compliance with the Mingenew Townscape Plan
- To provide for residential use where such use is combined with a commercial use or where a residential use is proposed in a location where it is inappropriate or impractical to consider any other.
- To provide for pedestrian movement and sheltered spaces relating to the same.
- To provide for the safe and efficient flow of traffic and the adequate provision of car parking facilities.
- To encourage the development of new building or the modification/restoration of existing buildings in a manner which is compatible with the existing Streetscape in terms of scale, height, design, materials location and facade design.
- To restrict the use of the Town Centre for any industrial activity, which is not of a low key or service nature and which does not provide for the storage of any unsightly goods from the public view.

(d) General Industrial

Council has initiated the subdivision of land on the northern side of the railway for industrial purposes (see Figure 5). This land needs to be appropriately zoned.

Certain requirements have been incorporated within the proposed zone to ensure that the development and uses are suitable for the area proposed:

- It is intended that the following uses are to be provided for within the General Industry zone; light industry, light steel fabrication, motor vehicle repairs, milk depot, plant nursery, tyre/suspension repair and sales, local distribution depot, showroom, and warehouse, panel beating/spray painting, electrician etc. at Councils discretion.

- It is intended that uses such as fuel depots, general industry, hazardous industry, noxious and rural industries, and transport depots (for bulk agricultural, livestock or mineral products) be maintained as uses appropriate to the Industrial zone.
- It is desirable to create an attractive streetscape with landscaping, common driveways, building design and material guidelines, sign guidelines, surfacing of yards, car parking guidelines etc to ensure a high standard of development due to the visual nature of the site.
- It is intended for the properties to be developed within a 2 year tithe period of purchase.
- Allow for the provision of commercial shopfronts to the buildings.
- Allow for the provision of an Office as an incidental use.
- Allow for the power under the Local Planning Scheme to remove an approval for non-compliance with any approval and/or condition of approval to commence development.
- Due to the present servicing of the site, require all use to be in the category of 'dry-type industries' ie. any industrial use permitted must demonstrate that the type and volume of effluent to be disposed of can be successfully disposed of on-site without adverse environmental or health impacts, utilising conventional effluent disposal systems approved by the Health Department of Western Australian and the Environmental Protection authority.
- Standard connection to Western Power and Water Corporation infrastructure will be provided at the time of subdivision.
- Common driveways and uniform landscaping will be provided to the road frontage of the properties at the time of subdivision.
- Create a subdivision design for the purposes of creating an easement for the existing power line along a lot boundary and provide for lot boundaries to coincide with power transmission poles.
- Create a subdivision design for a variety of lot sizes for light industrial purposes.

- Fencing to be in accordance with Council By-laws relating to Fencing.

Figure 5 shows the subdivision concept. Lot 1 to the north of Ernest Street is proposed to be zoned General Industrial. The Lots to the north (Lots 2 – 12) are proposed to be zoned Rural-Residential.

Westrail have advised that they have no objections to that portion of the railway reserve 20 metres or more away from the centre line of the main line being rezoned to Industrial. An area of land (2.07 hectares) on the northern side of the railway line has been defined for that purpose.

The General Industrial Zone applies to the land adjacent to and north of the railway reservation and Mingenew Railway Station Complex.

The location of the zone is considered consistent with the following objectives:-

- To provide for industrial use on a location where it does not detract from the "Built Environment" of Mingenew Townsite.
- To provide land for industrial development which is reasonably flat and thus permits ease of use and development.
- To provide land for industrial development which can be provided with easy road access for industrial traffic.
- To provide serviced land which can be realistically developed in a manner which minimises industrial impact on the townsite area.
- To provide sufficient good land to enable Council to realistically cater for the land needs of anticipated industrial development within the townsite area.

(e) Special Use Zones

There are a number of special use sites within the Mingenew town site at present. The site zoned Special Use – Private Education is to be rezoned Residential R12.5 to reflect the current land use and the two sites containing Places of Worship are to be rezoned Residential to reflect the permissibility of the use in that zone.

The Special Use Zone category has been included within the Scheme with the objective of appropriately gaining special types of development. Development which falls within this zone is set out in the Special Use Zone Schedule which forms part of the Scheme text and includes such uses as Caravan Park/Park Land. Private Education, Wild Flower Demonstration Plot/Tourist Activities.

(f) Rural Mining

This zone embraces the majority of the Shire area and the major objective of the zone classification is to preserve the current agricultural practice which exists throughout the same. With the above in mind Council is mindful of the need to preserve the present system of land tenure via its non-support of further rural land subdivision.

Within the Rural – Mining Zone, Council considers that should a need be demonstrated the Scheme must provide the means via which uses of a specialist nature can be located within the Zone, subject to the special approval of Council.

The new scheme is expanded to take into its jurisdiction the entire local authority area. This will enable the Shire to have a better influence on the development of the Shire and control over proposed land uses.

The Scheme area covers the whole Shire. As previously outlined the economic base of the Shire hinges to some degree on the mining industry. The Council acknowledges this fact and, whilst it would not stand in the way of mining developments, it needs to monitor the industry from a servicing point of view. The Council intends to encourage the mining companies that have their mining activities located near the townsite, to establish the residential components of the operation in Mingenew. Where the location of the minesite makes it impracticable to use the facilities of the township alternative development will be permitted.

The zoning table specifies that Extractive industries are 'A' uses in a Rural/Mining zone. This requires the application to be advertised.

Single residence is permitted in a Rural/Mining zone as a 'P' use ancillary accommodation is a 'D' use, grouped dwellings are an 'A' use and residential buildings are an 'A' use. All other residential development is not permitted. The Council will, however be prepared to approve, say, for example Single Persons Quarters as an Additional Use. Schedule 2 will then need to include the description of the land and Additional Uses allowed.

Where description of the land is difficult a diagram of the land can be included in the Schedule. One of the conditions of allowing an amendment to the Scheme to include an Additional Use will be that the area to be developed is surveyed to enable the land to be legally defined, thus allowing the area to be rated at a Gross Rental Value instead of an Unimproved Value. This will provide the Shire with additional income to offset the costs of providing the necessary services.

(g) Rural Townsite

It is proposed to place a Rural Settlement zoning over Yandanooka townsite. This townsite currently only supports two houses, a hall and an old school building.

7.6 Special Control Areas

No special control areas are proposed.

7.7 Reserves

(a) Recreation, Civic, Community and Educational Uses

All of the above uses are provided for within the Scheme documentation in the appropriate manner and it is suggested that during the life of this Scheme no additional land areas of any significance will be required for any of the above mentioned land uses, apart from that which can be provided as a condition of subdivision approval.

These are substantial additional areas of Parks and Recreation reserves proposed in TPS 3 due to the inclusion of the areas outside of Mingenew townsite into the Scheme.

Surplus railway land 20m from the centreline of the track has been leased to Council for Civic purposes. This will be appropriately reserved.

(b) Roads and Railways

Major road and railway reservations have been described in the Local Planning Scheme, throughout the Shire in general and within the Mingenew Townsite area in particular. In general terms major road and railway reservations of State significance come under the control of the Main Roads Department and Westrail respectively and it is recognised that the development of any land abutting the same must pay regard to this fact.

8. SCHEME PROPOSALS

8.1 General Format

It is proposed to utilise the Model Scheme Text as a basis for the Scheme. The WAPC have indicated they now require this standard format for all schemes. Specific controls as discussed throughout this report and as documented below are included in Scheme 3.

The Scheme Maps have been prepared by the DPI using their Scheme Map capture service.

8.2 Scheme Aims

The Scheme Aims will be in addition to the general objectives —

- provide for future landuse needs and townsite expansion
- identify future residential land to meet the need& of the private sector
- encourage new industries and businesses
- encourage tourism opportunities
- provide for mining activities
- to preserve, protect and enhance the Mingenew Townscape and historic buildings

Specific objectives for each zone are also specified so as to guide consideration of applications/proposals.

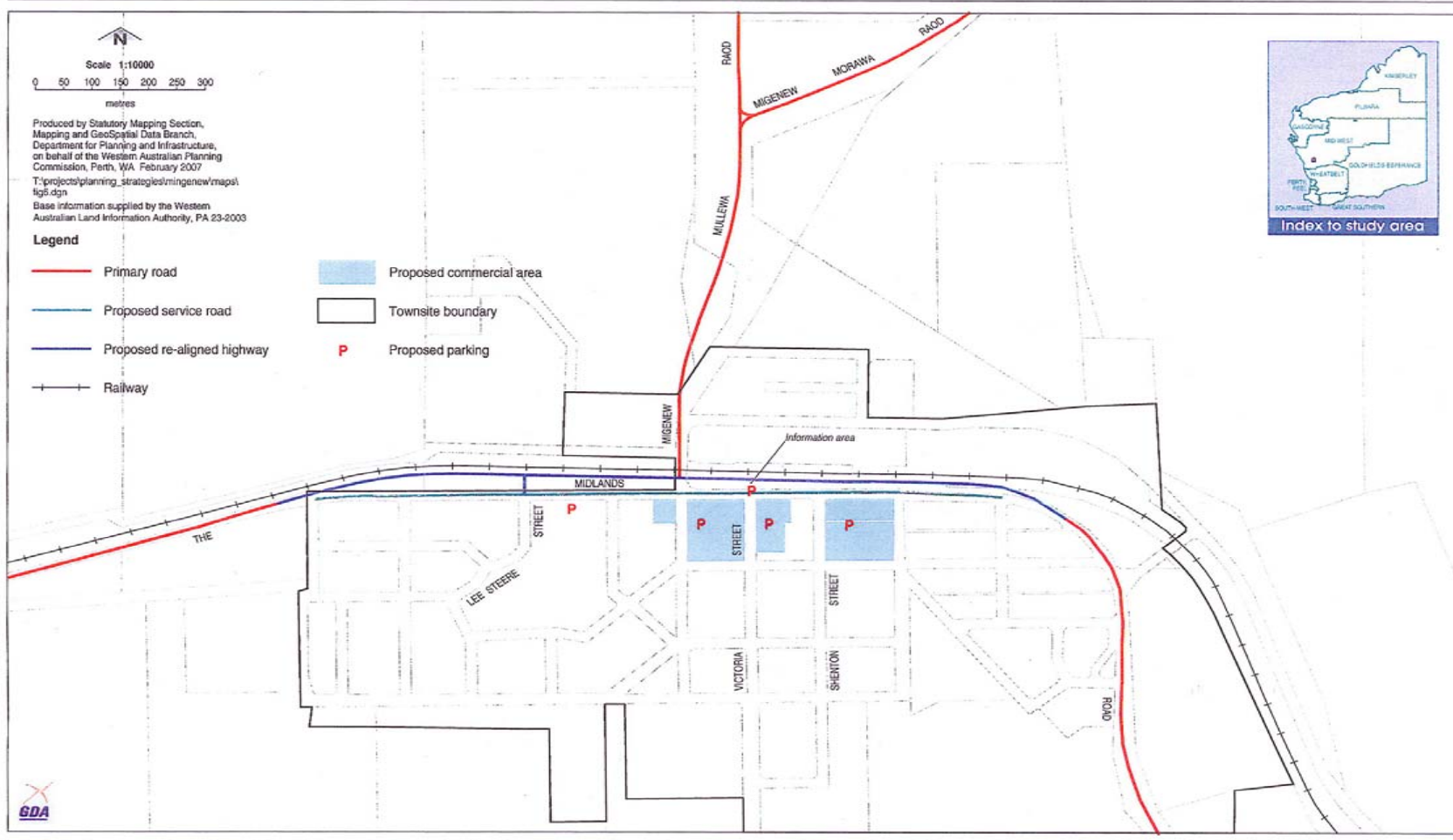
8.3 Land Care

Land care issues such as salt intrusion and stream erosion need to be covered in the Scheme for the Rural/Mining zones.

8.4 Updated Definitions

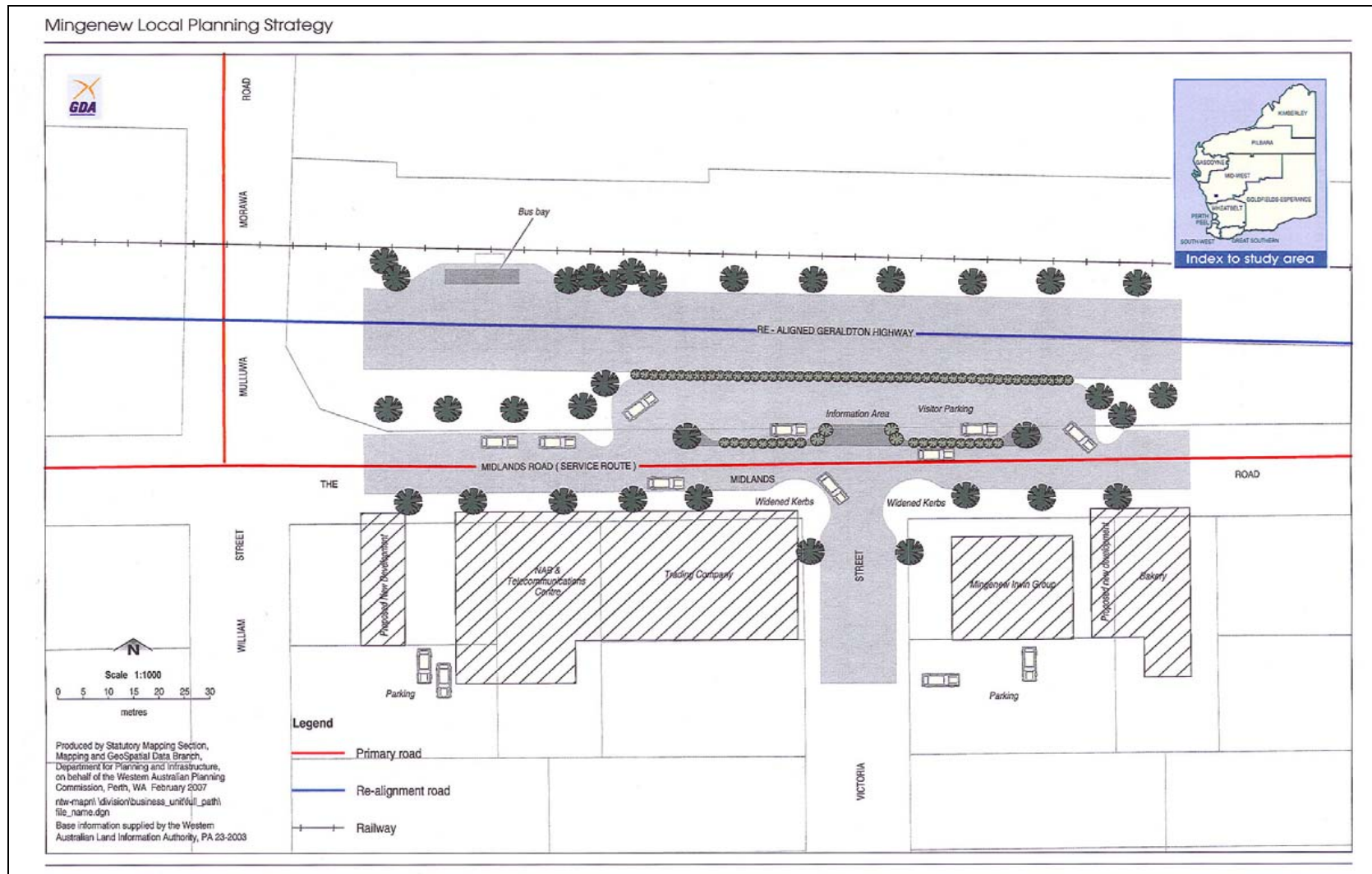
The latest definitions from the Model Scheme Text will be incorporated.

Mingenew Local Planning Strategy



Mingenew Local Planning Strategy
Re-alignment of The Midlands Road

Figure 6



Mingenew Local Planning Strategy
Information Bay Proposals with Re-alignment

Figure 7

8.5 Flexibility

The new Scheme has been designed to be flexible in order to encourage development. Flexible provisions to all for all possible types of development and landuses and an overall variation clause are proposed.

Broad zonings and land use categories are proposed.

8.6 Zoning Table

Broad land uses are proposed to be used in the Zoning Table

8.7 Residential Planning Codes

The latest Model provisions of the R Codes will be incorporated.

8.8 Mining Activity

General Industrial land will need to be identified for possible expansion of Mingenew.

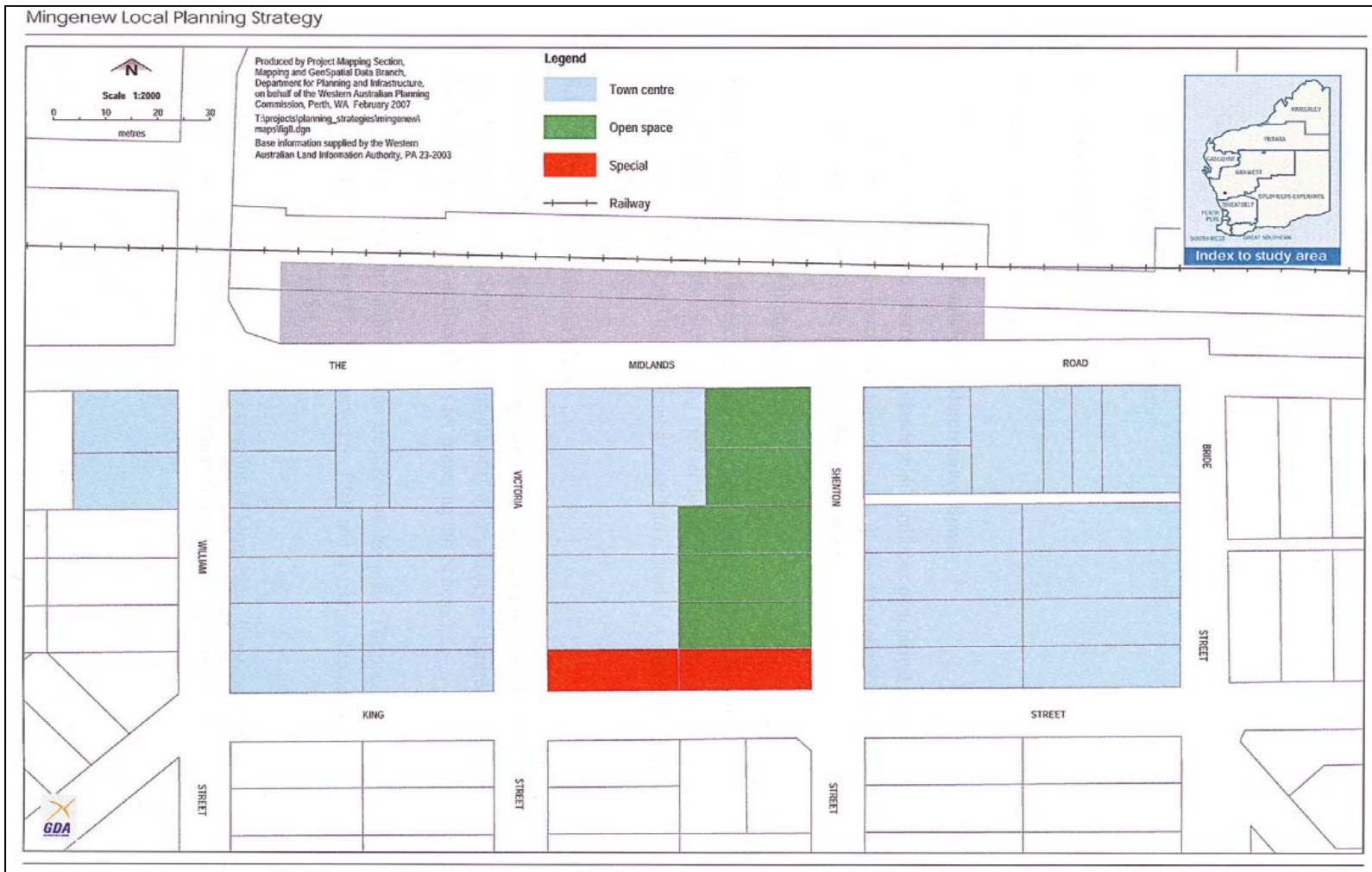
Appropriate controls will also need to be put in place for mining activity in the Rural — Mining Zone. These include controls to ensure that the environmental and landscape qualities are not detrimentally affected, that adequate provision is made for any intensive use of rural roads, and that there is no conflict with existing rural activities undertaken in the area.

In determining an application for extractive industry Council shall have regard to and may impose conditions relating to the demand for additional services, facilities and infrastructure, the impact on surrounding land uses, and shall require a management plan to manage the impact of the extractive industry.

8.9 Council Policies

In order to assist with the achievement of the Scheme objectives Council has included provision within the Scheme for the making of Local Planning Scheme Policies. The policies include: -

- Mingenew Townsite-Relation of Mining leases to Future Townsite Development
- Caretakers Residences In Industrial Zone
- Group Dwellings in Rural/Mining Zone



Mingenev Local Planning Strategy

Town Centre - Existing Land Use

Figure 8

- Temporary Accommodation and Construction Camps
- General Townscape Improvement and Development
- General Rural/Mining Zone Policy
- Development of "Special Residential"
- Relocation of Existing Dwellings

These are contained in Appendix B.

8.10 Development Bond/Road Maintenance Bond

In order to gain bonds to ensure compliance with conditions of approval and gain monies for maintenance of roads that provide access to sole developments special provisions are proposed to be inserted in the new Scheme.

8.11 Second hand Buildings

Council has a policy on the erection of second hand buildings. Provisions will be included in the new Scheme concerning the erection of second hand buildings.

Council requires a bond and the applicant to enter into a Deed of Agreement before the issue of a building licence.

8.12 Townsite Expansion Plans

A Townsite Expansion Plan has been prepared for Mingenew townsite — the economic and social centre of the Shire, where the majority of key issues are centred. This plan has been adopted by Council as a basis for preparing this Scheme.

Zonings and reservations in this Scheme are based on this plan. The open space on the Townscape Plan is proposed to be reserved for P&R and is extended to cover an additional 2 lots on the TPS.

The plan also indicates future possible expansion of Mingenew. It will be used as a guide for assessing subdivision and development applications and a guide for amendments to the Scheme.

8.13 Residential Development

The development of residential uses will conform to the Residential Design Codes. These Codes have been adopted by the Scheme in accordance with the WAPC policy. Health Department are unlikely to support higher densities (see Section 5.1.2).

Residential development shall be permitted at the R12.5 density. R12.5 only applying where the applicant can demonstrate, to the Councils satisfaction that effluent can be disposed either on or off site.

8.14 Townscape Plan

A Townscape Plan was prepared in 1989 for Mingenew. This plan made various recommendations for —

- Information
- Town Entries
- Landmarks
- Streetscape
- Individual Buildings
- Vehicular Circulation and Parking
- Pedestrian Areas
- Business Improvement

One of the major recommendations was re-alignment of the highway (see Figures 6 and 7), which has not been implemented due to cost.

The Plan also recommended the preservation of existing buildings and improvement to the Town Centre streetscape.

In terms of the Local Planning Scheme Zonings the Plan recommended —

"The Townscape Committee has shown strong interest in the concentration of the commercial area into one particular area rather than stretched out along Midlands Road as at present; the encouragement of other retail types; the development of single persons quarters and motel accommodation; the provision of off-street parking; and the encouragement of people to come and live in Mingenew. If any of these aims are to be successful, both in the short term and in the long term, then it is of the utmost importance to develop a zoning scheme.

Plan 1 shows a proposed Local Planning Future Land Use Plan for the area surrounding the commercial core.

The Town Centre Area has been concentrated into a linear space between Bride Street and the Roadhouse, with land on Shenton Street put aside for the motel and single persons accommodation. This should focus activity in this area and other retail type activities should be encouraged to locate here.

To complement the concentrated zone, provision for parking areas has been made on a number of lots directly to the rear of the Midlands Road frontages. These will provide safe shopper parking and encourage people to use Mingenew as a shopping area on the grounds that it has easy and safe access to shops.

These parking areas can also provide staff parking and servicing space. Land to be upgraded on the Railway Reserve is also seen, at least in the short term, as useful parking space, especially for visitors to the town. All land allocated for parking is mostly vacant apart from the lot fronting William Street. This is seen as a long term proposal to complement any redevelopment of the present use.

The land shown as Open Space is Cecil Newton Park, seen as an important part of Mingenew's future. Most of the remaining land is shown as Residential, this restricts other uses to other areas and creates order in those areas where people live."

Figure 8 contains Plan 1 of the report.

This plan and the recommendation of the Townscape Plan are included in Scheme 3., except for some components such as the re-alignment of the Highway.

8.15 Scheme Examination Report

Scheme Examination Report highlighted a number of deficiencies with the current Scheme that need to be addressed —

ADMINISTRATION LIMITATIONS

The current Scheme has a number of inadequacies. It is poorly formatted and does not follow a logical sequence. Clauses that logically should follow each other do not.

The text refers to legislation, policies and by-laws that no longer exist. This will need to be rectified.

The Scheme has a number of inconsistencies through the text. The controls and provisions are unclear and vague, and the interpretations are obsolete.

The new Model Scheme Text has a far superior set of standard clauses. These should be used as a basis for the new Scheme.

Workshop With Council Officers

The Scheme is deficient in a number of areas, including:-

- 1. The Scheme does not contain the latest Model Scheme Text clauses, particularly concerning heritage controls. The current controls are not considered adequate, which allow for a Municipal Inventory to be a separate document.*
- 2. The Scheme does not contain the latest Model Scheme Text clauses concerning the preparation of a Local Planning Strategy.*

The Local Planning Strategy is intended to set out the councils broad vision for the local government and the longer term directions for landuse and development.

The Local Planning Strategy will be particularly valuable in: -

- applying the State Planning strategy and interpreting the framework of State and regional policies and plans for the local area:*
- establishing the councils aims for the local government area and the strategies, policies and general proposals to achieve these aims;*
- providing a planning context for the statutory provisions of the scheme and to assist the council in making decisions under the scheme;*
- explaining the councils broad strategy for the area in a way which is understandable to the public: and*

- *providing a basis for co-ordinating public and private development.*

At standardised format is not required and each council should adopt an approach that best suits its local area and issues. Generally, however, there are some features which will be common.

It is expected that Local Planning Strategy would be made up of a written statement and a diagrammatic map(s) or plan(s) illustrating the strategic directions for the local government area.

The Local Planning Strategy should contain:

- *a descriptive analysis of the characteristics of the local government, its regional context and key planning issues;*
- *a statement of aims explaining the strategic land use directions which will become the aims of the Scheme.*
- *the strategy which describes the way in which the stated aims will be achieved;*
- *more detailed policies and proposals for particular areas or specific subjects developed for the strategy; and*
- *an outline of how the strategy will be implemented.*

In general, the Local Planning Strategy will lay down the basic structure in terms of future population and employment. It will show the broad strategies for housing, industrial, shopping and business activities and proposals for transport, parks, open spaces and other public uses. It may define planning precincts or areas for new development, redevelopment, improvement and conservation, and indicate any special priorities or programs of action. For country schemes, the settlement policy will be a major part of the Local Planning Strategy together with the priorities for rural land.

The Local Planning Strategy will integrate the current separate local rural, housing and commercial strategies into one document. It will

provide an ideal basis to assist public consultation on the Scheme. It could also be linked to the councils corporate planning initiatives for land use and development.

3. *The WAPC has released a number of policies and the State Planning Strategy. These have not been addressed and when prepared the Scheme will need to be modified to reflect their recommendations.*
4. *The definitions need to be updated and made clearer. There needs to be more definitions.*
5. *The Scheme needs to be flexible with broad zonings to allow for changes.*
6. *The Scheme Text is fairly standard and does not reflect local conditions.*
7. *The Scheme currently does not provide for townsite expansion and rural residential land demand and industrial land shortages. It needs to look at the land use needs of the town.*
8. *Townscape improvements and an entry in to the town needs to be incorporated as part of the Scheme.*
9. *Look at future of State Government reserves and cater for in Scheme.*
10. *Encourage growth and identify development opportunities.*
11. *Specify criteria for assessment of "AA" and "SA" uses.*
12. *Specify more comprehensive parking standards.*
13. *A Townsite Expansion Plan is required to guide future development of the town and the townsite expansion plan should be reflected with appropriate zonings.*
14. *Appropriate buffers need to be provided for industrial uses.*

15. *Planning approval should not be required for all development where it is permitted and conforms with the Scheme requirements.*
16. *Setbacks within the Industrial area need to be reviewed so they conform with the BCA.*
17. *Provide specifically for tourism accommodation.*
18. *Only Mingenew townsite is covered by the Scheme. The remainder of the Shire has no planning control. There is pressure for subdivision and rural industries outside of the Mingenew townsite over which Council has no planning control.*
19. *There are a number of properties zoned residential but not used for this purpose.*
20. *There is a shortage of high quality residential land. There should be guidance for future expansion and it should be appropriately zoned up front.*
21. *Council intends to subdivide land to the north of the railway for rural residential and industrial purposes. This will need to be appropriately zoned.*
22. *There are very few development standards. More are needed but they should not be too restrictive.*
23. *There are some attractive residences in the town. A minimum standard should be enforced to maintain a high quality.*
24. *Residences and all buildings be designed with respect to the climate, such as having verandahs.*
25. *There is need to gain greater control over contemporary rural activities such as viticulture and aquaculture so as to ensure appropriate location and no impact on traditional rural activities.*
26. *There is currently no provision for a Special Rural Zone in the Text or Maps.*

Ministry for Planning

As part of the assessment of the effectiveness of Scheme 2, the Ministry for Planning were invited to make a comment.

Discussion with Ministry Officers indicates that a simple Local Planning Scheme is required using the updated Model Scheme Text.

Effectiveness To Guide Land Use And Development.

Given the above it is clear that the Scheme is deficient in guiding land use, and development. One of the major weaknesses with the Scheme is that the Scheme does not cover the whole Shire and it does not provide for future expansion of Mingenew.

Conformity With A Region Scheme

The Scheme has been examined in terms of its conformity with a Region Scheme. There is currently no Region Scheme covering this area.

Proposals are made in the Geraldton Region Plan for the Shire of Mingenew. These proposals will need to be incorporated in a new Scheme.

Received Submissions

The desirability of reviewing Local Planning Scheme No. 2 was advertised in the West Australian. No submissions were received.

Input and comment was invited from —

Department of Conservation and Land Management

- *Department of Environmental Protection*
- *Water Corporation*
- *Westrail*
- *Agriculture WA*
- *Department of Land Administration*
- *Ministry for Education*
- *Western Power Corporation*

- *Telstra*
- *Water & Rivers*
- *Heritage Council of WA.*
- *Main Roads Department of WA.*
- *Department of Minerals and Energy*
- *Ministry for Planning*
- *Alinta Gas*
- *Shire of Mullewa*
- *Shire of Three Springs*
- *Shire of Morawa*

The comments are as follows –

- *Shire of Mullewa – no comment at this stage*
- *Three Springs Shire Council – the right to farm philosophy and the seemingly incompatibility of contemporary farming practices of aquaculture and viticulture with traditional fanning practices.*
- *DOLA – no comment at this stage*
- *Water Corporation – request that sites for facilities be identified as part of Scheme Review*
- *Western Power – no comment at this stage*
- *Alinta Gas – no comment at this stage*
- *Westrail – in view of Westrail's current land rationalisation programme there would be no objections to that portion of the railway reserve 20 metres or more away from the centre line of the main line being rezoned to "Industrial".*
- *Main Road WA– The main policy of Main Roads that we would like to be addressed as part of the Shire of Mingenew Local Planning Scheme Review is our Road Reserve width. The only two main roads within the Shire of Mingenew are the Midlands Road (Moora-Dongara route) and Mingenew-Morawa Road. Both of these roads have a less than desirable road reserve width.*

In general terms Main Roads' policy is to widen the reserve to 60 metres. There is no current project to widen the reserve so this would only occur in the short to medium term as the opportunity arose and funds could be made available. The actual amount of widening on each side of the reserve would be determined case by case.

Several bridges within the Shire of Mingenew (both on Main Roads and Shire Roads) are planned to be upgraded which could effect the adjacent land by reserve widening or road realignment.

During last winter the Irwin River flooded to near record levels. Main Roads undertook surveys at Strawberry Bridge and Milo Crossing which may be of interest.

Main Roads has no current plans to realign Midlands or Mingenew-Morawa Roads within the Shire of Mingenew, although as there are some less than desirable curves, improvements may be undertaken in the future. There is a possibility of realigning Midlands Road at Switchback Road junction to improve stacking distance to the Switchback railcrossing, but this is a low priority project.

- Water & Rivers Commission – *The following are issues that the Water and Rivers Commission would like considered in the preparation of the new Local Planning Scheme for the Shire of Mingenew:*

The scheme should recognise that a Water Reserve exists around the Mingenew townsite to provide water quality protection to the town's water resource. Development or activities that may adversely impact on the water reserve should not be permitted, or have appropriate conditions imposed.

A function of the Commission is to foster the maintenance of the environmental quality of waterways and wetlands. The Commission is encouraging the inclusion in Local Planning Schemes a standard condition being that, where appropriate, developments (such as subdivisions) require the proponent to provide adequate protection to a river, tributary, waterway, or wetland. Where the river foreshore has high conservation value (remnant vegetation exists and is undisturbed) the Commission is encouraging the establishment of a foreshore reserve or for the proponent to enter into a foreshore management agreement (FMA).

The Commission is encouraging the inclusion in Local Planning Schemes a standard condition being that applicants acknowledge (or are required to have) a Groundwater Licence from the Commission for any groundwater extraction, other than that for domestic or stock purposes.

- *Department of Minerals and Energy — I have reviewed the text of the September 1994 Local Planning Scheme No. 2. A copy of the text was available at Albert Facey House while the plans for the Mingenew Townsite and District Zone Scheme are held at the Geraldton Office of the Ministry for Planning. Consequently, I will confine my comments to the text.*

Part 1 (page 3) provides an overview of the mining, mineral and petroleum exploration which prevailed from the 1870's to 1983. I suggest that you consider revising the paragraphs about coal, copper, gold, oil and gas as there are 7 companies active within the Shire. They are exploring for coal, dolomite, basemetals and gas and between them hold one prospecting, eight exploration licences, one mining lease and three petroleum permits. The attached map and table are provided for your consideration when revising the text and rural district map.

The Department of Minerals and Energy would like to see some reference in the section on policy (eg. 5.2) to ongoing access for exploration and mining. There is currently no such reference to these important activities. A mineral or gas discovery could mean new employment and infrastructure opportunities within the Shire. These economic factors should be referred to in the review.

8.16 Lot 72 Midlands Road, Mingenew

Council has supported a caretaker's dwelling, a garden centre and intensive agriculture on this property. The Schedule of Special Uses reflects this.

8.17 Lots 94 —100 William Street

These lots are currently zoned Special Use for Holiday Accommodation and Lodging House. Some of the land is vacant and has residential development potential. It is therefore proposed to include these lots under a Residential zoning and list the Holiday Accommodation and Lodging House as Additional Uses in Schedule 2 of the Scheme Text.

8.18 Westrail Land

The northern portion of the railway land in Mingenew abutting Eleanor Street is surplus to Westrail requirements. It is therefore proposed to include this land under a General Industrial zoning, as per the land opposite. This will consolidate the industrial and provide for future expansion.

8.19 Land North of Existing General Industrial Zone

Land north of the existing General Industrial Zone and the Rural — Residential Zone (see Figure 5). This will cater for expansion and rounding off of the existing industrial area and cater for the demand for small rural lots/larger residential lots in close proximity to Mingenew.

8.20 Lots in Town Centre Proposed as Parks and Recreation

Additional land is reserved as Parks and Recreation abutting Shenton Street to reflect the existing use as Cecil Newton Park.

9. ENVIRONMENT

9.1 Environmental Features

The Shire of Mingenew contains a number of important environmental features including the following:

- Irwin River, Arrowsmith River and Lockier River
- parts of the Shire contain Declared Rare Flora

The important environmental features. These are contained within Recreation reserve on the Rural/Mining zone and development proposals shall be referred to DEP and or CALM for advice.

9.2 Geology

Mingenew is divided into three geological elements:

- i) the Pre-Cambian Basement;
- ii) the Sedimentary Basin; and
- iii) the Superficial deposits.

About two thirds of Western Australia is occupied by the ancient Australian Pre-Cambian shield which is composed of igneous, metamorphic and sedimentary rocks formed more than 600 million years ago. In Mingenew, the Pre-Cambian shield, known as the Yilgarn Block, extends eastwards from the Darling Scarp.

The Irwin River Valley is a flat floored, mature valley running south west to north east roughly 48 kilometres in length and 16 kilometres wide. Known as the Irwin Sub-basin, it lies between Urella and Darling Faults and glacial action during the Permian Age has left glacial rocks and fossils in strata formation. The permian rock contain the Nangetty Formation, consisting of tillite, shale, tillitic sandstone and conglomerate; the Holmwood Shales consisting of grey-green shale and siltstone with thin beds of limestone and rare glacial erratics; and the Irwin River Coal Measures consisting of a sequence of lenticular fine to coarse-grained sandstone, conglomeratic sandstone, siltstone, carbonaceous claystone and sub-bituminous coal.

In addition, the Fossil Cliff Member of the Holmwood Shale is found in the Irwin sub-basin. This is a unit of siltstone and richly fossiliferous limestone found in outcrops at the top of the Holmwood Shale. It contains rich marine invertebrate fauna from the Sakmarian age. (Early Permian Age – more than two hundred and fifty million years ago).

To the west of the Urella Fault is the Victoria Plateau. This is a laterite capped plateau standing about 250 metres above sea level and represents an old erosion surface developed on Mesozoic rocks and subsequently lateritized. Erosion around the margin of the plateau has produced characteristic breakaways and flat topped mesas occur throughout the area.

9.3 Vegetation

East of the Darling Scarp vegetation is open woodland consisting of York Gum (*E. loxophleba*), Mallee Gum (*E. foecunda*), Jam (*Acacia acuminata*), Needlebush (*Hakea recurvate*) and Sheoak (*Casuarine obesa*) with Wattle (*Acacia sp.*) and some heath.

The valley area contains saltbush (*Atriplex sp.*), bluebush (*Maircana sp.*) and wild geranium (*Erodium sp.*) with jam, wattle and needlebush. River gum (*E. cameldulensis sp.*) and Sheoak grow along the water courses. Different species of grasses, everlastings and herbage grow both east of the Darling Scarp and in the valley area on a seasonal basis.

Within the Victoria Plateau the flora consists of heath consisting of low acacia scrub with *Melaleuca* and *Banksia* species, Grass Tree (*Xanthorrhoea sp.*) and Christmas Tree (*Nuytsia floribunda*).

As most of the Mingenew Shire is occupied by cereal and sheep farms, much of the natural vegetation has been removed. An estimated 95% of the Shire has been cleared. This makes areas of remnant vegetation important.

- Remnant vegetation is important for:
- maintaining evolutionary opportunities, functional links (corridors), nutrient cycling, ground water recharge, erosion protection;

- providing examples of ecosystems, communities or habitats, benchmark sites and important research sites;
- conservation of individual species and gene pools as a local seed source;
- social values-recreation, aesthetics, public education; and
- forming part of a regional perspective

Remnant vegetation is contained in Coalseam Conservation Park, Mingenew Nature Reserve, Depot Hill, Crown Reserve 428, Crown Reserve 24083, other crown reserves within the Shire and within private property.

Appendix E. contains a list of the Rare and Threatened Flora and Fauna that has been identified by the Department of Environment and Conservation.

9.4 Water

Within the Yilgarn Block area east of the Darling Scarp the water resources are limited and highly saline. Only some of the water is suitable for stock and water resources are maintained mainly by surface catchments ie. dams.

The Irwin Sub Basin contains similar water resources to that found in the Yilgarn Block. There are some shallow ground water resources of variable quality and the water table follows the topography. Small supplies of variable quality water are found at a depth of less than 30 metres within the Nangetty Formation and no groundwater is found at all within the Holmwood Shale.

West of the Urella Fault within the Dandaragan Trough, is found the Yarragadee formation containing sandstones which form continuous aquifers of large groundwater resources. The water table does not follow the contours of the land and ranges in depth from the surface to approximately 150 metres and is generally fresh except for those areas close to the Irwin and Lockier River beds.

There is water reserve located to the south of Mingenew (see Appendix D).

9.5 Climate

Compiled from recordings kept since 1896, Mingenew Townsite receives an annual average rainfall of 409 mm. An average of 300 mm falls within the growing season from May to August.

Some rural areas of Mingenew are subjected to occasional flooding by the Irwin River system as a result of both local rainfall and rainfall flowing down from the upper watershed north of Pindar. It has also been subjected to a number of cyclones, hailstorms and droughts which have caused various wind, flood and erosion damage throughout the years.

9.6 Environmental Impact of Scheme Proposals

The Environmental Protection Authority assess the environmental impacts of Local Planning Schemes. Any new proposals or zoning changes compared with the existing Local Planning Scheme will need to address the environmental issue.

The EPA have published a Checklist of environmental issues for urban developers which can be used as a guide to the types of issues that require consideration. These are included in Appendix A.

The only proposals made in Local Planning Scheme No. 3 that vary from current land uses and zoning are –

- General Industry zoning of the land to the north of Ernest Street to reflect the proposed subdivision plan (see Plan 5). This area is currently industrial to the south and supports Councils depot.
- Rural-residential use of land to the north of the above Industrial land. This land is parkland cleared and tight controls will apply such as those proposed for the Rural-Residential zone. This area is currently vacant and has not previously been developed. It contains some remnant vegetation and as such it is proposed to put in place tight controls on clearing and a requirement to define a 2,000m² building envelope.
- Providing additional uses of caretaker's dwelling, garden centre and intensive agriculture. These uses are an expansion of the existing permitted uses of wildflower demonstration plot/tourist activities. This area is already developed and merely provides for an expansion of the permitted uses.
- Lots 94 – 100 William Street be zoned Residential and the current Special Use for Holiday Accommodation and Lodging House be made additional uses for the properties. This area is already developed and merely provides for an expansion of the permitted uses

- General Industry of surplus Westrail land on the southern side of Eleanor Street. This land has been used for Westrail purposes in the past.

9.7 Environmental Issues

There are a number of environmental issues in the Shire of Mingenew. These include:-

Protection of Natural features:

As outlined in Section 9.1 the Shire contains a number of natural features. These are proposed to be protected via appropriate reservation (ie foreshore reserves) and land use and development controls applying, in particular to the Rural Mining zone. Special provisions are also included concerning the protection of Declared Rare Flora.

Setbacks of 100m to watercourses and wetlands are included in TPS 3.

Landscape protection:

The landscape of the Shire is proposed to be protected so as to retain its quality.

All urban development is consolidated into the two townsites. In the Rural –Residential areas it is proposed to have controls relating to: -

- setbacks from water courses and wetlands
- reduction in nutrient export into water courses and wetlands
stocking rates
 - methods of effluent disposal
 - location of buildings/structures in relation to main roads
 - retention of trees and vegetation

In the Rural – Mining areas it is proposed to have controls relating to: -

- protection of the rural landscape
- setbacks from water courses and wetlands
- application of fertiliser
- methods of effluent disposal
- impact of intensive agriculture or mining activities on environmental and landscape qualities
 - fencing of remnant vegetation and water bodies
 - stocking rates

Erosion

Erosion and soil salinity is also an issue in the Shire and reduction of soil erosion is encouraged.

Appropriate land use and agriculture practices are encouraged. These are backed up by specific controls on clearing, protecting remnant vegetation and stocking rates.

Water Source Protection

Protection of the quality and quantity of water is another key issue addressed in TPS 3.

The Mingenew Water Reserve is included under a Special Control Area for Public Drinking Water Source Protection. This puts in place land use and development controls to ensure protection and long term management of the water resource.

Controls are also proposed to reduce nutrient export into water bodies, wetlands and groundwater, and include: -

- setbacks from water courses and wetlands
- height above groundwater
- controls in floor prone and damp areas
- control of method of effluent disposal
- fencing of remnant vegetation and water bodies
- retention of trees and vegetation

APPENDIX A
EPA Checklist

EPA Checklist

The natural environment

Flora

- Any Declared Rare or Priority Listed Flora
- Any special vegetation communities or complexes of local or regional significance
- Survey maybe delayed because of the need for the right season (eg flowering).

Fauna

- Any Declared Rare of Priority Listed Fauna to be relocated or recolonised.
- Any feeding grounds for migratory birds. Covered by international treaties.
- Impact of development on fauna — noise, pets, people etc.

Ecosystem preservation

- Any ecosystem of local or regional significance. (eg banksia woodland, coastal heath, claypan communities).

Coastal zone management

- Management of public access
- Preservation of fragile dunes
- Structures to protect the coast, control of sand drift etc.

System 6 and other systems

- Is land in or next to an area covered by the EPA's Red Book recommendations. If so, refer to the EPA for assessment.
- Land outside Red Book areas may have special (eg local) values warranting protection.

Dieback

(Impact on original and revegetation)

- Is dieback on your site. If so, special constraints are needed on earthmoving, and only tolerant plants can be used for revegetation.
- If your site is clean, ensure dieback is not brought in with fill.
- Consider possible off-site effects through drainage etc.

Water issues

Groundwater

- What constraints apply due to
 - environmental protection policies
 - groundwater protection areas
 - recharge areas
- Impact of site dewatering on quantity and quality of neighbours' supplies and nearby wetlands.

Hydrodynamics

- Flushing of marinas
- Maintenance and dredging

Water bodies and Wetlands

(estuaries, rivers, lakes and wetlands)

- No direct drainage into them
- Preserve public access
- Retain fringing vegetation
- Water quality management (see Eutrophication)
- Septics must be set back (limits set)
- On going vesting and management must be provided to retain and protect them.

Eutrophication

(Seasonal accumulations of algae in water bodies due to excessive nutrients flowing from fertilisers, animals and septic systems on nearby developments — eg Peel-Harvey)

- Minimum lot size for septic
- On-site drainage (in Peel-Harvey catchment this may mean some low land cannot be developed)
- Vegetation retention/re-establishment
- Minimal fertilisation – native species
- Strict limits on horticulture and intensive animal industries

Floodplains/floodways

- Inappropriate for development

Catchment

- In a water catchment area. Which one
- What implication or constraints. (eg Peel-Harvey, declared catchments)

Land-use issues

Adjoining nearby land uses

- Their impacts, constraints on your land (and groundwater)
- Possibilities for complementary development (eg of a nearby reserve)

Past landuses

- Need for and cost of site cleanup (eg toxic wastes, asbestos, old tip sites)

(Remember caveat emptor)

Land-use capability

(Soils, geography and geology)

- Soil stability, drainage and suitability for construction, septic etc.
- Competing land uses
- Mineral resources – basic raw materials policy (eg clays in Swan Valley)

Pollution issues

Air quality

- Don't plan residential development close to industry (buffer areas needed)
- For Kwinana and Kalgoorlie, environmental protection policies protect air quality outside buffers.
- Provision of buffers between residential developments and any conflicting land uses as recommended under the EPA guidelines.

Risk

- EPA policy is that no residential area should be subjected to risk from industry of more than one death per one million people per year.
- Some local industries — eg service stations (LPG) and water treatment plants (chlorine) —have risks which can constrain development nearby.
- Sites that have been contaminated through previous land uses and need to be assessed and remediated.

Noise

- Comply with neighbourhood noise regulations during construction
- Is a buffer from major transport corridors or industrial areas needed.
- Does aircraft noise constrain development.

Dust

- Control construction dust impact on neighbouring land uses.
- Guidelines

Odours

- Any potential sources nearby? (eg animal breeding and processing, sewerage treatment, water treatment, refuse disposal, other industry)
- Any natural sources? (eg polluted wetlands and estuaries).

Liquid effluent

- Discharge of liquid effluent must not cause environmental change in the receiving water body (see EPA Bulletin 103)
- Discharge to sewer must meet WAWA standards

Solid waste

- Minimise waste through separation, recycling, composting
- Dispose to an approved landfill site
- Heavy metals, PCBs, pesticides etc need special treatment

Drainage

- Plan for on-site drainage
- No direct discharge to water bodies
- Design to minimise drainage and maximise infiltration (see Water Resources Council booklet "Water Sensitive Residential Design" 1989)

Meteorology

- Prevailing winds for odour or dust
- Flood event frequency for stormwater management

Wider issues

Provision of services

- Proximity and adequacy of services
- Impact on environment of access to services
- Interim arrangement (eg pump out)
- Off-site implications

Soil conservation

- On undergraded land
- Retain and upgrade existing vegetation
- Drainage management
- On degraded land
- Re-establish vegetation
- Drainage management

- Special measures (eg hydromulching) to stabilise soil

Greenhouse

- Ensure waterside developments are an adequate height above AHD
- Extra drainage management capacity
- Plan for water conservation

Sewage disposal

- Always connect to reticulated sewerage if at all possible
- EPA policy for septic tanks puts limits on development intensity and clearance from leach drain to groundwater and water bodies.
- Industrial waste controls.
- Take into account provisions of the Draft Country Sewerage policy

Rehabilitation/revegetation

- You may be required to guarantee effective establishment
- Stabilisation of earthworks
- Minimise fertiliser, water requirement by appropriate selection of species

Ongoing management of reserves, POS, canals etc.

- Who will do it?
- Who will pay?

Clearing

- AGRIC or LA approval maybe needed
- "Scorched earth" policy of preparing land for subdivision is not acceptable. Maximum vegetation should be retained
- Windrow burning may be constrained

Landscape

(How people feel/relate to it)

- eg Darling escarpment

- sympathetic design is needed

Heritage

- eg National Estate, Barracks Arch, Palace Hotel

Aboriginal issues

- Approval under the Act
- Consult community groups (both are needed)

Social impact

- Expectations of residents
- Nature of development in relation to existing situation
- Impact on/of your customers
- Access to work/recreation etc.
- Consultation, involvement of locals

APPENDIX B

Policies

**SHIRE OF MINGENEW
LOCAL PLANNING SCHEME NO. 3
(DISTRICT SCHEME)**

The Mingenew Shire Council under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 3 hereby adopts the following policies.

LOCAL PLANNING SCHEME POLICY NO. 1

MINGENEW TOWNSITE — RELATION OF MINING LEASES TO FUTURE TOWNSITE DEVELOPMENT

DATE ADVERTISED:

DATE FINALLY ADOPTED:

- 1.0 The Council shall oppose the granting of any mining lease or licence that may affect:
- a) the satisfactory continuation of existing urban uses within and adjacent to the existing townsite;
 - b) the planned use of land in the vicinity of the townsite.
- 2.0 The Council may require additional works for any development in or near the townsite that may affect the exiting or proposed urban uses. Additional works may include landscaping, dust/noise control, and any other provisions considered by the Council to be necessary to protect and preserve the amenity of the existing urban uses.

**SHIRE OF MINGENEW
LOCAL PLANNING SCHEME NO. 3
(DISTRICT SCHEME)**

The Mingenew Shire Council under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 3 hereby adopts the following policies.

LOCAL PLANNING SCHEME POLICY NO: 2

CARETAKERS RESIDENCES IN INDUSTRIAL ZONE

DATE ADVERTISED:

DATE FINALLY ADOPTED:

A caretakers residence is an 'A' use in an Industrial Zone, and therefore requires advertising in accordance with the Scheme Text.

A caretakers residence shall only be permitted at the rear or other appropriate location as determined by Council. of a lot zoned Industrial.

The Council will not support the subdivision or development of land in an industrial zone that will :

- (a) allow the residence to be sold separately from the industrial use of the land;
- b) restrict the use of the land for industrial purposes.

**SHIRE OF MINGENEW
LOCAL PLANNING SCHEME NO. 3
(DISTRICT SCHEME)**

The Mingenew Shire Council under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 3 hereby adopts the following policies.

LOCAL PLANNING SCHEME POLICY NO, 3

GROUP DWELLINGS IN RURAL/MINING ZONE

DATE ADVERTISED:

DATE FINALLY ADOPTED:

- 1.0 According to the provisions of the Scheme in the Rural/Mining zone;
- a single residence, where it is the first on the property, is exempt from requiring the Councils planning consent; Subsequent single residences are a 'P' use and as such require the Councils planning consent; and
 - group dwellings are an 'A' use. 'A' uses are required to be advertised.
- 2.0 In considering applications for grouped dwellings the Council will be mindful of its objective for controlling such developments.

The Councils objective is to ensure that all residential development associated with mining projects, (especially single persons quarters), that is, or is proposed to be, within 40 kilometres of Mingenew townsite, is located within the town boundary. The intention of this policy is to help consolidate all existing development within the Shire and to help offset the costs of servicing isolated communities.

The Council will give special consideration to applications for extensions to existing developments within the 40 kilometres distance, and where the applicant can justify, to the Councils satisfaction, that such sitings within a townsite would not be appropriate or feasible.

- 3.0 Where the Council permits the establishment of an attached or group housing development not within a townsite, it shall require the applicant to survey the area to enable the site to be properly defined to allow the Valuer General's office to impose a Gross Rental Value on that portion of the property.

**SHIRE OF MINGENEW
LOCAL PLANNING SCHEME NO. 3
(DISTRICT SCHEME)**

The Mingenew Shire Council under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 3 hereby adopts the following policies.

LOCAL PLANNING SCHEME POLICY NO. 4

TEMPORARY ACCOMMODATION AND CONSTRUCTION CAMPS

DATE ADVERTISED:

DATE FINALLY ADOPTED:

1.0 Objectives

The objective of these guidelines is to provide advice for potential developers of temporary accommodation or construction camps during the development of any minesite.

The guidelines have been prepared to ensure that developers are aware of the requirements in providing, managing and removal of the camps.

The guidelines will be utilised by the Mingenew Shire Council in considering any applications proposed for the development of these camps.

The Council should be contacted at an early stage to discuss local variations that may apply.

All approved applications shall be for a specified period of time.

2.0 Definitions

In these guidelines the following definitions apply:

'accommodation room' means the individual rooms for each employee and./or married couple such that it provides sleeping quarters for that employee and/or married couple only.

'accommodation unit' refers to a cluster of a maximum of four accommodation rooms.

'ancillary buildings' refers to any buildings associated with the construction camp not used for the purposes of accommodation ie. bar area, dining hall, kitchen, offices etc.

'temporary accommodation camp' or 'construction camp' shall be interpreted as:

"any camp used for a duration of more than six months though not necessarily in the one location, for the accommodation of a workforce of more than 25 persons in conjunction with-

- (a) the construction of a railway line or siding;
- (b) the construction, structural alteration or demolition of-
 - (i) a building;
 - (ii) a dock, wharf, jetty, pier, breakwater, tunnel, dam,. Viaduct, reservoir, pipeline, gas holder; and
 - (iii) waterworks or sewerage works;
- (c) the preparation of an area for mining operations; and
- (d) any other work that required a temporary resident workforce. but does not include
- (e) camps used for defence purposes; and
- (f) wayside camps for drovers or teamsters.

Note: This definition has been extracted from the Health Act (Construction Camp Regulations).

Temporary Accommodation or construction camps have been divided into two types being:

- TYPE A** Camps which are located in close proximity to existing urban or resident populations, typically on land zoned for residential or commercial purposes, at the discretion of Council.

TYPE B Camps which are considered to be remote from existing urban or resident populations, typically on land zoned rural or pastoral uses, at the discretion of Council.

3.0 Location of Camps

The particular location of any proposed camp is at the discretion of the Council and will depend on the capability, suitability and appropriateness of the site for the proposal.

In general, unless council grants approval otherwise, temporary accommodation or construction camps shall not be located:

- (a) in a position or area that would adversely affect residential, special residential or special rural uses or lifestyles or that would detract from any particular scenic or visual attraction;
- (b) adjacent to recognised tourist routes, unless suitably screened or designed for permanent use;
- (c) within any sensitive areas such as industrial zone buffers or waste water treatment plant buffers;

Council would give favourable consideration to proposals which enhance existing tourist accommodation facilities.

4.0 Density of Development

- 4.1 Councils preference is that any Type A camp should not exceed 200 accommodation rooms.
- 4.2 Councils preference is that any Type B camp shall not exceed 500 accommodation rooms.
- 4.3 Councils preference is that the overall density of development of the camp will not exceed 100 persons per hectare.
- 4.4 Council may consider variations to the above requirements, subject to the proponent providing adequate justification for the proposed variations(s) to Councils satisfaction.

5.0 Variety of Accommodation

- 5.1 Councils preference is for the camp(s) to provide for a variety of accommodation (married and single) units to be provided within any camp to promote good social integration and wellbeing in keeping with local community aspirations and standards.
- 5.2 Councils preference is for geographically separated areas for single and married accommodation.

6.0 Design Requirements & Building Materials of Structures

- 6.1 All materials used and construction of accommodation and ancillary buildings shall be in accordance with the Building code of Australia 1996 and Health Act (Construction Camp Regulations).
- 6.2 The use of reflective cladding materials on the buildings shall not be permitted.
- 6.3 The building materials for a Type A camp shall be of the earth brown, vegetation green or local landscape colours range to blend with the surroundings.
- 6.4 The use of second hand materials is not supported in Type A camps.
- 6.5 Council may consider approval to use second hand materials and/or buildings in Type A camps, and all applications to do so must be accompanied by the following information:
- (a) photographs clearly showing four separate elevations of the used buildings;
 - (b) an inspection report from an approval Building Surveyor; and
 - (c) the standard building and site plans as would be required for such an application.
- 6.6 Each accommodation unit must be designed such that each accommodation room meets the following criteria:
- (a) the ventilation and air space is to be in accordance with the requirements of the Health A 1911 Construction Camp Regulations;

- (b) adequate provisions are to be made for heating and cooling systems for each accommodation room;
 - (c) an ensuite is to be provided for each accommodation room within Type A camps, though Council may consider the use of shared ensuite facilities between two accommodation rooms. The ensuite shall contain a shower, toilet and hand basin. Each ensuite shall have a door that opens outwards or can be readily removed from the outside. In the case of a shared ensuite, the door(s) must be capable of being locked. The requirements for the ensuite must be in accordance with the Health Act 1911 and the Building Code of Australia 1996;
 - (d) it is Council's preference that each accommodation room is provided with a bed, clothes storage, table/desk and any other necessary furniture, as may be required;
 - (e) each accommodation room is to have at least two double power points; and
 - (f) each accommodation room is to be provided with both natural and artificial light, in accordance with the requirements of the Health Act 1911 Construction Camp Regulations.
- 6.7 Adequate provisions are to be made for verandahs for each accommodation unit or alternatively, the supply of common covered outdoor areas, to the satisfaction of Council.

7.0 Landscaping & Aesthetics

- 7.1 All accommodation units, ancillary buildings and car parking areas will be setback in accordance with the Mingenew Local Planning Scheme, or Interim Development Order No. 9.
- 7.2 All boundary setback areas with frontage to roads will be required to be landscaped with appropriate fast growing trees and shrubs, to the satisfaction of Council.
- 7.3 The internal camp area is to be landscaped for screening and shade purposes, in accordance with an approved landscape plan, to the satisfaction of Council.
- 7.4 Landscaping works are to be commenced within 30 days of the completion of construction of the camp, and are to be maintained by the developer/manager of the camp throughout the duration of the camp. Council may require that a bond be provided to ensure that the landscaping is maintained.

7.5 The developer is to provide footpaths which are a minimum of 1.2 metres wide between all accommodation units, outdoor areas, ancillary buildings, car parks and bus bays. The footpaths shall be shown on the site plan at the time of making the application. The materials used to construct such footpaths are to be to the satisfaction of council.

8.0 Fencing

The developer may be required to install uniform boundary fencing, such as plain post and wire around the property boundary, to the satisfaction of Council.

9.0 Water Supply

9.1 Arrangements are to be made with the Water Corporation so that connection to a water supply service will be available to the proposed camp.

9.2 In the event that no reticulated water supply can be provided to the land, arrangements are to be made to provide an adequate water supply of potable water. Potable water is defined as water in which the levels of physical, chemical and microbiological constituents do not exceed the guideline values set out in the National Health and Medical Research Council and Australian Water Resources Council publication "Guidelines for Drinking Water quality in Australian 1987", which has been approved by Council subject to any conditions which may be laid down by the Commissioner for Health.

9.3 All tanks and vessels used for the storage of drinking water shall be so constructed and covered as to prevent water stored therein from becoming polluted or contaminated.

9.4 The potable water supply shall be of a capacity to provide a minimum of 80 litres per person per day.

10.0 Stormwater Drainage

All stormwater from roofed and paved areas shall be collected and disposed on site to the satisfaction of Council.

11.0 Effluent Disposal & Toilet Facilities

- 11.1 All ablution facilities shall be connected to an appropriate approved effluent disposal system, in accordance with the requirements of the Department of Environmental Protection and the Health Department of Western Australia.
- 11.2 In addition to the ablution facilities provided for each accommodation room, suitable provisions are to be made for ablution facilities in common areas ie. bar areas, dining rooms, offices etc.

12.0 Laundry Facilities

- 12.1 Minimum laundry facilities shall be provided to the following scale:

Up to 100 persons	1 unit to 10 persons
Over 100 up to 200 persons	1 unit per 12 persons
Over 200 up to 300 persons	1 unit to 15 persons

Or

otherwise in accordance with the Health Act (*Construction Camp Regulations*)

- 12.2 Such laundry facilities will include —
- (a) at least one washing machine connected to hot and cold running water;
 - (b) a trough with a drain plug and hot and cold running water;
 - (c) at least 0.3 metres of bench space for ironing clothes, with access to a power point;
 - (d) an electric clothes drier or 60 metres of washing line;
 - (e) supplied with artificial light.

13.0 Rubbish Disposal

- 13.1 The developer/manager of a Type A camp will be required to negotiate with the Council for the provision of rubbish disposal services.
- 13.2 The developer/manager of a Type A camp is to provide at least one common area for rubbish collection which may be easily accessed by the Council. This area is to contain bin wash down areas and be appropriately setback and screened from adjoining buildings, to the satisfaction of Council.

- 13.3 Bins to be provided in all common areas.
- 13.4 All putrescible waste for a Type A camp is to be disposed of in 240 litre MGB's. All other wastes are to be disposed of in skip bins.
- 13.5 The developer/manager of a Type B camp will be required to provide information to Council on the proposed rubbish disposal method to its satisfaction.

14.0 Lighting

- 14.1 Appropriate night time security lighting is to be provided within the campsite to the satisfaction of the Council.
- 14.2 All lighting shall be required to adopt shading measures and be directed to minimise any unnecessary light spill and impacts on the surrounding locality.

15.0 Emergency Services, Fire, First Aid

- 15.1 Type A camps will be required to provide emergency fire services in accordance with relevant legislation.
- 15.2 Type B camps will be required to make adequate provisions for emergency fire services, including firebreaks, fire fighting equipment and water supplies in accordance with the relevant legislation.
- 15.3 Council will require that the proponent prepare emergency fire procedures plan.
- 15.4 The proponent will be required to make suitable provisions for first aid facilities in accordance with Health Department regulations.
- 15.5 All emergency services shall be adequately marked and located to ensure emergency vehicle access.

16.0 Parking Provisions

- 16.1 Car parking shall be determined upon application

16.2 Provisions shall be made for bus parking and pick-up/set-down areas within the site, or as required.

16.3 All car-parking areas shall be located, designed and constructed in accordance with the Mingenew Local Planning Scheme or Interim Development Order No. 9 requirements.

17.0 Internal Road Standards

17.1 All internal roads shall be a minimum of 4 metres in width and designed and constructed in accordance with Councils Development Standards, or as otherwise approved by Council.

17.2 Councils preference is for a one-way system of vehicle movement throughout the site and a maximum speed of 8km/h.

18.0 Road Frontage Standards

Council will consider the existing road network adjacent to the development site and may require that the developer construct, upgrade the existing road(s) and/or contribute towards the additional maintenance of the existing road(s) if it is considered that the development of the site for these purposes and subsequent additional vehicle movements warrants such action.

19.0 Signage

19.1 Council will permit signs in accordance with its Local Planning Scheme and Policy requirements.

19.2 Council will require for Type A camps, and may require for Type B camps, a 1800mm x 1800mm information sign be provided at the entrance to the development site to indicate such information as:

Owner of the site

Manager of the site

Specific Rules for the Camp Area Map of the Camp Area

Emergency Contact Phone Number(s)

20.0 Public Transportation Provisions

Councils preference is that workers are transported to and from the work site by a coach or bus service.

21.0 Recreation & Community Facilities

Councils preference is for the workers to utilise the recreation and community services available within the Mingenew townsite when the camp is located within reasonable proximity to these facilities.

22.0 Liquor Licensing

22.1 Councils preference is for the workers to utilise the liquor outlets available within the Mingenew townsite when the camp is located in reasonable proximity to these facilities.

22.2 On-site facilities will be subject to the standards under the relevant legislation.

23.0 Catering & Meal Areas

All kitchen and meal areas shall comply with the relevant standards as prescribed by the Health Act and other relevant legislation to the satisfaction of the Local Authority Environmental Health Officer.

24.0 Telephones

Councils preference is for an adequate number of public phones to be provided throughout the camp.

25.0 Council Review of Development

25.1 Council shall undertake regular inspections of the camp and surrounding area and provide written notification to the camp manager of any breaches or problems identified during the inspection.

25.2 The camp manager shall rectify those breaches or problems immediately, unless Council grants an extension in accordance with a written request from the camp manager which details the reasons for the extension being requested.

26.0 Removal of Structures and Rehabilitation of Site

- 26.1 Council shall require that all temporary structures, waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site at the cessation of the Planning Consent granted by Council for the camp.
- 26.2 Council shall require that the site is left in a neat and tidy condition following the removal of the structures.
- 26.3 Council will require a written agreement be provided by the developer/manager to this effect.

27.0 Keeping of Pets

Council requires that no pets are kept within the Camp area and will require that a written agreement be provided by the developer/manager to this effect.

**SHIRE OF MINGENEW
LOCAL PLANNING SCHEME NO. 3
(DISTRICT SCHEME)**

The Mingenew Shire Council under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 3 hereby adopts the following policies.

LOCAL PLANNING SCHEME POLICY NO. 5.

GENERAL TOWNSCAPE IMPROVEMENT AND DEVELOPMENT

DATE ADVERTISED:

DATE FINALLY ADOPTED:

Notwithstanding the specific provisions of this Scheme, Council shall have regard to the Mingenew Townscape Plan 1989 in considering any applications on any development which is considered within the sphere of influence of that plan, which relate to the following:

- a) The need for limitation of height or location of buildings, in order to preserve and/or enhance streetscape or views;
- b) The need for the preservation of existing trees and the planting of additional trees and other vegetation within all zones of the Shire, in order to provide shade, aesthetic pleasure, reduce roadside noise, provide habitats for natural fauna, reduce salinity in soil and prevent erosion.
- c) The preservation of areas or buildings of architectural or historic interest and the development of land abutting the same;
- d) The choice of building materials, finishes and landscape detail where these relate to the preservation of local character and the amenity of the area generally;

- e) The location, orientation and bulk of buildings, in order to ensure the adequate protection of an adjoining land use or avoid the visual monotony of the street scene as a whole;
- f) The impact on the general amenity of the locality including times of activity, traffic generation, access, parking and pedestrian movement.

**SHIRE OF MINGENEW
LOCAL PLANNING SCHEME NO. 3
(DISTRICT SCHEME)**

The Mingenew Shire Council under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 3 hereby adopts the following policies.

LOCAL PLANNING SCHEME POLICY NO. 6

GENERAL POLICY FOR RURAL/MINING ZONE

DATE ADVERTISED:

DATE FINALLY ADOPTED:

In considering any support for the subdivision and/or development of Rural/ Mining Zoned Land within the Shire, Council shall in addition to the provisions of the Scheme, have regard to:

- a) The objectives for the Rural Mining Zone laid down in the Scheme Text;
- b) Inappropriate subdivision and/or development generating problems relating to drainage, water supply, bush fire safety and inadequate road access, which could result in additional cost to the community at large;
- c) Possible conflict between incompatible land uses as a result of subdivision and development within the Rural Mining Zone.

**SHIRE OF MINGENEW
LOCAL PLANNING SCHEME NO. 3
(DISTRICT SCHEME)**

The Mingenew Shire Council under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 3 hereby adopts the following policies.

LOCAL PLANNING SCHEME POLICY NO. 7

DEVELOPMENT OF "SPECIAL RESIDENTIAL"

DATE ADVERTISED:

DATE FINALLY ADOPTED:

In considering an application for Special Residential development in any appropriate zone of the Scheme, Council shall have regard to Councils objective in considering such development, namely "to enable persons to work on land on which they reside, provided the location of any development proposal pays regard to the amenity of the zone in which it resides and of any neighbouring development which abuts the proposal."

**SHIRE OF MINGENEW
LOCAL PLANNING SCHEME NO. 3
(DISTRICT SCHEME)**

The Mingenew Shire Council under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 3 hereby adopts the following policies.

LOCAL PLANNING SCHEME POLICY NO. 8

RELOCATION OF SECONDHAND BUILDINGS

DATE ADVERTISED:

DATE FINALLY ADOPTED:

RELOCATION OF EXISTING DWELLINGS ONTO LAND WITHIN THE MINGENEW TOWNSITE OR PROPERTIES IMMEDIATELY ADJACENT TO OR ABUTTING THE MINGENEW TOWNSITE

That no structure/dwelling containing asbestos cement sheets granted approval for relocation within the Shire as stipulated under the Health (Asbestos) Regulations 1992 except in accordance with Regulations 6(d) of the Health (Asbestos) Regulations that the Asbestos cement sheet forms part of the dwelling house (whether or not a fixture on land) which is sold/supplied and which, that time, is not substantially dismantled.

1. Plans and specifications together with photographs of the proposed buildings must be submitted to the Council.
2. A minimum inspection fee of \$100.00 (which will cover an 80km radius of Mingenew) must be lodged with the Mingenew Shire. This fee will not be refunded.
3. The Building Surveyor will make or arrange an inspection of the building prior to its removal and will issue a report in regard to any defects found.
4. Buildings must comply with the Building Code of Australia (as amended).
5. A complete new septic installation must be installed unless otherwise determined by the EHO.

6. If the application is granted, Council may require the building to be painted externally and all external defects rectified within twenty one (21) days of the building being positioned on its new site or any other period of time as considered appropriate by Council.
7. A special conditional Building Licence will be issued to cover items mentioned in (5) and (6) and if the conditions are not adhered to, as laid down in the Licence, action will be taken under Section 339 of the Local Government Act to have the building removed from the site.
8. After conditions previously mentioned have been adhered to, prior to the issue of the Building Licence, the applicant will be required to lodge with the Mingenew Shire Council an amount of \$2500.00 which will be refunded at the following stages:
 - (a) After the building has been positioned on its new site, and all conditions relative to the external appearance of the building have been fulfilled to the satisfaction of the Building Surveyor, an amount of \$500.00 will be refunded.
 - (b) After the Environmental Health Officer has carried out the required tests on the septic installation and issued the necessary Certificate, a further \$500.00 will be refunded.
 - (c) The remaining \$1,500.00 will be refunded to the owner when the building has been finally completed and approved by the Building Surveyor and all rubbish and building material has been removed from the block.

APPENDIX C

Principal Activities Plan

PRINCIPAL ACTIVITIES PLAN

FOR THE SHIRE OF MINGENEW

JULY 2006

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FOREWORD

The purpose of the Shire of Mingenew's Principal Activities Plan is to provide a framework to develop objectives and associated strategies to promote and enhance economic opportunities and lifestyle for the municipality.

There has been an interest in and commitment to the establishment of the Plan by a wide range of people. Importantly the Principal Activities Plan is the result of a team approach involving residents of the municipality, Councillors and Council staff.

The Principal Activities Plan describes the Mission of the Council of the Shire of Mingenew, the Objectives that have been established and the Strategies for their implementation.

The Principal Activities Plan will be regularly reviewed to ensure that changing circumstances are taken into account.

The Council is most appreciative to the dedicated people who have contributed their time and energy to establish this Principal Activities Plan for the growth and development of the Shire of Mingenew.

Council adopted a Strategic Plan on 19 March 2003. A copy of the Strategic Plan is appended to the Principal Activities Plan.

Phil Anning
CHIEF EXECUTIVE OFFICER

A BRIEF HISTORY

The region encompassing what is now recognised as the Shire of Mingenew was originally home to the Aboriginal "Wilukardi" and "Amarju" tribes. The name Mingenew is taken from a local Aboriginal expression "Mininoo" meaning "place of many waters", as the region surrounding Mingenew was abundant with game and fresh springs.

European exploration became increasingly extensive after 1845 with the discovery of new pastures (in the large area which Grey had named Victoria Province) suitable for sheep and agriculture covering almost the whole of the country between the Moore and Irwin Rivers.

The Gregory Brothers exploration to the now Murchison Region led to the discovery of coal on the southern branch of the Irwin River (which the 1846 the Government declared the area of 10,000 acres a reserve - now known as Mingenew Coalseam Conservation Park).

Samuel Pole Phillips pioneered a small portion of the Victoria Province - the district of Irwin - around 1848 where he took up 10,000 acres of finely grassed and well watered land. It was then the accepted custom of the pastoralists to secure control of any permanent water within their leases by the purchase of small areas surrounding such springs or soaks. In 1867 Mr Phillips secured Tillage Lease No 4524 comprising 100 acres surrounding Mingenew Spring. This land he passed onto his son Samuel James Phillips, who held it as a freehold block in 1890.

In 1891 S.J. Phillips engaged the professional assistance of Henry Sandford King (who was surveying the Midland Railway Company's land) to survey and subdivide the former tillage lease into 156 town allotments with streets and access roads (Mingenew remained a private town until 1912). The townsite's subdivision coincided with the proclamation of the Murchison Goldfield in 1891 and due to its location became the trading and stock shipment centre for the supply of goods and services for cattle and sheep stations already established in the Murchison. The townsite in 1900 comprised of two hotels, four general stores, three blacksmiths and wheelwrights, nine general carriers and one saddler.

In 1901 Mingenew became the seat of the Upper Irwin Road Board. By 1919 it was renamed Mingenew Road Board followed by the Mingenew Shire Council in 1960.

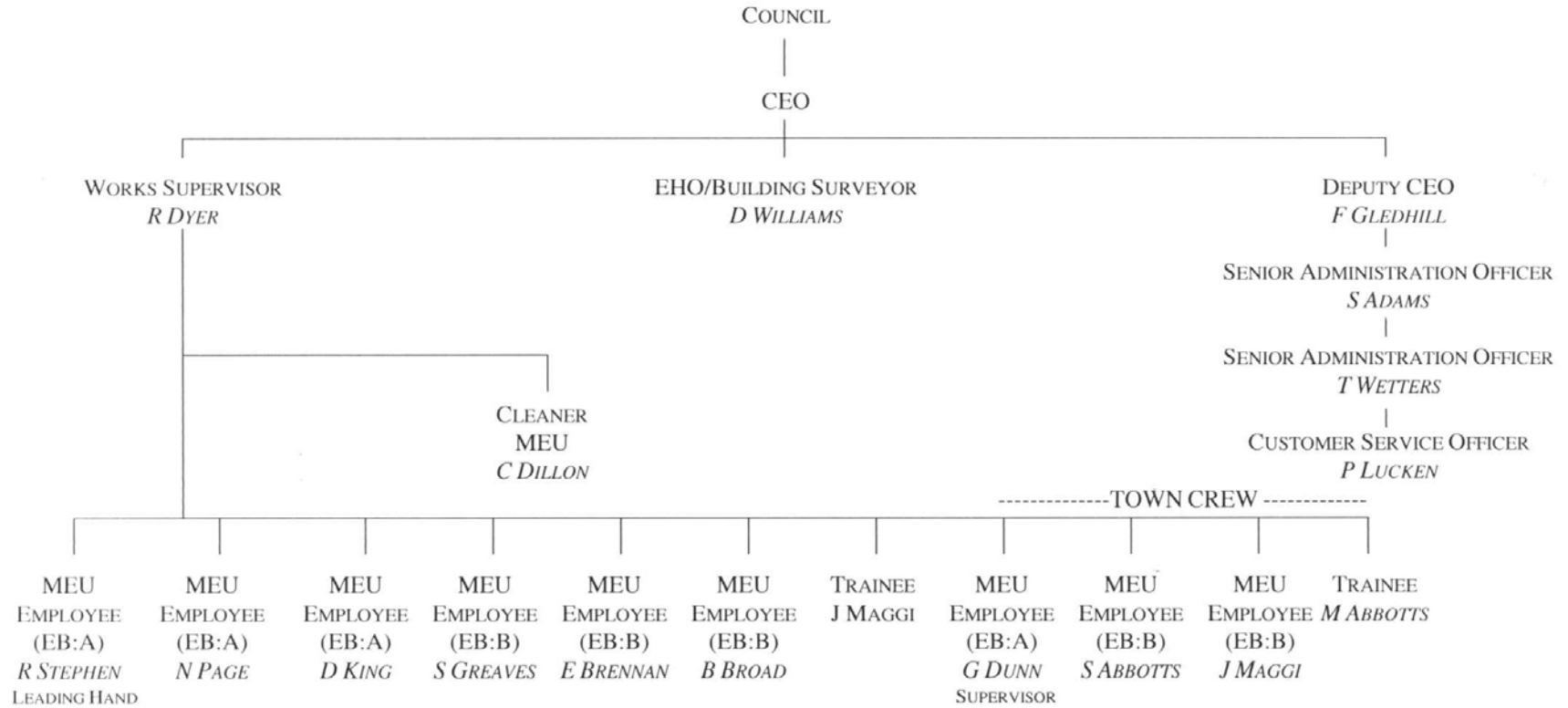
The site of the original spring forms an attractive vista around the Mingenew Caravan Park which is becoming increasingly popular with tourists.

Mingenew today is a peaceful town reliant on the wheat (being the largest inland grain receival point in WA) and sheep industries. With all roads leading to Mingenew and its location to the coast and regional city, it is an ideal position for light industry and population growth.

THE COUNCIL

<u>COUNCILLORS</u>	<u>POSITION</u>	<u>WARD</u>	<u>RETIRES</u>
Cr M A Bagley	President	Rural	2007
Cr M F K Pearse J.P.	Deputy President	Rural	2009
Cr J F Bligh		Rural	2007
Cr R E S McTaggart		Town	2007
Cr S D Maggi		Town	2009
Cr E Hathaway		Town	2007
Cr PL Anderson		Town	2007

CORPORATE STRUCTURE



STATISTICAL INFORMATION

AUSTRALIAN BUREAU OF STATISTICS
STATISTICAL DATA

2001 CENSUS

Area Sq km - 1939.5

POPULATION - 610

(Females - 280 - 45.90%)
(Males - 330 - 54.10%)

Median Age - 30 to 34 years

Rural areas - 313 persons

Urban areas - 297 persons

THE PRINCIPAL ACTIVITIES PLANNING PROCESS

THE PRINCIPAL ACTIVITIES PLAN

The Council believes that the plan will result in better management, decision-making, determination of priorities, and funding arrangements across the full range of functions and services for which it is responsible.

The Plan has been developed by establishing future requirements for each Council function and service, through a detailed evaluation process involving the Council, staff and community organisations.

The Plan will be reviewed annually, following the opportunity for community input to the review.

GLOSSARY

The following definitions are provided to clarify the terms used in the Principal Activities Plan.

Objective	The outcome that is to be achieved for the particular function, activity or service to which it relates.
Strategies	Strategies are broadly the methods used to achieve objectives.
Actions	Are the specific tasks to be carried out to implement the strategies and attain the objective.
Estimated Cost	Incorporate anticipated expenditure or where resources will be required. These costs are for corporate planning purposes and do not commit Council in its annual budget adoption processes.

MISSION STATEMENT

Council will endeavour to maintain and improve the quality of life in the Shire of Mingenew. The Council will strive for the recognition of a **thriving and innovative community** with an historical identity and encourage its future development and growth.

OBJECTIVES, STRATEGIES AND ACTIONS

CORPORATE IMAGE

SHIRE'S CORPORATE IMAGE

Objective

To ensure the image of the Shire is enhanced by providing leadership in the community and the provision of quality services.

Strategies

1. Create an awareness of the range and quality of services provided.
2. Assist in developing positive/supportive feedback of Council's activities.
3. Develop a pro-active approach to improving the Corporate image.
4. Developed internet website.

Performance Indicators

Report prepared on information to community on Council services.
All Councillors profiled in newsletter at time of Election.
Council hosted functions for community groups each year.

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 1 a) Review the range of information provided to the community.	Chief Executive Officer and Councillors	Staff	Council's own resources	Council's own resources	Council's own resources
Strategy 2 Ensure all channels of communication with Council are publicised.	CEO	Staff	Council's own resources	Council's own resources	Council's own resources
Strategy 3 a) Raise profile of Council and Councillors	CEO Shire President Councillors	Staff	Council's own resources	Council's own resources	Council's own resources
b) Provide more opportunities for public, Councillors and staff to interact.	CEO Shire President Public Question Time Public Forum Deputation's and Delegations from the community	In house	Council's own resources	Council's own resources	Council's own resources

PROMOTION AND DEVELOPMENT

Objective

To widely promote the Shire in the areas of quality rural lifestyle, tourism and commercial development to build upon its strategic location attributes.

Strategies

- 1 Develop a welcoming environment to encourage more tourism.
- 2 Encourage the private development of Historical Buildings so as to promote them as significant tourist facilities.
- 3 Encourage commercial enterprises into the district by attracting the services of a Community Development Youth Employment Officer.
- 4 Recognise the positive attributes of a rural lifestyle for prospective residents.
- 5 Maintain and enhance Internet Website for the Shire of Mingenew.

Performance Indicators

Historical and other tourist facility development applications, if any, expedited.
Update community directory on a regular basis

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 1					
a) Develop and maintain an attractive environment to encourage the town as an overnight stay for tourists.	CEO Council		Council's own resources & Grants	Council's own resources & Grants	Council's own resources & Grants
b) Develop parking along Railway Reserve/dismantle loading ramp	CEO Works Supervisor		Council's own resources	Council's own resources	Council's own resources
c) Develop entrance statements	CEO Works Supervisor Councillors		Council's own resources MTPC & community members	Council's own resources MTPC & community members	Council's own resources MTPC & community members
Strategy 2 Ensure that planning approvals are facilitated to enable the development of historical and other tourist facilities.	CEO Shire President EHO	Staff	Council's own resources & Grants	Council's own resources & Grants	Council's own resources & Grants
Strategy 3 Review facilities to promote business enterprises.	CEO Shire President EHO	Staff	Council's own resources	Council's own resources	Council's own resources

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 4 Apply for funding to employ a community Development youth officer	CEO		Council's own resources & Grants	Council's own resources & Grants	Council's own resources & Grants
Strategy 5 Develop tourist attractions i.e. Drovers site/ Walk trails/ Samuel Phillips Park	CEO Council MTPC		Council's own resources & Grants	Council's own resources & Grants	Council's own resources & Grants

CORPORATE MANAGEMENT

Objective

To provide a management structure which adequately services the Community and the Council

Strategies

- 1 Ensure the management structure meets the Corporate requirements.
- 2 Provide systems which measure efficiency and effectiveness of all staff.
- 3 Recognise Risk Management as an important function.

Performance Indicators

Annual review of staff performance in accordance with Section of Local Government Act 1995
Revised Principal Activities Plan presented to March Council meeting.

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
<p>Strategy 1 The management structure to be reviewed to ensure it meets Council requirements.</p>	Shire President	Staff	Council's own resources	Council's own resources	Council's own resources
<p>Strategy 2 Review performance appraisal system for a responsible and accountable system of performance.</p>	CEO Deputy CEO	Staff	Council's own resources	Council's own resources	Council's own resources
<p>Strategy 3 Develop a process which will review the Principal Activities Plan to assist in the budget process.</p>	CEO Councillors General Public	Staff	Council's own resources	Council's own resources	Council's own resources

ADMINISTRATION

Objective

To provide timely and efficient administration services to the community and support for other functions of Council.

Strategies

- 1 Provide an efficient external and internal computer and communication network.
- 2 Provide an efficient and modern administration office.
- 3 Provide complete agenda and minutes on a timely basis.
- 4 Maintain and enhance a website capable of hosting Agendas and Minutes in a timely fashion.

Performance Indicators

Council's agenda and minute distribution requirements satisfied.

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 1 Complete a review of Council's requirements for the distribution of agenda and minutes.	CEO/Shire President/Council	Staff	Council's own resources	Council's own resources	Council's own resources
Strategy 2 Maintain a website presence.	CEO/Deputy CEO	\$10,000	\$2,000	\$2,000	\$2,000
Strategy 3 Upgrade computer software	CEO/Deputy CEO	\$25,000	\$10,000	\$10,000	\$10,000

FINANCE AND ACCOUNTING

Objective

To manage, control and report the finances of the Shire.

Strategies

- 1 Institute reporting procedures to facilitate financial reporting and accountability of Council.
- 2 Operate an effective budget system
- 3 Regularly review distribution of rates among the various sections of the Community.

Performance Indicators

Accounting system meeting requirements.

Monthly and quarterly reporting procedures maintained.

Plant replacement programme on schedule.

Road construction and maintenance programme on schedule.

Recommendations of Grants Commission report received.

Newsletter at time of rates notice includes details of rates setting process.

Audit Committee

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 1 Maintain approved monthly reporting requirements.	DCEO.	Staff	Council's own resources	Council's own resources	Council's own resources
Strategy 2 a) CEO and Works Supervisor review plant replacement programme before budget time.	CEO Council	(As per Appendix A)	Council's own resources	Council's own resources	Council's own resources
b) Road & Drainage construction & maintenance programme.	CEO Works Supervisor Council Consultant Engineer	(As per Appendix B) and Road Inspections (April/August)	Council's own resources Govt Road Grants	Council's own resources Govt Road Grants	Council's own resources Govt Road Grants
Strategy 3 a) Report on Grants Commission issues.	CEO	Staff	Council's own resources	Council's own resources	Council's own resources
b) Inform ratepayers as to the process of rate setting.	CEO	Staff	Council's own resources	Council's own resources	Council's own resources

LAW ORDER AND PUBLIC SAFETY

Objective

To ensure residents have a safe and orderly environment in which to live.

Strategies

- 1 Establish and review required Local Laws.

Performance Indicators

Local Laws reviewed.

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 1					
a) Review current Local laws to ensure they meet the Council's current requirements.	Chief Executive Officer	Staff	Council's own resources	Council's own resources	Council's own resources
b) Encourage State Government to maintain current level of police staffing.	Chief Executive Officer	Staff	Council's own resources	Council's own resources	Council's own resources

COMMUNITY WELFARE

Objective

To recognise the special needs of elderly residents and disabled persons.

Strategies

- 1 To provide facilities to enable elderly residents to remain in the district. (eg Aged Persons Units at Mingenew with HomesWest Joint Venture.)
- 2 To provide appropriate facilities for disabled persons.
- 3 Implementation of Disability Services Plan strategies.

Performance Indicators

Sufficient names provided to prove demand for additional elderly persons units.

Report on available facilities for day centre prepared.

All major maintenance projects include consideration of disabled person requirements. (As recommended under the Disability Services Plan.)

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 1 Complete a review of available community buildings to provide a day centre for elderly residents.	CEO Dongara Eneabba Mingenew Health Service	Staff	Council's own resources & Health Grant	Council's own resources & Health Grant	Council's own resources & Health Grant
Strategy 2 & 3 As part of maintenance programmes ensure that disabled facilities are incorporated into Council facilities.	CEO	Staff	Council's own resources (See Disability Service Plan)	Council's own resources (See Disability Service Plan)	Council's own resources (See Disability Service Plan)
Strategy 4 Review housing requirements for Elderly residents meet the anticipated Demands.	CEO/Deputy CEO	Staff	Council's own resources / Joint Venture Projects	Council's own resources / Joint Venture Projects	Council's own resources / Joint Venture Projects
Strategy 5 Review housing requirements for Business employees particularly those requiring single accommodation	CEO/Deputy CEO	Capital Building Costs	Government Grants / loans	Government Grants / loans	Government Grants / loans

COMMUNITY AMENITIES

Objective

To provide facilities appropriate for the needs of the community.

To ensure solid waste is collected, transported and disposed of in an efficient and environmentally sound manner.

Strategies

- 1 Await response from State Government regarding the inclusion of the Mingenew Townsite in the Deep Sewerage Program.
- 2 Upgrade and maintain Cemetery site.
- 3 Establish Light Industry in Mingenew.

Performance Indicators

Results of State Government's inclusion of the Mingenew Townsite in the State Deep Sewerage Program

Cemetery - trees and shrubs planted

Report on bulk pick up requirements prepared

Waste Management plan implemented

Establishment of Light Industry infrastructure within Mingenew Townsite

Lobby State Government re: headworks charges through Local Government Associations

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 1 Monitor feedback from households RE sewerage problems/ over flows	EHO	Staff	State Govt Landholders	State Govt Landholders	State Govt Landholders
Strategy 2 Monitor the Waste Management Plan incorporating the provision of the Transfer Station and the transporting of Refuse to Regional site.	EHO CEO Works Supervisor	\$30,000	Service Charges & Council's own resources	Service Charges & Council's own resources	Service Charges & Council's own resources
Strategy 3 Plant new native trees and shrubs within the Shire.	CEO Works Supervisor Gardeners Greenoil Tree Farm	\$20,000	\$5,000	\$5,000	\$5,000
Strategy 4 Assist Cemetery Committee in the development of infrastructure	CEO Works Supervisor Cemetery Committee	Staff	Council's own resources	Council's own resources	Council's own resources

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 5 Establishment of Light Industry infrastructure	CEO/Council	As requested	Council's own resources (Loan) State Govt Headwork Grants/ Loans	Council's own resources (Loan) State Govt Headwork Grants/ Loans	Council's own resources (Loan) State Govt Headwork Grants/ Loans
Strategy 6 Create an Industrial Development Reserve Fund	CEO/Council	\$100,000	\$20,000 Council's own resources	\$20,000 Council's own resources	\$20,000 Council's own resources

RECREATION AND CULTURE

Objective

To provide and coordinate the provision of a range of facilities and opportunities to meet the community needs for leisure, recreation, arts, culture and education.

Strategies

- 1 Manage existing facilities and develop new facilities to meet community needs.

Performance Indicators

Review options for upgrading of watering parks and ovals to maximise resources.

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 1 Skateboard Park Enhance Surrounds and add two lights	CEO Works Supervisor President Ground Staff		Council's own resources & YAC contribution		
Strategy 2 Develop and enhance car park to Mingenew Sports Club and Recreation Centre Road	CEO Works Supervisor	\$30,000	Council's own resources	Council's own resources	
Strategy 3 In conjunction with Community Clubs Replace Old Pavilion	CEO Council Sports Ground Development Advisory Committee	\$400,000			
Strategy 4 Upgrade playground facilities at Recreation Centre	CEO Council Community input	\$45,000	\$45,000 Council's own resources/ Grants and Community Contribution		

<p>Strategy 5</p> <p>Upgrade of Bride Street Park with shade for playground area</p>	<p>CEO Council Works Supervisor Community input</p>	<p>\$23,500</p>	<p>\$23,500 Council's own resources/ Grants and Community Contribution</p>		
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ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
<p>Strategy 7 Consider Sporting Club needs for capital projects in conjunction with CSRFF and clubs</p>	<p>CEO Sporting clubs</p>	<p>Council's own resources Sporting clubs CSRFF Grants</p>	<p>Council's own resources Sporting clubs CSRFF Grants</p>	<p>Council's own resources Sporting clubs CSRFF Grants</p>	<p>Council's own resources Sporting clubs CSRFF Grants</p>
<p>Strategy 8 In conjunction with the Golf Club consider in 2006/07 the feasibility of watering front greens</p>				<p>Council's own resources Golf Club resources</p>	

TRANSPORT

Objective

To provide an effective, safe and economical system for moving vehicles, pedestrians and cyclists.

Strategies

- 1 Develop and maintain a planned maintenance programme.

Performance Indicators

Report on requirements for footpaths within the Townsite prepared.

Tree clearing program implemented whilst maintaining adherence to Council's Roadside Vegetation Policy.

Annual Plant inspections and the utilisation of "Vehicle Maintenance Report Forms"

Implementation of Disability Service Plan

Bikewest Plan, Safer WA Safety Audit

ACTION PLAN 2006/2007 - 2008/2009

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
Strategy 1					
a) Maintain road and plant replacement programmes.	Refer Finance & Accounting Strategy 3 Actions (a) & (b)	See Plant Replacement Program	\$130,000 Council's own resources	\$135,000 Council's own resources	\$140,000 Council's own resources
b) Review requirement to upgrade and/or develop footpaths.	CEO Works Supervisor		Council's own resources	Council's own resources	Council's own resources
Ongoing Town Street Kerbing & Resealing Program.	CEO Works Supervisor	\$40,000 (See Program)	\$10,000	\$10,000	\$10,000
c) Maintain the tree clearing programme on road reserves to ensure all forms of transport can move efficiently & safely as per Council's Roadside Vegetation Policy.	CEO Works Supervisor Council LCDC Roadside Vegetation Reps	Staff & Plant	Council's own resources	Council's own resources	Council's own resources
d) Street lighting upgrade	CEO/Western Power	\$42,500	\$15,000 Council's own resources	\$15,000 Council's own resources	

ACTIVITY/OBJECTIVES	ACTION/ RESPONSIBILITY	ESTIMATED PROJECT COST	PROPOSED MEANS OF FUNDING		
			2006/07	2007/08	2008/09
g) Plant inspections – Provision of a quarterly reports in council’s agenda	CEO Works Supervisor Council		Council’s own resources	Council’s own resources	Council’s own resources
h) Preserve & enhance existing network within the Mingenew Shire for the safe movement of vehicles and pedestrians. It is necessary to accommodate for the rapidly increasing vehicle sizes for the movement of primary industry products within and through the Shire.	Council CEO Works Supervisor Sub-Regional & Regional Rd Groups	\$3,600,000 (See Regional Road Group Roadworks Program)	\$900,000	\$900,000	\$900,000
i) Town Drainage – Monitor and enhances as required	CEO Works Supervisor Consultant Engineer	\$30,000	Council’s own resources	Council’s own resources	Council’s own resources
j) Roads to Recovery Projects Various as determined by Council	CEO Works Supervisor Consultant Engineer	Commonwealth Govt Grants \$380,000	\$110,000	\$80,000	\$80,000
k) Reserves – Review Control and Management of all Reserves Vested in Council	CEO Council	Staff costs	Council’s own resources	Council’s own resources	Council’s own resources

**SHIRE OF MINGENEW
APPENDIX A – PLANT REPLACEMENT PROGRAM**

Reg No.	Plant Item	Plant Description	Function	Purchase Year	2005 Age in Years	Replacement Cycle Years	Replacement Next Due	2005/06	2006/07	2007/08	2008/09	
MI 541	GRADER	VOLVO 710A	CONST	2000	5	8	2008				90,000.00	
MI 672	GRADER	CAT 120H	MAINT	1997	8	8	2005		130,000.00			
MI 303	CREW CAB	MITSUBISHI	CONST	2003	2	6	2009					
MI 125	TRUCK	MITSUBISHI	TOWN	2001	4	8	2009					
MI 4484	TRUCK	MITSUBISHI	CONST	2002	3	6	2008			70,000.00		
MI 4485	TRUCK	MITSUBISHI	CONST	2002	3	6	2008			70,000.00		
	TRUCK	MITSUBISHI	MTCE	1999	6	15	2014					
MI 3196	TANDEM	PIG TRAILER	CONST	1996	9	15	2011					
MI 3197	TANDEM	PIG TRAILER	CONST	1996	9	15	2011					
MI 3170	TANDEM	TILT TRAILER	CONST	1994	11	15	2009					
MI 196	TRACTOR	CASE	TOWN	2003	2	5	2008			10,000.00		
	TRACTOR	JOHN DEERE	TOWN	2000	5	5	2005					
MI 4436	ROLLER	OORSCT	CONST	1995	10	10	2005					
MI 4255	STEEL ROL	GALION	CONST	1985	20		1985					
	VIB ROLLER	VIBROMAX		2001	4	20	2021					
MI 473	LOADER	VOLVO L70C	CONST	2000	5	6	2006	120,000.00				
MI 262	BACKHOE	CASE580K	GEN	1996	9	9	2005					
	UTE	MAZDA	TOWN	2005	0		2005					
TOTAL								120,000.00	130,000.00	150,000.00	90,000.00	-
RES. OPENING BALANCE								33,000.00	12,000.00	- 18,000.00	- 33,000.00	- 3,000.00
Trans ex Muni								125,000.00	130,000.00	135,000.00	135,000.00	
Trans ex Loan												
Sale of equipment												
Payment plant purchase								120,000.00	130,000.00	150,000.00	90,000.00	-
Payment Loans								26,000.00	30,000.00		15,000.00	
CLOSING BAL								12,000.00	- 18,000.00	- 33,000.00	- 3,000.00	- 3,000.00

APPENDIX B

LOCAL GOVERNMENT ROAD PROJCT POOL - UPDATE						
PRIORITY	PROJECT	ROAD 2020	2006/2007	2007/2008	2008/2009	2009/2010
1	DEPOT HILL ROAD Widen		Pool 200,000 Shire 100,000 Total 300,000	Pool 200,000 Shire 100,000 Total 300,000	Pool 200,000 Shire 100,000 Total 300,000	
2	MINGENEW-MULLEWA Reseal	Ref: MW148 MW149 PRIORITY: A	Pool 80,000 Shire 40,000 Total 120,000	Pool 80,000 Shire 40,000 Total 120,000	Pool 80,000 Shire 40,000 Total 120,000	Pool 80,000 Shire 40,000 Total 120,000
3	MINGENEW SOUTH (R2R) Reseal. Widen seal from 3.7 m to 6.2 m Stage 1	REF: MW134 PRIORITY: ABC	Pool 130,000 Shire Total			
4	MINGENEW SOUTH (R2R) Intersection Stage 2		Pool 130,000 Shire Total			
5	MIDLANDS ROAD (B/S) Pedestrian islands		Pool 14,000 Shire 7,000 Total 21,000			
6	COALSEAM ROAD SLK 15-20	Ref: MW65 PRIORITY: A		Pool 50,000 Shire Total		
7	COALSEAM ROAD SLK 15-25				Pool 50,000 Shire Total	
8	NARANDAGY ROAD (R2R) Renew river crossing		Pool 20,000 Shire 10,000 Total 30,000			
9	NANEKINE ROAD Reseal (98/99) Widen seal to 6.2m	REF: MW149 PRIORITY: ABC				Pool 240,000 Shire 120,000 Total 260,000
	OTHER ROADS			Pool 10,000-80,000 Shire Total	Pool 90,000 Shire Total	
		FUNDING:	RECOMMENDED			

TOWN STREET RESEALING PROGRAM

LOCATION	DISTANCE (m)	ESTIMATED YEAR OF COMPLETION
Phillip Street	690	2004/05
King Street	400	2004/05
Ikewa Street	300	2004/05
Linthorne Street	200	2006/07
Lee Steere Street	300	2005/06
Lockier Road	200	2005/06
Bride Street	450	2005/06
William Street	450	2006/07
Moore Street	160	2006/07
Linthorne Street	250	2006/07
Oliver Street	200	2007/08
Nelson-Pearse Street	500	2007/08
Irwin Street	400	2008/09

FOOTPATH KERBING PROGRAM

LOCATION	PROGRAM	ESTIMATED YEAR OF COMPLETION
Linthorne Street	Footpath	2004/05
Phillip Street (William-Oliver)	Kerbing	2004/05
Phillip Street (William-Enanty)	Footpath	2005/06
Phillip Street (Oliver-Nelson Pearse)	Kerbing	2005/06
Phillip Street (Enanty-Fogarty)	Footpath	2006/07
Broad Street (Phillip-Linthorne)	Footpath	2007/08
Linthorne Street	Kerbing	2007/08

Notation: Install Crossovers to existing footpath

2004/05

APPENDIX D

Mingenew Water Reserve Draft Water Source Protection Plan



MINGENEW WATER RESERVE
WATER SOURCE PROTECTION PLAN

Mingenew Town Water Supply



WATER RESOURCE PROTECTION SERIES

WATER AND RIVERS COMMISSION REPORT WRP 42
2001



WATER AND RIVERS
COMMISSION

WATER AND RIVERS COMMISSION

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