

SHIRE OF SANDSTONE

LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission

22 March 2016

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1.0 INTRODUCTION

As required under Part 3, Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015* this Local Planning Strategy has been prepared for the Shire of Sandstone to set down the objectives and planning strategies to guide development over the next 15 years and facilitate the review of the current Town Planning Scheme No. 1. This strategy will be the first for the Shire of Sandstone.

Whilst the Shire of Sandstone is geographically large it is in a remote location and accommodates only one townsite with a resident population and associated service facilities. This townsite is known as Sandstone. The location of the town within the broader regional context is important as it provides an 'oasis in the desert' providing key administrative, social and retail facilities for the Shire supporting residents, pastoralism, mining and tourism. The focus of the Local Planning Strategy is therefore on the townsite of Sandstone and the importance of how it should continue to serve its purpose in the regional context as well as provide for the local community's needs.

2.0 VISION AND PLANNING PRINCIPLES

The adopted vision for the Shire of Sandstone is:

"In 2022 the Shire of Sandstone will be a safe and friendly community which offers a quality lifestyle. We will be a Shire that supports and promotes economic growth and continues to conserve our natural heritage within the district. Sandstone will be a town where everyone is welcome and all services and facilities will be maintained and accessible by all."

The adopted mission of the Shire of Sandstone supports the vision and this is to:

"Provide a professional service and encourage community, social, economic and environmental well being. To being a thriving community that attracts businesses as well as tourism."

3.0 OBJECTIVES

The identified objectives for the Shire of Sandstone and in particular the townsite are as follows:

- ◆ To incorporate strategies that will strengthen the role of Sandstone as a rural service centre;
- ◆ To support and foster mining and encourage contributions by the mining industry to the local community;
- ◆ To plan for growth and accommodation of general and mining populations including exploration and camp areas and make the town more attractive place to live, work and invest;
- ◆ To support pastoralism as an important economic activity within the Shire;
- ◆ To continue to enhance and promote tourism, showcasing the history, beauty and attributes of the area;
- ◆ To promote and encourage improvements to local infrastructure and services;
- ◆ To identify strategies that encourage flexibility to improve and increase employment opportunities and support key business and employment generators;
- ◆ To recognize and acknowledge land use, environmental and native title constraints and capitalise on opportunities elsewhere, including addressing the shortage of industrial land; and
- ◆ To support the adoption of a Local Planning Scheme that will achieve the objectives of this strategy, provide flexibility having regard for the *Planning and Development (Local Planning Schemes) Regulations 2015* and addressing the shortcomings of the current Scheme.

4.0 BACKGROUND AND ANALYSIS

To assist in determining strategies necessary for the Shire of Sandstone, an appreciation of the existing planning framework, local profile and consideration of comments by Government agencies and the general public was undertaken. Given the small population of the Shire the advice of the Local Government officials was also sought and considered as a representative of community sentiment. An audit of existing land-use was also undertaken.

5.0 STATE AND REGIONAL PLANNING CONTEXT

5.1 State Planning Strategy

The State Planning Strategy (SPS) is an overarching strategic document that informs all other State, regional and local planning strategies, policies and approvals. The Strategy vision is for 'Sustained Prosperity' which is achieved through the four key themes being diverse, liveable, connected and collaborative. The key strategic directions that come out of the vision and themes are:

1. Economic development;
2. Education, training and knowledge transfer;
3. Tourism;
4. Environment;
5. Agriculture and food;
6. Physical and social infrastructure;
7. Land availability;
8. Remote settlements; and
9. Security.

The key strategic directions relevant to the Shire of Sandstone have been addressed through this Strategy including economic development, tourism, environment, agriculture and food, physical and social infrastructure and land availability.

5.2 State Planning Policies

State Planning Policies are prepared under Part 3 of the *Planning and Development Act 2005*, and as such the WAPC and local governments must have due regard to the provisions of these policies when preparing or amending local planning strategies and schemes. In the context of the preparation of this Strategy, the following Policies were considered:

- SPP 1 - State Planning Framework Policy (Variation 2);
- SPP 2 – Environment and Natural Resources Policy;
- SPP 2.4 – Basic Raw Materials;
- SPP 2.5 – Land Use Planning in Rural Areas;
- SPP 3 – Urban Growth and Settlement;
- SPP 3.1 – Residential Design Codes;
- SPP 3.5 – Historic Heritage Conservation;
- SPP 3.7 – Planning for Bushfire Management; and

- Liveable Neighbourhoods.

5.3 Planning Bulletins and guidelines

The WAPC's operational policies outlined above are supported by a variety of planning bulletins and guidelines that highlight the WAPC's and DoP's position or practices on a variety of planning matters. The bulletins and guidelines outlined below have been considered in the preparation of this Strategy and will also assist the local government in making planning decisions under the new Scheme:

- Planning Bulletin 83 – Planning for Tourism;
- Tourism planning guidelines;
- Rural planning guidelines; and
- Planning for Bushfire Risk Management Guidelines.

5.4 Regional Strategies

The draft Mid-West Regional Planning and Infrastructure Framework is one of a series of frameworks currently being prepared for all the regions across Western Australia. The document has been advertised for public comment and is currently in the process of gaining final approval. The Framework covers the entire Mid-West region including the Shire of Sandstone. The main objectives of the Framework are to:

- Provide the regional context for land use planning in the Mid-West;
- Provide an overview of the major regional economic, social, cultural and environmental issues;
- Identify the priority actions required to enable comprehensive regional and sub-regional planning; and
- Identify the priority regional infrastructure projects to facilitate economic and population growth in the Mid-West.

It is considered that this Strategy is consistent with the draft Framework.

The above review of state and regional planning context provides that the Local Planning Strategy and Scheme should consider the role of the Shire of Sandstone as an important service centre within the region. The Local Planning Strategy and Scheme Review should also be prepared in accordance with State Planning Guidelines.

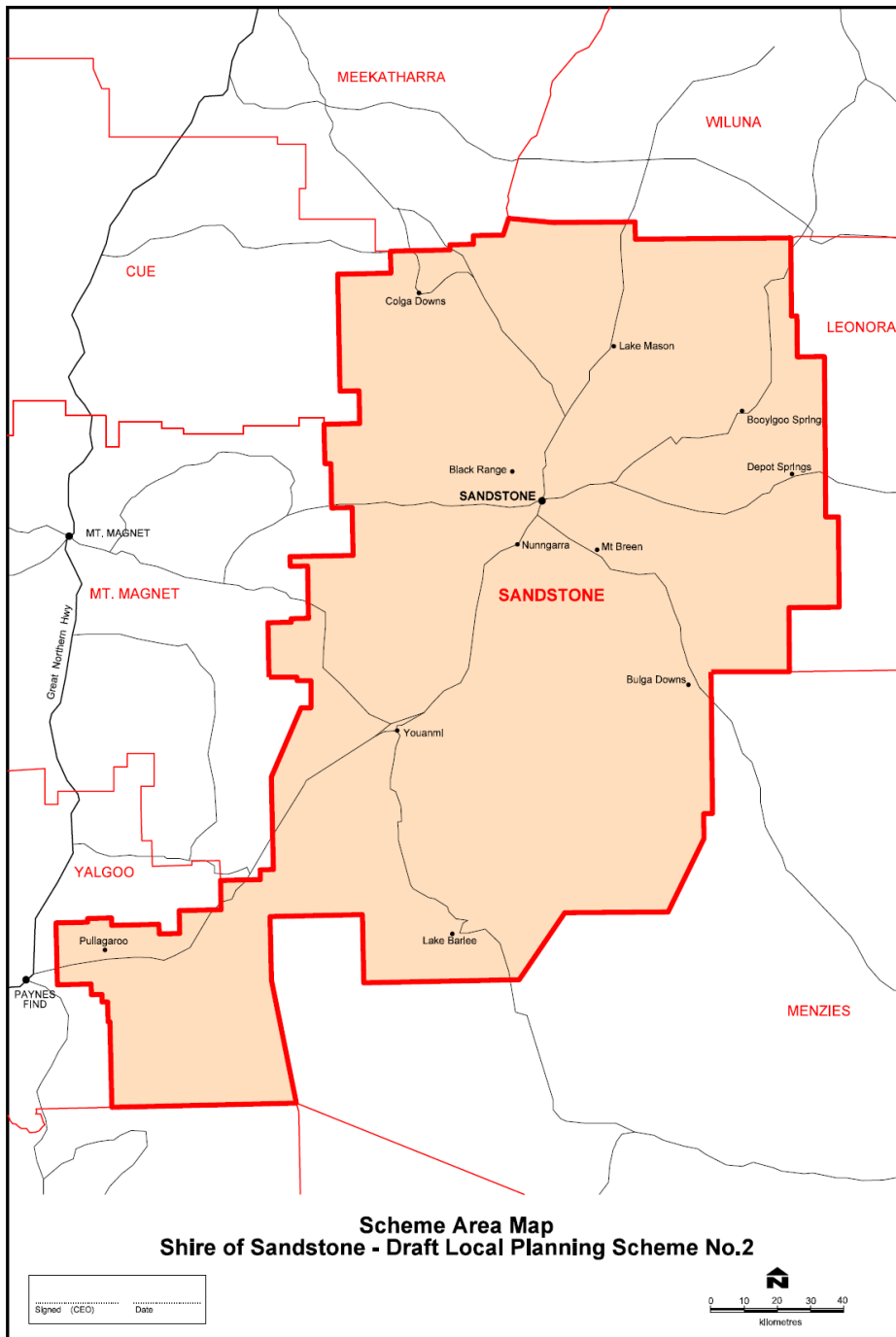
6.0 LOCAL PLANNING CONTEXT

Planning and development for the Shire of Sandstone is currently managed through Town Planning Scheme No.1 gazetted on 30 August 1996. The current Scheme is a relatively simple document and does not include much in the way of forward planning objectives. Its primary role is to ensure adequate planning controls are in place for the Shire providing for a broad range of activities in the rural areas and typical townsite uses that were existing at the time of the Scheme's preparation. Changes to the Scheme are necessary to support the sustainable growth of the Sandstone townsite as an important service centre and community. Map 1 outlines the current land uses operating in the townsite.

7.0 LOCAL PROFILE

The Shire of Sandstone is situated within the Murchison region of Western Australia with the townsite located 742km north east from Perth via the Great Northern Highway and the town of Mount Magnet. It is bound by the Shires' of Mount Magnet, Wiluna, Meekatharra, Yalgoo, Leonora, Menzies, Mount Marshall and Cue. The location and extent of the Shire is indicated at Figure 1 below.

Figure 1 – Shire of Sandstone



The Youanmi and Nunngarra townsites were established in the late 1800's as a result of gold discoveries with the district growing to a population of 6000 to 8000 people during this time. Due to a number of factors including a lack of water, the need for a new town in a more appropriate location was required. In 1906, the town of Sandstone was officially gazetted and the majority of the buildings and population were relocated from the Nunngarra townsite to the new townsite. The end of the gold rush era saw the end of the Youanmi and Nunngarra townsites. The Nunngarra townsite is completely void of buildings and infrastructure, whilst the Youanmi townsite accommodates some buildings previously used for mining accommodation.

Since the end of the gold rush era, other activities that have occurred include widespread pastoralism, specific mining activities and exploration and in more recent years, tourism.

7.1 Environment

7.1.1 Climate

The Shire of Sandstone has an arid climate with very hot/dry summers and cold/dry winters. Rainfall is erratic and unreliable and usually the result of summer thunderstorms or rain bearing depressions the result of cyclonic activity on the northwest coast of Western Australia. Hence, the highest average monthly rainfall falling from January to June. The average rainfall from 1904 to 2014 was 252.2mm (Bureau of Meteorology).

Temperatures in the Shire are extreme with the hottest month being January with an average minimum and maximum temperature of 21.3 degrees Celsius and 35.8 degrees Celsius respectively. The coldest month is July where the average minimum and maximum temperature is 5.1 degrees Celsius and 17.5 degrees Celsius respectively.

7.1.2 Flora and Fauna

The Shire of Sandstone has a diverse range of flora and fauna which varies according to the topography, soil composition, rainfall and latitude. The pictures below highlight some of the key attributes of the vegetation compositions for different locations. They also highlight the variation in density as you move across the Shire.



Above: Shows the typical vegetation composition on relatively flat ground.



Above: Shows the vegetation composition in a floodway area.



Above: Shows the vegetation composition in rocky breakaway areas.

Figure 2 – Threatened Ecological Communities

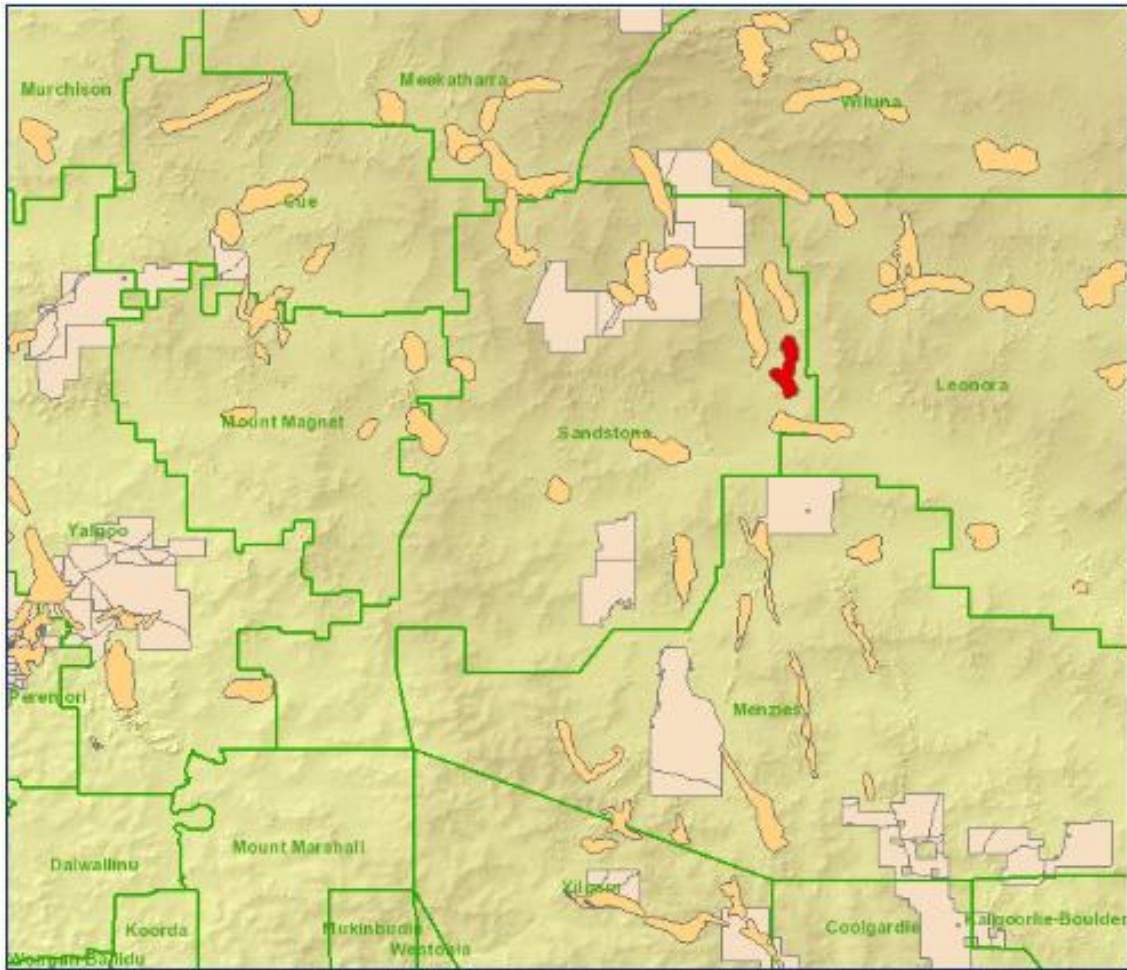


Figure 2: Shows the DPAW controlled pastoral leases overlaid with the threatened ecological communities. (Source: DPAW)

There are over 400 species of vegetation across the Shire. There are over 14 threatened ecological communities within the Shire as depicted in Figure 2 above. There are a number of 'rare or likely to be extinct' species including *Acacia rhamnophylla* (as pictured below) and also a number of priority species ranging from priority 1 to 5. This clearly highlights the importance of the vegetation complexes within the Shire and the wider Region.



Wildflowers are a spectacular site after the winter rains and are important to tourism within the Shire and wider region. Wildflower species include the wreath flower, purple vetch and red grevilleas. The pictures below showcase some of the wild flowers:



In addition to diverse range of flora, there is an equally diverse range of fauna present within the Shire of Sandstone. It is estimated that there is over 80 species of birds, 25 species of mammals and 45 species of reptiles. The long-tailed Dunnart is identified as a priority 4 species and the Lesser Stick-nest Rat (as pictured above) is presumed extinct. A list of some of the flora and fauna species within the Shire is provided at Appendix 2.

The diversity and fragility of the flora and fauna in the area is evident in the Department of Parks and Wildlife taking control of the following pastoral leases due to their conservation values. These leases are shown in pink in Figure 2 above:

- Lake Mason;
- Black Range;
- Kaluwiri;
- Bulga Downs; and
- Cashmere Downs.

7.1.3 Hydrology

Due to the erratic and unreliable rainfall in this area there are no continual surface water supplies within the Shire. However, when rainfall does occur, the drainage areas and lake systems fill up and provide an important ecosystem for the flora and fauna in the area.

The Shire of Sandstone is located within four water catchment areas being the Murchison River catchment, Lake Carey catchment, Lake Moore catchment and the Raeside- Ponton catchment being the dominant catchment across the Shire.

There are also three main Lake Systems located in the Shire of Sandstone being Lake Mason to the north, Lake Noondie to the south and Lake Barlee which is located on the border between the Shires of Sandstone and Menzies and is the second largest Salt Lake in Western Australia. Lake Mason is part of the Department of Parks and Wildlife conservation area. Figure 3 below shows the location of the Lakes.

Due to the unreliability of the surface water within the Shire of Sandstone, the townsite and surrounding pastoral and mining leases are serviced via the groundwater system located in close proximity to the townsite. The groundwater is believed to come from a semi-confined aquifer which is extracted via four bores located within the water reserve. The aquifer is recharged from direct runoff and infiltration into the superficial formations to the south near Sandstone and to the west of the wellfield, and from indirect infiltration within the Spring Park Drainage system during periods of extensive rainfall. (Department of Water)

Figure 3 – Lake Locations

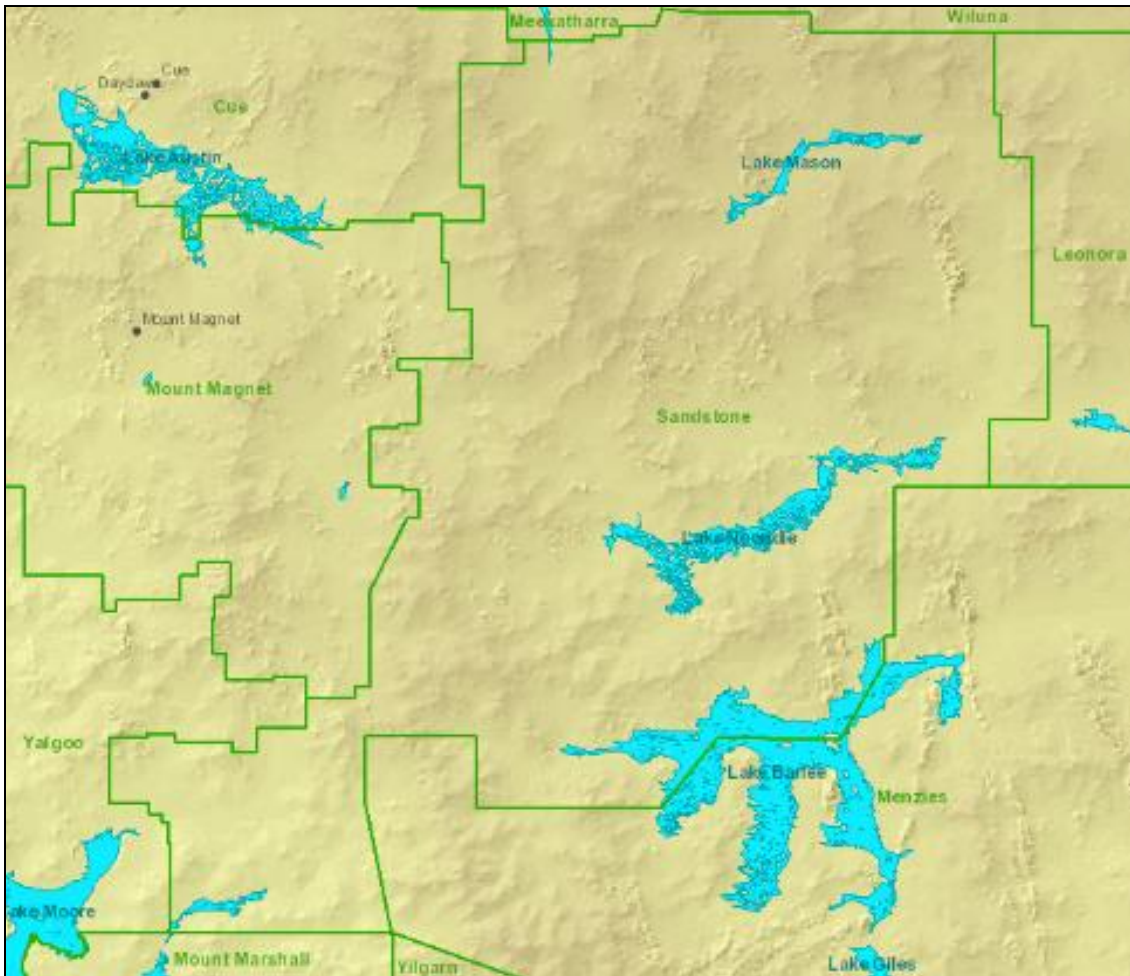


Figure 3: Shows the locations of Lake Mason, Lake Noondie and Lake Barlee. (Source: DPAW)

7.1.4 Topography

The topography within the Shire of Sandstone can be described as undulating with large rocky breakaways. The topography ranges from between approximately 400m AHD to 580m AHD across the Shire. The most undulating areas of the Shire are mainly confined to the northern half of the Shire where the highest point is located.

The topography has played a part in the history of Sandstone with the Brewery which was constructed in 1907 bored into the side of a rocky breakaway and London's Bridge which is located close by. These areas are both on the Municipal Heritage Inventory. The Brewery and Bridge are pictured below:



The following pictures further highlight the undulating nature of the Shire and the different topographical features:



The topography is rich in mineral resources which are outlined in detail in the section below.

7.1.5 Geology and mining activity

The Shire is situated in the Archean Youanmi Terrane of the Yilgarn Craton and is underlain by rocks at least 2500 million years old. Rock types represented in the Shire include granite, gneiss, gabbro, amphibolite, felsic volcanic rocks, mafic volcanic rocks (green stone), and iron formation. Greenstone belts in the Shire host significant mineral resources including gold, vanadium, titanium, iron, copper, lead and zinc. The Windimurra Igneous Complex, the largest of its kind in Western Australia hosts vanadium and iron and is located near the western border of the Shire. In addition, the Barrambie Atley and Youanmi Igneous Complexes are part of the Narndee Complex which also occur in the Shire. These have potential for vanadium, titanium, iron, nickel, copper, platinum and palladium. Numerous faults and shear zones traverse the Shire in north westerly and north easterly directions. Weathering products (regolith) are developed

over bedrock and have potential for basic raw materials (sand, gravel and rock). Cenozoic Paleochannels (zero to 65 million years old) host uranium in calcrete.

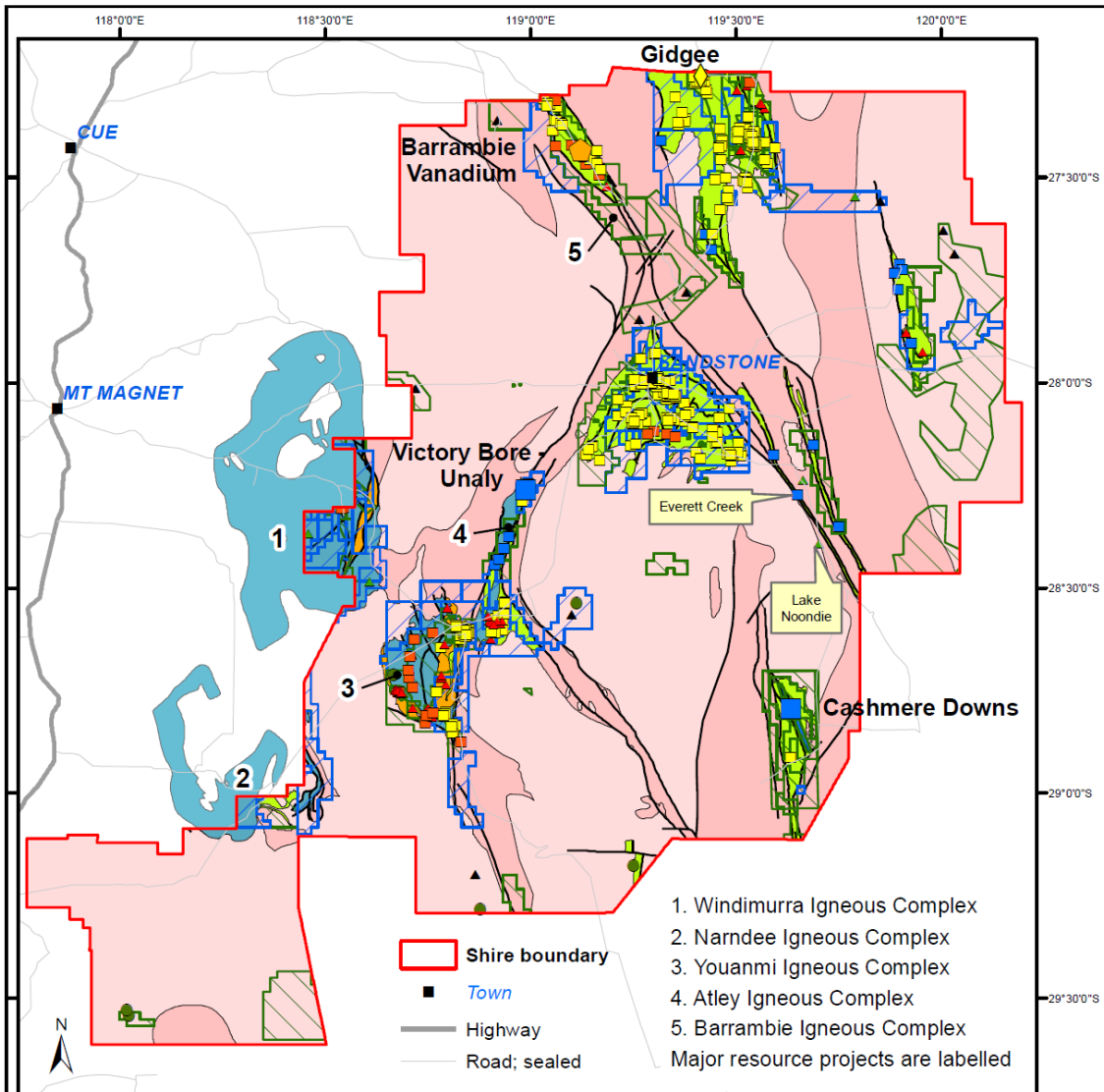
The Department of Mines and Petroleum recognises a total of 623 mines, deposits and prospects within the Shire of Sandstone covering a wide variety of minerals including gold, vanadium, copper, lead, zinc, nickel, iron, uranium, beryl, dimension stone and calcrete. The distribution of the mines within the Shire is depicted in Figure 4 below. Currently no mines are listed as operating, however there are four major projects at Cashmere Downs and Victory Bore including:

- Unaly – iron;
- Barrambie – vanadium; and
- Gidgee - gold.

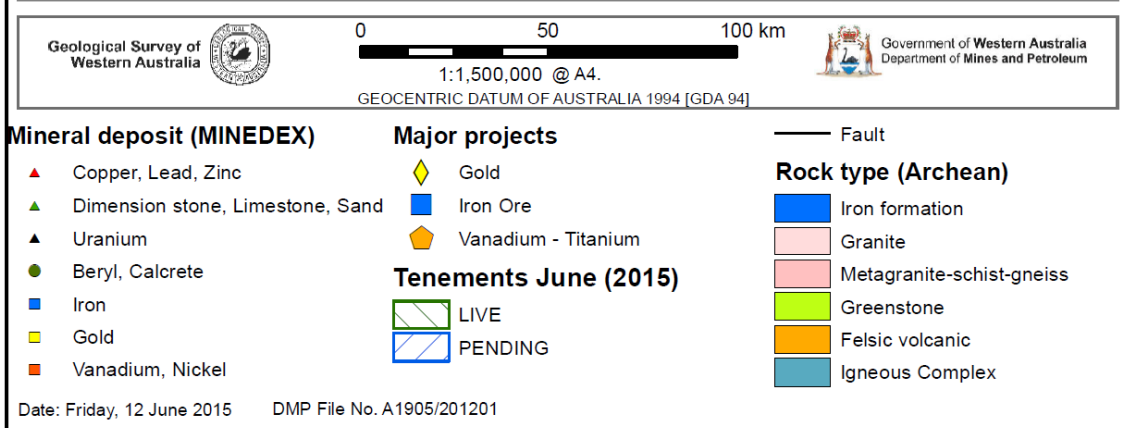
The number of tenements wholly or partially within the Shire has is decreasing with 435 in 2012 and 277 in June 2015. This is mainly due to global factors including the price of minerals.

Given the geology of the Shire and the occurrence of a wide variety of minerals, mining activity and exploration is a high prospect and consideration of this needs to be given in relation to the future planning of the Shire and in particular the Sandstone townsite.

Figure 4 – Mining activity



Geology, major resource projects, mineral deposits & mining tenements in the Shire of Sandstone.



7.2 Population and Housing

The 2011 census indicates that the Shire of Sandstone had a population of 105 with 54 male and 51 female residents, which is a decline of 13 per cent over the 5 year period from 2006. This can be attributed to the closure of the Troy Resources mining camp in the townsite.

The Western Australian Planning Commission's *WA Tomorrow 2012* suggests that the population for the Shire of Sandstone will continue to decline to reach a population of 100 by 2026 (this is based on the Band C assumptions). However, this model suggests that the population would have been 120 in 2011 compared to 105 according to the 2011 census. It is therefore considered that the correct Band is somewhere between A and C. These figures do indicate however, that the population decline is quite slow and therefore the future planning of the Shire may have the potential to reduce or halt this decline further.

Despite the decline in population over recent years, the number of persons aged over 65 has increased 20 percent or from 12 to 15 persons. Whilst this does not appear to be significant, when also considering that over 50 percent of the population are aged over 50, it becomes clearer that some thought needs to be given to the aging population.

The 2011 census indicates a total of 91 dwellings within the Shire. A total of 53 dwellings have been counted within the townsite of Sandstone along with a mining camp which occupies approximately 11 typical residential lots. Whilst there is sufficient housing stock to accommodate population growth, there is also a large number of vacant lots within the townsite that could also accommodate population growth. The majority of lots within the townsite are the typical 'quarter acre' or 1012m². The townsite clearly lacks a range of lot sizes to offer different lifestyle choices. As such it would benefit from some larger lot sizes that could also accommodate some ancillary business uses promoting new residents.

7.3 Economy and Employment

In 2011, the unemployment rate of the Shire was nil compared to 16.2 per cent in 2006. The labour force declined from 60 to 45 during the same period. This along with the decline of the population would suggest that those looking for work have left the Shire or are no longer in the labour force. Nearly 83 percent of the labour force worked full time which, along with the unemployment rate, indicates that the local economy has reached a level of self-sufficiency.

The main industries (as defined by the ABS) that employ people in the Shire include 'sheep, beef cattle and grain farming' at approximately 18 per cent, 'school education' at approximately 18 per cent, 'local government administration' at approximately 16 per cent, 'road freight transport' at approximately 11 per cent and 'metal ore mining' at approximately 7 per cent. It is clear from these statistics that government services such as the school and local government administration are vital in the economic sustainability of the Shire. Should any of these be lost or cut back the impact on the Shire could be substantial.


7.4 Tourism

The Shire of Sandstone has experienced strong growth in the tourist sector particularly over the last ten years with travellers more frequently exploring the outback of Western Australia. Some visitors are simply keen to experience the unique environment / flora or the attractions in and around the townsite that provide some unique points of interest. These include London Bridge (a natural breakaway formation), the old Brewery and the Old Battery and heritage trail linking these with the major road network. In addition, the townsite also contains some notable buildings including the old jail, original general store/post office, the National Hotel and other buildings all remnants from the gold rush era. It appears that there has been an increase in visitors wanting to prospect for gold and other precious metals or fossick for old artifacts.

The Shire has been proactive in ensuring the growth of tourism in the area through developing an interpretive park, water-park and an attractive landscaped main street and information area. The Shire also maintains the only caravan park which adds a great deal to the tourism experience.

Evidence of the strong growth can be seen through the doubling of income taken between 2008 and 2013 from the Alice Atkinson Caravan Park. Peak tourism numbers occur during the months of April, through to September. This coincides with the moderate and attractive climate in this region and the cooler weather further south in the State that tourists are escaping.

To build on the strong tourism growth within the Shire and in particular the caravan park, the Shire has been busy expanding this facility and improving ablutions over recent years. The Shire is keen to continue to further develop the park and attract more visitors to the town which is considered to be an important economic driver.



Other accommodation options within the Shire include station stay in rural areas with Lake Mason being promoted by DPaW as a rural tourist stop and camping area. The National Hotel has accommodation rooms and The Outback Accommodation provides another accommodation option for tourists. The Shire acknowledge that the majority of 'prospecting' tourists tend to camp in bush land areas around the townsite and utilise town facilities for essential items such as food, fuel and other important conveniences. This is generally tolerated by the Shire.

The Shire have recognised the importance of tourism for the town given the current decline in active mining and work in the pastoralism areas and wish to investigate provision of further points of interest and foster tourism opportunities to assist in providing further economic stimulus for the town. It is recommended that a Tourism Strategy be prepared to clearly map out the sustainable growth in this sector over the next 10 to 15 years. A strategy will also help with any future funding applications.

7.5 Recreation and Open Space

7.5.1 Active / Passive Open Space Townsite

As identified within the opportunity and constraint mapping (Maps 2 and 3 in Appendix 1), the townsite of Sandstone and surrounds provides opportunities for various forms of recreation including the following:

- Gymkhana grounds and ovals to the west of town;
- Golf course to the north;
- Town community recreation centre including floodlit tennis courts, cricket nets and opportunity for lawn bowls;
- Substantial water park and playground area central to town;
- Grassed area at the primary school and play equipment;
- BMX bike track in the eastern part of town;
- Interpretive heritage park opposite the National Hotel;
- Limited local paths;
- Vehicular heritage trail; and
- Picnic grounds at London Bridge.

There are identified opportunities for further recreational improvements including an interpretive walk trail around the townsite focusing on areas of heritage and floristic value. The climate and isolated location of Sandstone also lends itself to the establishment of an astronomy viewing facility in association with the caravan park.

Low key tourism uses could be promoted about the town and particularly on Oroya Street.

7.5.2 Regional Open Space

Regional open space including existing and proposed conservation reserves have been incorporated on the Strategy maps. These include:

- the former Lake Mason, Black Range and Kaluwiri North pastoral leases;
- Karroun Hill NR that adjoins the south west of the boundary of the Shire;
- Part of the former Ida Valley (Bulga Downs) and Mount Forrest block, former pastoral lease, that adjoins the southern boundary of the Shire; and
- Part of the former Bulga Downs and Cashmere Downs pastoral leases.

The Department of Parks and Wildlife (DPaW) would appreciate these areas being considered on the plan as areas managed for conservation in some cases recreation, scientific research and management of Aboriginal heritage. DPaW will continue to manage feral animals and weeds on reserves. These reserves have been particularly set aside for nature conservation as shown on Map 5 in Appendix 1.

7.6 Community Facilities

The townsite of Sandstone provides important community facilities for a wide catchment area given its remoteness from other rural towns. The community facilities include:

- Shire offices and yards;
- Airstrip with night lighting and RFDS and FIFO capability;
- Bushfire brigade facilities;
- Museum/Tourist information;
- School;
- Nursing post and ambulance;
- Caravan Park and ablutions;
- Sporting facilities;
- Cemetery; and
- Church.

It has been identified that the community services provided within the townsite are vital in the economic sustainability of the Shire, given the number of workers they employ.

7.7 Rural Land Use

The majority of the rural areas of the Shire of Sandstone are under pastoral leases including Colga Downs, Barrambie, Booylgoo Springs, Depot Springs, Kaluwiri, Blackhill, Dandaraga, Bulga Downs, Narndee, Pindabunna, Pullagaroo, Youanmi Downs, Yuinmery, Atley, Windimurra, Windsor and Lake Barlee. The distribution of these stations is evident on Map 5 – Shire Strategy Map. In addition, the conservation reserves managed by DEC and outlined in section 7.5.2 are also shown on the Map 5.

To hold a pastoral lease, the landowner must operate a pastoral enterprise, other uses secondary to this such as tourism, can be considered under a diversification permit. The predominant pastoral enterprise within the Shire is beef cattle, sheep and goats. There is currently a notable issue with wild animals including dogs which continue to attack livestock.

Another notable land use in rural areas is mining and exploration as outlined previously. Mining and exploration are not usually covered by State Agreement Acts, which may sit over all or part of a pastoral lease. In general, mining and exploration is covered by the *Mining Act 1978*. In some cases such as the southern Pilbara where there are State Agreements over Iron Ore deposits, pastoral leases are affected. There are currently no State Agreements relating to mineral commodities within the Shire of Sandstone.

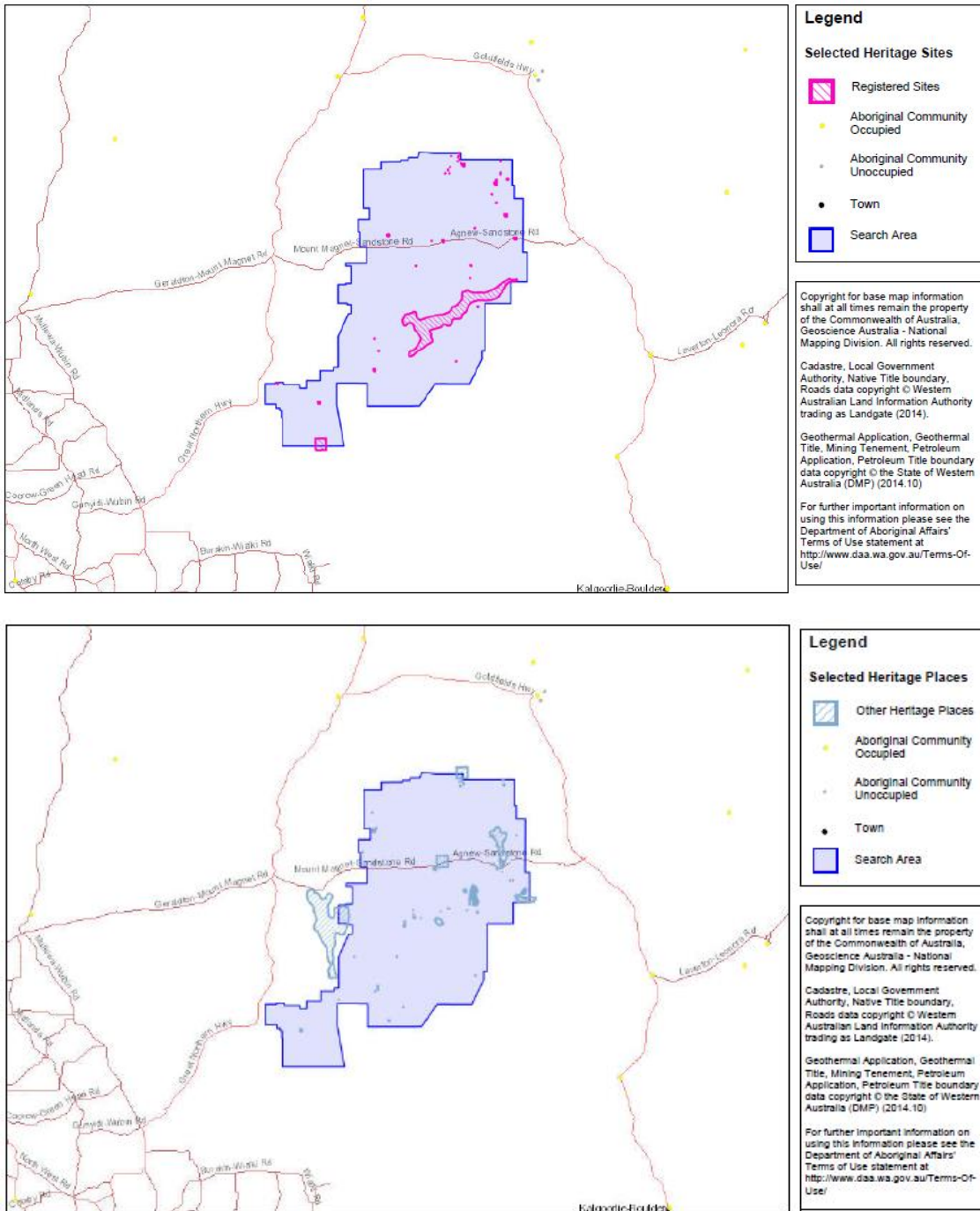
7.8 Heritage

7.8.1 Aboriginal Heritage

The Shire of Sandstone is known to have had 164 previously recorded Aboriginal heritage places within its boundaries; of these 45 are currently classified as registered Aboriginal heritage sites under the *Aboriginal Heritage Act 1972* with the nearest being approximately 2.5km from the townsite. A plan indicating the location of these sites is included at Figure 5 below.

The protection of Aboriginal heritage is provided through the *Aboriginal Heritage Act 1972* and the obligations in most cases falls to the landowner when undertaking development. Pastoral leases and mining activities are also required to comply with this Act. Inclusion of mapping within the Local Planning Strategy will assist in future decision making particularly in relation to development on pastoral leases.

Figure 5 – Aboriginal Heritage Sites



7.8.2 State and Municipal Heritage

The Shire of Sandstone has a rich heritage dating back to the 'gold rush' era in the late 1800's, with a number of buildings and places registered with the State Heritage Office. A search of the State Heritage Register indicates a total of 46 sites within the Shire and of these 5 are located within the townsite. These places are protected by the Heritage Act of Western Australia and through Part 3 of the Deemed Provisions of the *Planning*

and Development (Local Planning Schemes) Regulations 2015 which relate to development of such buildings or places.

The Shire also has an adopted Municipal Heritage Inventory with a significant number of registered places some of which correspond to those listed on the State Heritage Register.

Part 3 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* negate the need to include any heritage provisions in the new Scheme text.

7.9 Traffic and Transport

The Sandstone townsite is situated centrally to a number of other townsites in the Murchison and wider regions. As a result, there are six major roads that converge within the townsite which are key transport routes for mining activity, movement of heavy vehicles, exploration and tourism. Sandstone is therefore not only a destination in its own right, but also an important stopover point between destinations.

The two main transport routes in terms of traffic volumes are the Mt Magnet - Sandstone Road and Agnew - Sandstone Road. These roads are bitumenised and constructed to a significant standard and provide the primary connection between Mt Magnet and Leinster. The T- junction where the Sandstone - Agnew Road intersects with the Mt Magnet - Sandstone Road in the eastern part of the town creates noise issues from braking and accelerating particularly from large haulage trucks. Introducing a curve at this location to minimise noise has been identified as an objective of Main Roads and this Strategy and is shown on Map 4 – Townsite Strategy Map. Notwithstanding this, the Paynes Find – Sandstone and Menzies - Sandstone Roads to the south also carry notable traffic along with the Meekatharra- Sandstone Road to the north-west.

Whilst the majority of roads within the Shire are of a gravel construction, some of the roads within the townsite including Oroya Street, parts of Hack and Payne Streets, a section of Irvine Street adjacent to the caravan park and the Meekatharra - Sandstone Road for a short distance west of town have all been bitumenised. An objective has been to gradually seal sections of the Paynes Find – Sandstone Road with a long term plan to try and seal this road entirely to Paynes Find. This would provide a faster and safer route to Perth and other larger towns.

It is evident from the existing Scheme maps that a number of roads are not located within designated road reserves, particularly around the townsite. It is recommended that the Scheme review address this issue.

There are currently no public bus services or railway lines and therefore movements to and from the townsite and throughout the Shire are generally by private vehicle or truck. Management of large vehicles around the townsite also continues to be a matter for consideration. Linked to this is the truck stop located adjacent to the caravan park which also becomes a source of noise from idling vehicles particularly in the evening. It is recommended that the local government investigate installing a noise bund to reduce the impact on the Caravan Park and town in general. Main Roads WA could be requested to assist in this matter.

7.10 Infrastructure

7.10.1 Water

The Water Corporation supply water to the Sandstone townsite from the Sandstone Water Reserve which contains four groundwater bores located approximately 3.4km north-east of the townsite. Approximately 55,000 kL is extracted every year to supply the townsite. The Reserve was gazetted in 1990 and it is now recommended that it be expanded by 1.33km² to accommodate an additional bore.

The extracted groundwater is treated via a treatment plant located within the Water Reserve to remove contaminants and stored in two high level tanks with a combined volume of 160kL, these are located 1.7km south west of the townsite. From here the water is supplied to the town reticulation.

In 2011, the Department of Water prepared the *Drinking water source protection plan – Sandstone town water supply*. The purpose of this plan is to ensure the ongoing protection of the water source into the future through a number of different mechanisms. One of the recommendations of this plan is to protect the water resource through its inclusion as a special control area through the Local Planning Scheme.

7.10.2 Power

Power is supplied to the townsite via a standalone power system which consists of five 87kW diesel gensets to provide an overall operating capacity of 254kW to 79 customers within the townsite. In addition to the 254kW capacity there is also a temporary generator that provides an additional 50kW to meet summer peak demand during the

months between November and March. The facility is managed and operated by EDL RE under contract with Horizon Energy. Diesel is stored onsite in tanks. The facility is located in the north-west corner of the townsite and runs day and night. There are currently issues associated with the noise emanating from the generators and any future land releases and subsequent development in this area need to be cognisant of this. Noise appears to be tolerated as an essential part of power supply to town by the residents.

It is anticipated that demand will grow 3.7 per cent per annum up until 2013/14 with a required capacity of 326kW. Thereafter, demand is expected to increase on average 2.3 per cent to a peak requirement of 383kW in 2020/21. Therefore there is a clear shortfall that is expected to worsen. Temporary generation will continue to be used until a permanent solution is implemented. The Midwest Long Term generation expansion strategy proposes upgrades as follows:

- In 2015, the installation of two 87kW diesel gensets; and
- In 2026, the installation of an additional 87kW diesel genset.

It is considered vital that the local government encourage Horizon Energy to ensure that the initial upgrade is implemented given the desire to expand the caravan park and develop a new industrial area.

7.10.3 Sewer

The Sandstone townsite does not have a reticulated sewer system. The location and subsequent cost of such infrastructure for a small population is not justified. The method for the disposal of sewerage is therefore via on-site effluent disposal systems.

Consideration needs to be given to the type of uses proposed within the Shire to ensure that an adequate system can be used to accommodate all waste disposal. This will be particularly important in the new industrial area identified as part of this Strategy.

Approval for on-site effluent disposal systems will be required in accordance with the Department of Health's requirements under the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

7.10.4 Telecommunications

The Sandstone townsite has a telecommunications tower that services around a 17km radius. This provides the townsite with telephone and internet services and this is another important sub-regional facility.

8.0 STRATEGIC PLAN

8.1 Opportunities for and constraints upon development

In order to determine the strategic direction of the Shire of Sandstone and in particular the townsite itself it is important to understand the opportunities and constraints to achieving this. This will ensure that any proposed actions can be implemented by the local government or where issues have been identified, these can be adequately addressed through the planning framework. The planning opportunities and constraints outlined below are shown on Maps 2 and 3.

8.1.1 Opportunities

Through the consultation process it was determined that the Shire of Sandstone had a number of opportunities that should be considered in the future direction of the Shire.

There is opportunity to expand the existing caravan park and provide for aged persons accommodation as part of this facility. This will provide opportunities for the older population to 'age in place' and remain in the townsite. Such a facility would provide the opportunity to create additional jobs for the local community. The caravan park is seen as the main driver for tourism in the townsite and the continual improvement of this facility will boost visitor numbers.

The increase in tourist numbers to the Shire has provided an opportunity to build on the recreational facilities in and around the townsite. In this regard the inclusion of a heritage trail or the like would provide additional recreational activities and also continue with the Shire's intention to improve the amenity surrounding the townsite.

There is clear opportunity to create a new industrial park on cleared land that is separated from the townsite, but still retains good access to the regional road network, including Meekatharra-Sandstone Road. This in-turn provides the opportunity for the existing industrial lots to the south of the caravan park to be rezoned and used for alternative purposes such as a roadhouse or other tourism uses. Reticulated water supply passes this area.

There is an opportunity to build on the existing amenity and character of the townsite through continuing to improve the entry into the town from all major road networks. There is also opportunity to utilise the main road for development that will benefit from

and capture passing traffic. The old industrial area adjacent to the caravan park could be focal point for this activity.

There is an opportunity to utilise the land currently zoned 'special use' to the east of the townsite which is identified for hobby farming activities under the current Scheme. It is considered that this land could provide for larger lot sizes to what is currently available in the townsite, therefore providing an alternative market. This may attract additional residents to the town seeking alternative lifestyle opportunities. Perhaps small businesses or food growing uses may establish on such lots. It is acknowledged that any development in this area will need to have due regard to the Mt Magnet – Sandstone Road which divides the land.

Other opportunities for the creation of additional lots were identified in the north and north east of the townsite where 1012m² lots already exist but are currently zoned recreation and community under the Scheme.

8.1.2 Constraints

Through the consultation process it was determined that there are a number of constraints that impact on the ability for the townsite to expand into the future.

The uniform layout of the townsite including the uniform lot size is considered a constraint on the growth of the townsite as there is currently minimal housing or lifestyle choice for existing and new residents.

It was recognised that any growth in the northern part of the townsite is restricted by the existing airstrip, lower lying ground, recreation facilities including ovals and the golf course. Another limiting factor particularly for residential was the established power production site in the north west of the township which operates on a generator therefore creating tolerable noise impacts to surrounding properties.

The south of the townsite is equally constrained. The main road provides a hard edge to townsite and any future development in this direction. Furthermore, to the south of the main road there is evidence of disused mine shafts and mine waste disposal areas. This renders the area unsuitable for development. A substantial disused mining operation to the south east of the townsite, also renders this area unsuitable for future development.

The current location of industrial land to the south of the caravan park is considered a constraint for a number of reasons. Its location makes it too close to the caravan park with potential impacts affecting its ability to expand in the future. Furthermore, being located adjacent to the main road, means that any industrial development can be seen by passing traffic and is not desirable as an entry statement to the town.

8.2 Analysis of key issues

There are a number of key issues identified through the consultation process that require further analysis to guide future development of the townsite and Shire. These include:

1. Tourism;
2. Lifestyle opportunities;
3. Pastoralism;
4. Industry;
5. Economic development;
6. Population growth; and
7. Infrastructure provision.

8.2.1 Tourism

Tourism is considered to be the lifeblood of the town and provides the greatest opportunities to ensure that the town continues to survive into the future. The location and quality road access means that Sandstone is ideally located in the outback setting. Whilst the townsite currently provides a range of tourist facilities as outlined in previous sections, it is considered that tourism needs to be addressed on a more holistic level. This will enable current and future tourist uses to complement each other rather than compete. Other opportunities and strategies can be developed to assist in ensuring the future of the Shire is prosperous.

Apart from continuing to upgrade the caravan park and provide additional tourism options, there is a clear need to better utilise the existing assets of the town to ensure that the caravan park continues to operate to its full potential. The townsite's main asset is its history, and the buildings and places that tell this story. The townsite would greatly benefit from developing a heritage trail through and around the townsite that links together all the assets and showcases local plants and wildlife. This needs to be accompanied by a clear marketing strategy to attract more visitors to the town.

Prospecting is also considered to be a major tourist attractor to the area and there are opportunities to further encourage this demand.

The location of sandstone and clear skies uninterrupted by lights and pollution means that it is an ideal location for an observatory. The Shire is in the process of arranging a telescope to construct an observatory. This will have added tourism benefits and will add an additional experience to the townsite. This needs to be included in the overall marketing strategy of the town.

The most effective way to embrace tourism as the way forward for the townsite, is to prepare a detailed tourism strategy which addresses the aspects listed above. To accompany this it is also proposed to develop a Local Planning Policy that sets out clear development outcomes for tourism proposals including how they fit in to the amenity of the townsite and where these should be located. Map 2 sets out indicative locations where tourist development could be considered and the indicative location of the heritage trail.

8.2.2 Lifestyle choices

As discussed in the opportunities and constraints section of the Strategy, the current layout of the Townsite has resulted in the majority of residential lots being the same size and shape. As a result there is limited lifestyle opportunities whereby landowners may provide for ancillary uses to their residential dwelling, such as compatible tourism or commercial uses, or the keeping of livestock.

Liveable Neighbourhoods clearly identifies the need for a range of lot sizes when considering the development of new 'greenfield' sites. Whilst Sandstone is an established townsite, it is still important to consider this fundamental planning objective to ensure that Sandstone is sustainable into the future.

Under the existing Town Planning Scheme No. 1, the local government identified an area to the east of the townsite that may provide opportunities for hobby farms through the Special Use zoning. It is considered that this approach is restrictive and only accommodates land uses specifically identified in the corresponding Schedule of the Scheme. An alternative approach would be to zone this land as 'Townsite' which allows for a range of uses and apply a Structure Planning Area designation over the top to control the subdivision of the land to the desired densities. The local government and WAPC would then be in control of how this area would ultimately be developed.

Given that there is no reticulated sewerage in the Shire, the desired densities would be significant lower than other larger centres. The current density of the townsite is around R10 or 1000m². It is anticipated that the Townsite requires some larger lots ranging from R5 – R2 or 2000m² to 5000m² in area. Larger lots would be recommended in close proximity to the Agnew- Sandstone and Mt Magnet- Sandstone Roads to act as a buffer. Alternative noise attenuation measures may also need to be considered as part of the structure planning process recommended above.

It is hoped that by providing an alternative lifestyle choice, that also includes opportunities to establish new businesses, more people will look at Sandstone townsite as a place to live, work and recreate.

8.2.3 Pastoralism

Pastoralism is an important economic driver for the Shire of Sandstone given the majority of land in the Shire falls within a pastoral lease. As mentioned previously, the main livestock within the shire include Beef cattle, Sheep and Goats. Recently, the Department of Parks and Wildlife took over management of three (3) additional pastoral leases that have conservation value.

Like most agricultural practices, the success of pastoralism is based on a large number of variables including climate and rainfall, livestock predators, local, national and international prices and availability of workers. It does not take much of these variables to change to have a significant impact.

Many of these variables are out of the control of the farmer, local and state government. However, it is considered that through the relevant planning framework, the local government can try and make it easier for farmers to maintain a viable operation. One aspect of this is to foster ancillary uses on the property such as tourist accommodation to supplement the primary pastoral operation. Furthermore, it is important that farmers can attract workers to their stations through providing accommodation options.

It is recommended that ancillary uses be accommodated through the scheme review to allow tourist accommodation such as bed and breakfast, chalets, cabins, guest house and camping ground in the rural zone. It is also recommended that a 'rural

workers accommodation' land use be considered with additional development requirements.

8.2.4 Industry

Whilst the Sandstone townsite has land identified for industrial purposes, its size, lot shape and proximity to the caravan park and main road into the town is not ideal. This has prevented the Shire from developing the land for industrial purposes and as such there is a clear lack of unrestricted industrial land.

The existing industrial land is considered to be ideal for a range of townsite uses such as residential, tourism and potentially a commercial development that utilises passing traffic and presents as a more suitable entry statement to the town.

It is considered important for the future of the townsite that a suitable industrial site be identified that can be developed and provide opportunities for new businesses to start in the townsite or existing businesses grow. As such, an area to the west of the townsite (refer to map 4) has been identified as the most suitable location as it is adequately setback from sensitive land uses, is in close proximity to water and power, has good road access and is flat and cleared of vegetation. In this regard the cost to develop the site will be significantly lower than the existing site or any other suitable location in the townsite.

It is important that development of the industrial area is adequately controlled by the local government to ensure that the amenity of the townsite is maintained. This can be achieved through appropriate development provisions in the Scheme.

8.2.5 Economic development

The population and economic statistics outlined in sections 7.2 and 7.3 indicate that the Shire has a level of fragility that relies on a few main economic drivers such as the school, pastoralism and the local government administration. Should one of these industries decline, relocate or dissolve, it will have a significant impact on the economic dynamics of the town. The declining population and diminishing labour force means that the number of jobs within the town is limited.

Given the above, it is vital that the local government can easily foster new business opportunities without lengthy planning processes such as scheme amendments. As such it is important to apply a zoning that is flexible in nature, but also respects the

amenity of the townsite and the existing residential areas. Flexibility should be through the number of land uses that would be permissible in such a zone. This approach would allow landowners to develop both commercial and residential developments on the one lot, therefore significantly reducing costs associated with purchasing commercial land. Furthermore, the process is as simple as lodging a development application with the local government.

By including the caravan park in the same zone will give the local government ultimate flexibility in developing the site into the future. It is considered that the tourism industry is a clear opportunity to diversify the economic drivers in the town and create additional jobs in the process.

It is therefore recommended that through the scheme review process, one 'townsite' zone be included over the townsite (excluding the industrial area) and ultimate flexibility be provided through the land use table. Adequate development controls will also need to be implemented that have due regard to existing residential development in the townsite to ensure that land use conflict is minimised.

Given the geology of the Shire of Sandstone, the mining industry has the potential to make a significant contribution to the local economy. It is important that any future mining proposals including workers accommodation are encouraged to locate within or in close proximity to the Sandstone townsite. To achieve this, it is recommended that the existing clause in Town Planning Scheme No. 1 be carried over and reworded to require any proposal for 'mining workers accommodation' associated with a mine located within a 40km radius of the townsite, be located in the Townsite. It is also important to ensure there is good residential land supply available 'just in case' a major resource opens up and puts extra demand in the town.

8.2.6 Population growth

The future population prediction for the Shire according to WA Tomorrow is to continue to decline to 2026. This decline is expected to be extremely slow at only 1.1 per cent per year. It is therefore considered that should the outcomes of this Strategy be implemented then the Shire should be able to achieve population growth into the future. The aim of the Shire is to therefore reverse the 1.1 per cent decline and increase population by 1.1 per cent over the next 15 years which equates to approximately 1 person per year.

8.2.7 Infrastructure provision

Infrastructure provision is fundamental to the sustainability and growth of the Sandstone townsite. Power generation is currently at capacity and any future growth of the town will be dependent on the proposed upgrades being undertaken with the first scheduled for 2015. It is vital that the local government ensure that the upgrades are undertaken as proposed through lobbying the relevant agencies. The preparation of this Strategy will provide justification as to why it needs to happen.

The Sandstone water supply has been identified as needing additional protection by the Department of Water to ensure that the risk of contamination is reduced. Currently the Sandstone Water Reserve is part located on land zoned 'pastoral and mining'. This use has the potential to impact on the water supply that currently provides all the water to the townsite. The Department of Water's '*Drinking water source protection plan*' recommends that protection be given through a special control area under the Scheme. It is therefore recommended that this be undertaken through the Scheme review.

8.2.8 Bushfire management

In recent times Bushfire management has come to the forefront of the planning process in Western Australia. A number of devastating fires both in Western Australia and over east has resulted in the need to review the framework relating to fire. In this regard Statement of Planning Policy 3.7 – Planning for Bushfire Management has been reviewed.

Given the potentially catastrophic consequences of bushfire impact on life, property and the environment, it is important that bushfire related risk is addressed as part of the planning process. This is particularly relevant to development occurring on both pastoral leases and areas of the Sandstone townsite itself.

The Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* contains bushfire provisions which complement the State framework. Therefore there are no provisions required to be included in the Scheme. However, to make development easier for residents of the Sandstone townsite, BAL contour mapping has been undertaken for the Sandstone townsite. The reason for preparing this mapping is to identify the Bushfire Attack Level and associated construction standard under Australian Standard 3959 Construction of Buildings in Bushfire Prone Areas, but more importantly to ensure that any developments within the townsite are



not unnecessarily delayed and complicated. All areas outside of the townsite and not shown on the mapping may be required to prepare BAL contour mapping as part of any development proposals. The Bushfire mapping can be viewed in Appendix 1 (Map 6). Once the mapping has been endorsed by the Shire it will become operational.

9.0 STRATEGIES AND ACTIONS

The Strategy has identified a number of key strategies and actions required to achieve the vision and objectives of the Shire and community. The majority of these strategies can be achieved through the preparation of Local Planning Scheme No. 2. The key implications for this document and other actions that are required are provided in detail below.

9.1 Local Planning Scheme No. 2

There are a number of recommended zoning changes to facilitate the growth and economic development of the Shire and in particular the Sandstone townsite. It is proposed that the number of zones be rationalised to include Townsite, Industry and Rural and Local Reserves be introduced including Parks and Recreation, Public Purpose and Road. The zoning/reservation changes are summarised as follows and can be seen in more detail on the Strategy maps.

Map 4 Ref.	Location	Existing zoning	Proposed zoning/reservation	Comments
1	Caravan park	Recreation and Community	Rural Townsite	To facilitate greater flexibility on what can be developed on the site.
2	Industrial lots to the south west and south of the caravan park.	Industrial	Rural Townsite	The current location is not appropriate given its proximity to the caravan park and drawing truck traffic past the school and residential.
3	Land north of the industrial area to the west of the caravan park	Recreation and Community	Rural Townsite	This area will facilitate future residential and/or commercial growth and acts as a more appropriate entry statement to the town.
4	Street block bounded by Hack, Payne, Oroya and Rowe Streets.	Recreation and Community	Rural Townsite	Formalise the current use of the land and provide greater flexibility.

5	Special use area adjacent to Griffith Street.	Special Use – Area 2	Rural Townsite	Current workers accommodation. Zoning change provides greater flexibility for the site.
6	Special use area 1 to the east of town.	Special Use – Area 1	Rural Townsite and overlaying Special Control Area – Structure Planning.	Will allow for the development of larger lot sizes to what is currently available providing lifestyle choice.
7	Various road alignments	Recreation and Community	Road	The road reservations in and around the townsite need to reflect the actual alignment of the roads.
8	The airport, golf course, power station, tip site and school.	Recreation and Community, Industry	Public Purpose	The reservation should reflect the use of the land.
9	Various lots to the north of the townsite.	Recreation and Community	Rural Townsite	This will allow for additional residential growth.
10	Current Gymkhana grounds.	Recreation and Community	General Industry	To allow for development of an industrial area with adequate separation from the townsite and access to services and the Meekatharra Road.
11	Various lots around the power station (Excluding the three freehold lots directly south) in the north west corner of the townsite.	Industrial	Parks and Recreation	To act as a buffer to the power station and protect the golf course.
13	Various lots within and around the townsite.	Recreation and Community	Public Open Space	To reflect the use of the land and bring it in line with contemporary Reserves.
14	Various lots	Townsite	Public Open Space	To reflect the use of the

	within the townsite.			land as parks for the community. One being the water park and the other being the Gold and Wool park.
Map 5 Ref.	Location	Existing zoning	Proposed zoning/reservation	Comments
1	Various pastoral leases	Pastoral and Mining	Environmental Conservation	DPAW have requested that their management of these leases should be reflected through a reservation.
2	Public drinking water source area and associated water tanks.	Pastoral and Mining and Recreation and Community	Public Purpose with Special Control Area.	The Department of Water has requested that this area be recognised and protected through the Scheme.

There are also a number of recommended inclusions into the Scheme text to ensure that the zoning changes above and subsequent development in the Shire is done in a controlled manner and to a high standard. These changes include:

1. Clear guidance in relation to the development of each zone. This is particular important in relation to the Rural Townsite Zone where greater flexibility has been given to land uses that can be considered. Development therefore needs to consider land use conflict.
2. General development requirements relating to mining workers accommodation, holiday accommodation, car parking, servicing, access ways, loading and unloading spaces, building envelopes, setbacks, plot ratio and site coverage, the parking of heavy vehicles, derelict vehicles, telecommunications infrastructure, caretaker's dwelling, home business and home occupation and development in the Youanmi and Nungarra townsites.
3. The introduction of Special Control Areas for Structure Plan Areas (with corresponding requirements in Schedule 13) and the 'drinking water source protection area'.
4. A number of detailed Schedules including the types of advertising and those exempt from planning approval, car parking and related requirements, development standards and structure planning provisions.

With regard to the Scheme Maps, it is proposed that two additional maps be prepared that cover the Youanmi and Nunngarra townsites to clearly identify the zoning of these.

9.2 Local Tourism Strategy

As outlined previously, tourism is an important economic driver for the town both now and into the future. It is considered that to best utilise the assets of the townsite, they need to be considered holistically so that they do not compete with one another but rather work together and provide opportunities to value add. An important element to this is marketing and making people aware of Sandstone and what it has to offer. The most appropriate way to deal with all these issues is to prepare a detailed Local Tourism Strategy. This document will form the basis of future investment in this area and aid in securing outside funding arrangements. Issues such as promoting a night-sky observatory, heritage and botanical walk trail about town could be included. Issues such as low key tourism/commercial uses would be well suited throughout the town and particularly along Oroya Street could also be covered.

9.3 Local Planning Policies

In addition to preparing a Local Tourism Strategy, it is important to ensure that any future tourist developments are to a high standard that reflects the existing amenity and character of the townsite. In this regard, the most appropriate way to achieve this is through a Local Planning Policy that implements key development outcomes that may be identified through the Local Tourism Strategy.

As outlined in the opportunities and constraints section of the Strategy there are a number of existing land uses that may have an impact on the amenity of the townsite such as the airport and power station. As an alternative to applying a Special Control Area in relation to these uses, it is considered that a more flexible approach would be through a Local Planning Policy on buffers which would bring the issues to the fore front but provide greater flexibility in dealing with them.

9.4 Power Generation

Power generation is vital the future growth of the townsite. The current power station requires immediate upgrading to cope with the current and future demand. The first upgrade is proposed in 2015 followed by an additional upgrade in 2026. It is important that the local government highlight the need for the upgrade and continue to lobby that it be undertaken in 2015 at the latest.

9.5 Bushfire Mapping

The proposed Bushfire Mapping as outlined in the proposed Scheme provisions will be required to be endorsed by the Shire through their fire control officer.

10.0 IMPLEMENTATION

The implementation of the Strategy is the responsibility of the Shire of Sandstone with the assistance of the Western Australian Planning Commission as the approval authority.

As mentioned previously, the primary mechanism to implement the Strategy is through the review of the town planning scheme. The Scheme and Strategy processes are proposed to be undertaken concurrently, whereby Council releases both documents for public advertising at the same time, and also seek endorsement from the Western Australian Planning for both documents concurrently.

It is recommended that the Strategy be reviewed every five years to determine if the vision and objectives of the Shire of Sandstone are considered relevant. The review should also analyse key outcomes of the document such as the uptake of land released for further development or the impact of tourism on the townsite. The review should incorporate any updates in population data to determine if growth rates are consistent with the previous analysis. Any outcomes that require implementation through the local planning scheme should be done so through a scheme review or relevant scheme amendment.

The relevant Local Planning Policies mentioned in section 9 above, should be prepared and endorsed as soon as practicable after gazettal of the Scheme. This will ensure that the overall planning framework is in place to cope with future development proposals.

Similarly, the preparation of a Local Tourism Strategy can commence immediately. This will inform Council's own internal budgetary processes for future expenditure and will also put Council in a position to seek external funding should and when it become available.

ADVERTISING

The Shire of Sandstone Local Planning Strategy certified for advertising on 17 December 2014.

Signed for and on behalf of the Western Australian Planning Commission

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

Date _____

ADOPTED

The Shire of Sandstone hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 24 day of September 2015.

MAYOR/SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on

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

Date _____

APPENDIX 1 - STRATEGY MAPS

The following maps form part of this strategy:

Map 1: Existing Land Uses Plan

Map 2: Existing Opportunities Plan

Map 3: Existing Constraints Plan

Map 4: Townsite Strategy Plan

Map 5: Shire Strategy Plan

Map 6: Bushfire Mapping

SHIRE OF SANDSTONE LOCAL PLANNING STRATEGY

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Date 22/03/16