



## **Shire of Yalgoo**

**LOCAL PLANNING SCHEME NO. 2**

# **LOCAL PLANNING STRATEGY**

**December 2010**

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## **1. INTRODUCTION**

### **1.1. Introduction**

This Local Planning Strategy is for the whole of the Shire of Yalgoo. The focus is however on Yalgoo Townsite which is the economic and social centre of the Shire and is where the majority of the key issues are centred.

### **1.2. Location and Area**

Yalgoo is located nearly 200 kilometres east of Geraldton and 600 kilometres from Perth, and occupies a midway position between Mullewa and Mt Magnet on the State Route 123. Figures 1 and 2 demonstrate the location of the Shire relative to other significant centres.

The town of Yalgoo was one of the early settlements in the Central Murchison, its growth precipitated by the discovery of gold in 1892. The township has now become the administrative centre of the Shire of Yalgoo which extends over 3.3 million hectares or 33000 square kilometres. Figure 2 shows the extent of the Shire.

The Shire shares its boundaries with 9 other local authorities, probably the largest number of neighbouring local authorities in Western Australia.

The fortunes of gold have had a chequered history, discoveries attracting miners, fossickers and prospectors to widely scattered and previously unsettled areas. Boom follows bust follows boom, the current resurgence representing another milestone, albeit far different in consequence from its predecessors.

The pastoral industry, based on sheep, has continued to be the mainstay or backbone in the district's development. Further information on the history of the Yalgoo Shire can be viewed at [www.yalgoo.wa.gov.au](http://www.yalgoo.wa.gov.au).

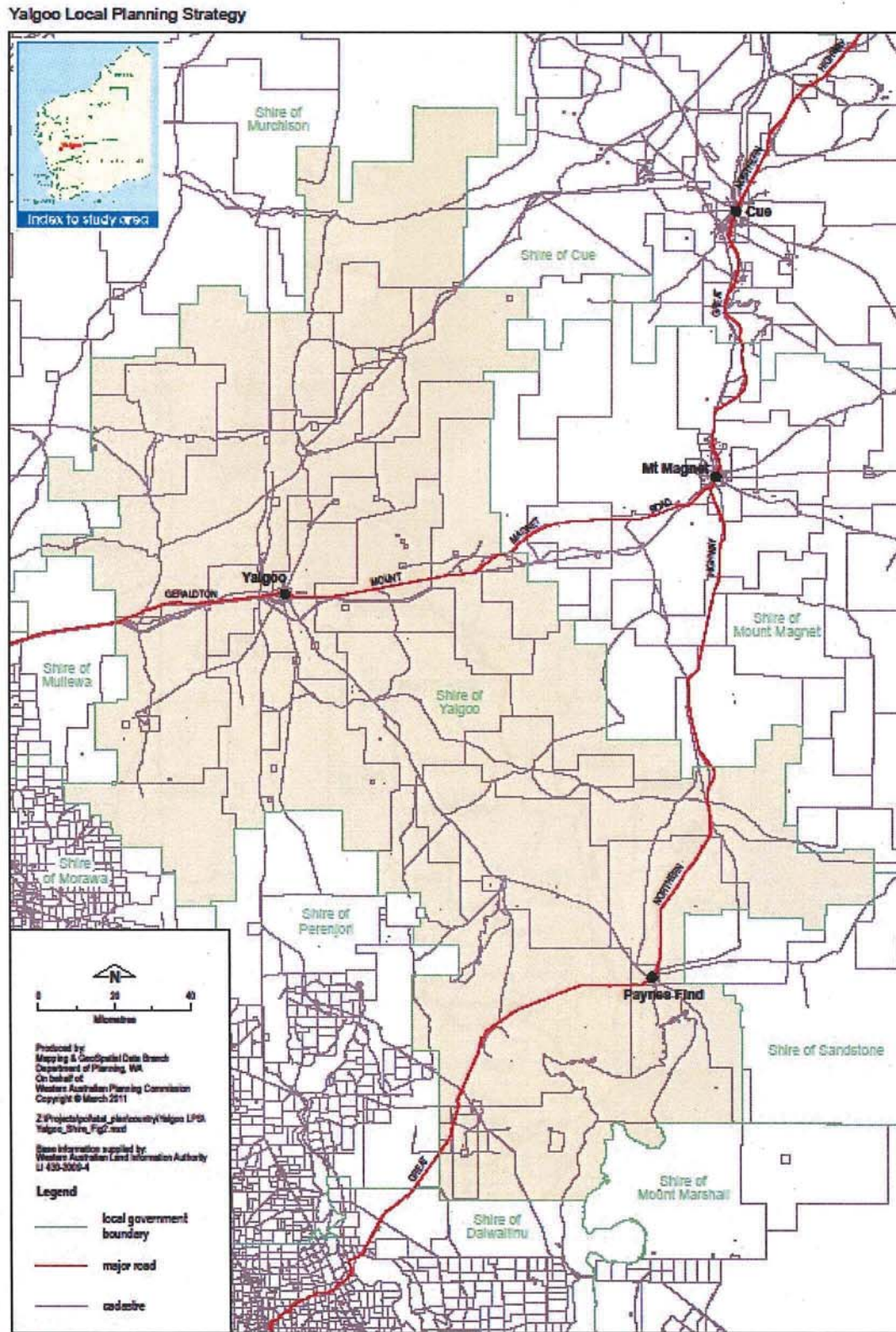
Figure 1 – Regional Map



Location plan

Figure 1

Figure 2 – Shire of Yalgoo Location Map



Shire plan

Figure 2

### 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 WA Planning Commission (WAPC) may require.

**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 by the Department of Planning.

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

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 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 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 (refer to clause 1.7);
- 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 council's corporate planning initiatives for land use and development.

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

- State Planning Strategy
- Shire of Yalgoo Municipal Inventory
- Shire of Yalgoo Strategic Plan



## **2. STATE AND LOCAL POLICY CONTEXT**

This strategy is consistent with State, regional and local policies and where any inconsistencies exist with Western Australian Planning Commission (WAPC) policy, unless otherwise stated, WAPC policy will prevail.

### 3. KEY ISSUES

#### 3.1. Population

As at the last census in 2001 Yalgoo Shire had a population of 443. The estimated population is 120 for the townsite and the remainder are throughout the rest of the Shire. Golden Grove mine has up to 300 staff at any one time.

The composition of the age and sex of persons is shown in the graph below. The population with more than 77% male, live in 70 private residences and other accommodation. The statistics indicate that the population has declined for the past 5 years however with the expectation of increased mining activity the population numbers will increase.

Table: Age by Sex

	0-14 years	15-24 years	25-44 years	45-64 years	65 years and over	Total
Male	37	36	162	92	20	347
Female	15	6	48	33	3	105
Total	52	42	210	125	23	452
Percent	11.5%	9.3%	46.5%	27.7%	5.1%	100%

Note:  
Overseas  
visitors are  
excluded  
from these  
counts

#### 3.2. Housing

The Shire has identified a lack of suitable/developable residential land as a key issue to be addressed in the LPS. Existing residential zoned areas are constrained for housing development and are not preferable for residential development due to their proximity to mines or because they are low-lying. There are also areas subject to native title clearance or requiring environmental clearances (see Figure 6). These are shown on the Yalgoo townsite Local Planning Strategy Map (Figure 5).

A new mine camp is identified on the LPS Map on Selwyn Street. This site can be used for housing mine workers, which will add to the local economy and boost the town. The mining industry is significant to the local economy and needs to be accommodated.

#### 3.3. Economy

The Shire includes 23 agricultural and rural establishments covering an area of 2,728,264 hectares and producing commodities with a gross value of nearly 5.5 million dollars. The 207,249 sheep and lambs are the only significant livestock with wool production of 96,407,308 Kgs annually. The mining industry is significant to the local economy and needs to be accommodated with the proposed expansion of mining projects in the region. The Mining Industry will bring increased population to the area with increased potential growth for tourism and industry.

The Shire Financial Report for the year ended 30<sup>th</sup> June, 2004

Operating Revenue	2004 \$
Governance (Govt Grant Finance)	19,000

General Purpose Funding	1,879,264
Law, Order, Public Safety	21,195
Health	520
Community Amenities	35,785
Recreation and Culture	12,740
Transport	535,889
Economic Services	239,010
Housing	30,480
Other Property and Services	59,543
<b>TOTAL OPERATING REVENUE</b>	<b>2,833,426</b>

Operating Expenses	2004 \$
Governance (Govt Grant Finance)	188,087
General Purpose Funding	53,648
Law, Order, Public Safety	33,083
Health	45,417
Education & Welfare	3,865
Community Amenities	74,681
Recreation & Culture	238,712
Transport	1,356,128
Economic Services	307,578
Other Property and Services	220,714
Housing	19,233
<b>TOTAL OPERATING EXPENSE</b>	<b>2,541,146</b>

	2004 \$
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATIONS</b>	<b>(292,280)</b>

### 3.4. Transport

The Shire is traversed by Great Northern Highway (National Highway 95). Paynes Find on this route is located midway between Wubin to the south and Mt Magnet to the north.

Yalgoo townsite is located on State Route 123 halfway between Mullewa and Mt Magnet. These two major routes account for the bulk of the sealed or primed roads in the Shire (254 kilometres). Other routes that traverse the Shire are public roads that are formed only (819 kilometres). Another 314 kilometres are unformed, and 85 have a gravel surface.

A by-pass route around Yalgoo townsite for heavy vehicles is proposed. This is shown on the Local Planning Strategy (Figure 6) and will alleviate heavy vehicles travelling through the centre of Yalgoo.

### 3.5. Climate

Statistics at Yalgoo Post Office have been recorded since 1896. Temperature records were maintained for 18 years and rainfall for 88 years.

Typical temperatures of the region are maximums in summer reaching a mean of nearly 38° c in January, with minimums plummeting to 6.2° c in July.

Rainfall mainly occurs in the months of June and July (a mean of 8 days each month), and averaging 25-45 mm per month over the May to August period. A mean of 256 mm per annum (240 mm median) has been achieved in an average of 51 wet days per year.

The surface wind analysis by the Bureau of Meteorology indicates consistent 10-20 km/hr morning (9 am) winds in an east/southeast direction. Afternoon winds (3 pm) vary from a southeasterly direction in the January to April period, changing to a northwesterly direction from May to August and then changing to a southwesterly direction from September to December. Again wind speeds mostly fall within the 10-20 km/hr bracket.

### 3.6. Infrastructure

#### 3.6.1. Water

Water Corporation provide a potable water supply from a bore field approximately 6 kilometres from Yalgoo townsite.

Water Corporation upgraded the town's water supply in 2005.

#### 3.6.2. Effluent Disposal

There is no reticulated sewerage system in Yalgoo.

The Shire of Yalgoo is concerned that current disposal methods associated with onsite septic tank systems have poor performance and are effective for only a short period of time. Current systems are being pumped out between 2 - 3 times a year each. The majority of the systems are over 30 years old except for new housing which has only been developed within the last 5 years. When the frequency of pump out is not maintained the systems overflow and present a health hazard.

The factors which contribute to the poorly functioning septic tank systems include low permeable soils which are shallow over hard rock. The installation of these systems involved excavation of a considerable area of natural soil and the fracture of the underlying rock and back filling around the installed units with coarse granular material. These systems are expensive to install.

A report on the Preliminary Investigation for a Waste Water System for Yalgoo Town Site recommends that septic tank soil absorption systems are not ideally suited for continued use in further development in Yalgoo.

As a result of the findings of this report, recent housing developments have utilised domestic scale aerobic treatment units. These systems are readily available and can treat the effluent to a standard suitable for disposal by irrigation. The effluent disposal system may be scaled up for use in multi-residential or non-residential developments.

It is therefore recommended that future developments within the Yalgoo townsite utilise aerobic treatment units as an effluent disposal system. The installation and maintenance of these systems shall comply with the requirements of the Health (Treatment of Effluent and Disposal of Liquid Waste) Regulations 1974.

Water Corporations Waste Water Treatment Plant and Evaporation Ponds are proposed 7 kilometres to the north-east of the town.

### **3.6.3. Power**

A nearby power station was commissioned in 2004 and is owned/operated by Western Power.

### **3.6.4. Telecommunications**

Land lines are provided by Telstra. There is no digital or cdma coverage.

### **3.6.5. Flooding/Drainage**

There are low lying areas in the town to the north and east. These are proposed to be excluded from development/expansion of the townsite.

### **3.6.6. Community Facilities and Attractions**

Yalgoo has the following facilities:

- General Store
- Fuel Depot
- Post Office Agency
- Shire Park and Playground – barbecue facilities
- Public Telephone
- Nursing Post
- Police Station
- School (pre-primary, primary and high school facilities)
- Race course
- Tennis courts
- Rifle range
- Tourist Information Centre at Shire Office

Yalgoo has the following accommodation:

- Yalgoo Hotel
- Yalgoo Caravan Park
- Tardi Station
- Yuin Station
- Thundelara Station
- Barnong Station

- Ningham Station

Following are the attractions in the Yalgoo Shire:

- Courthouse Museum
- Convent Chapel
- Jokers Tunnel
- Railway Station
- Cemetery
- Old Mine Sites

The major tourist attraction is the wildflowers in the area.

Figure 3 shows the facilities/attractions in the Shire/Town.

Figure 3 – Facilities and Attractions

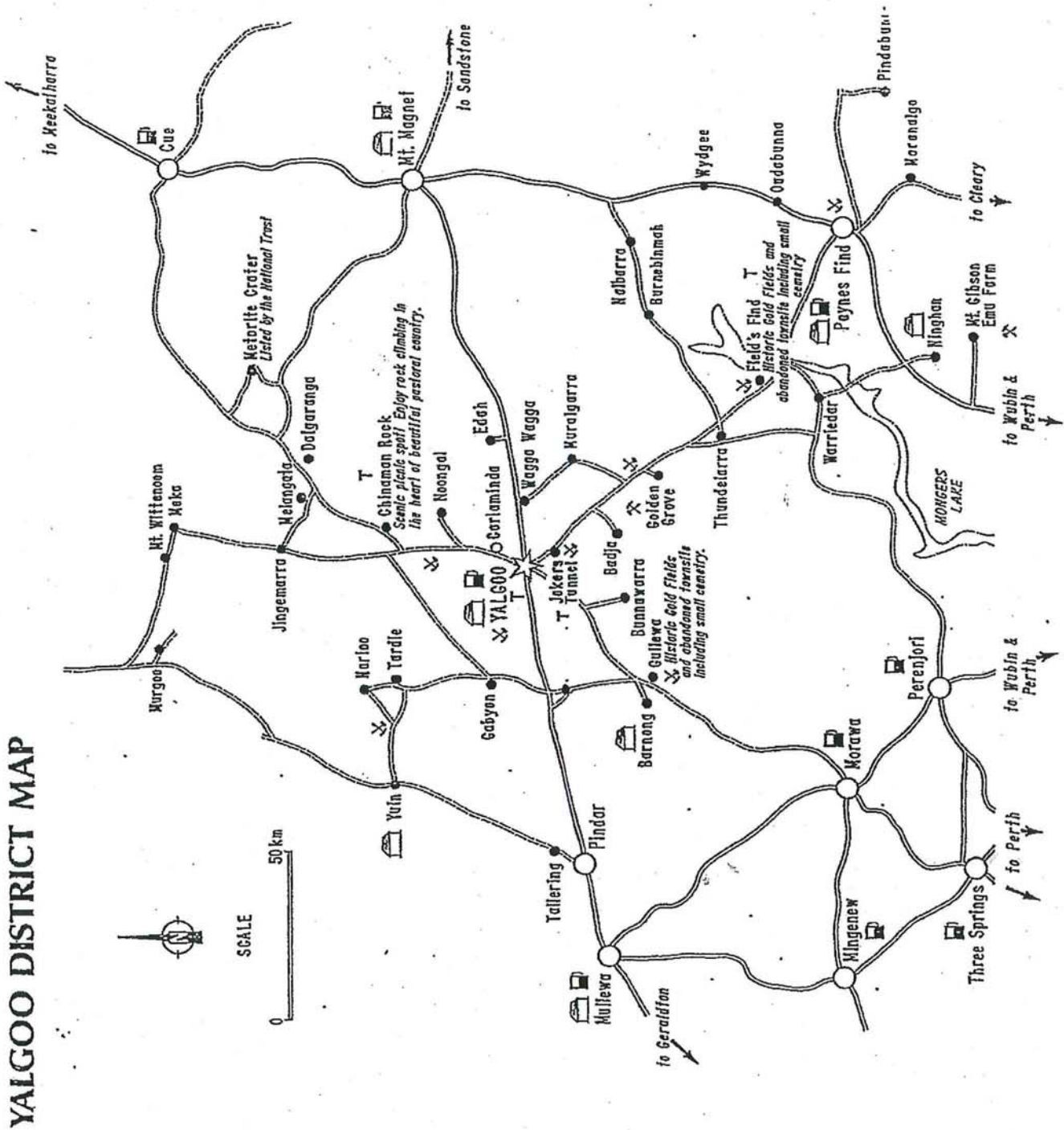
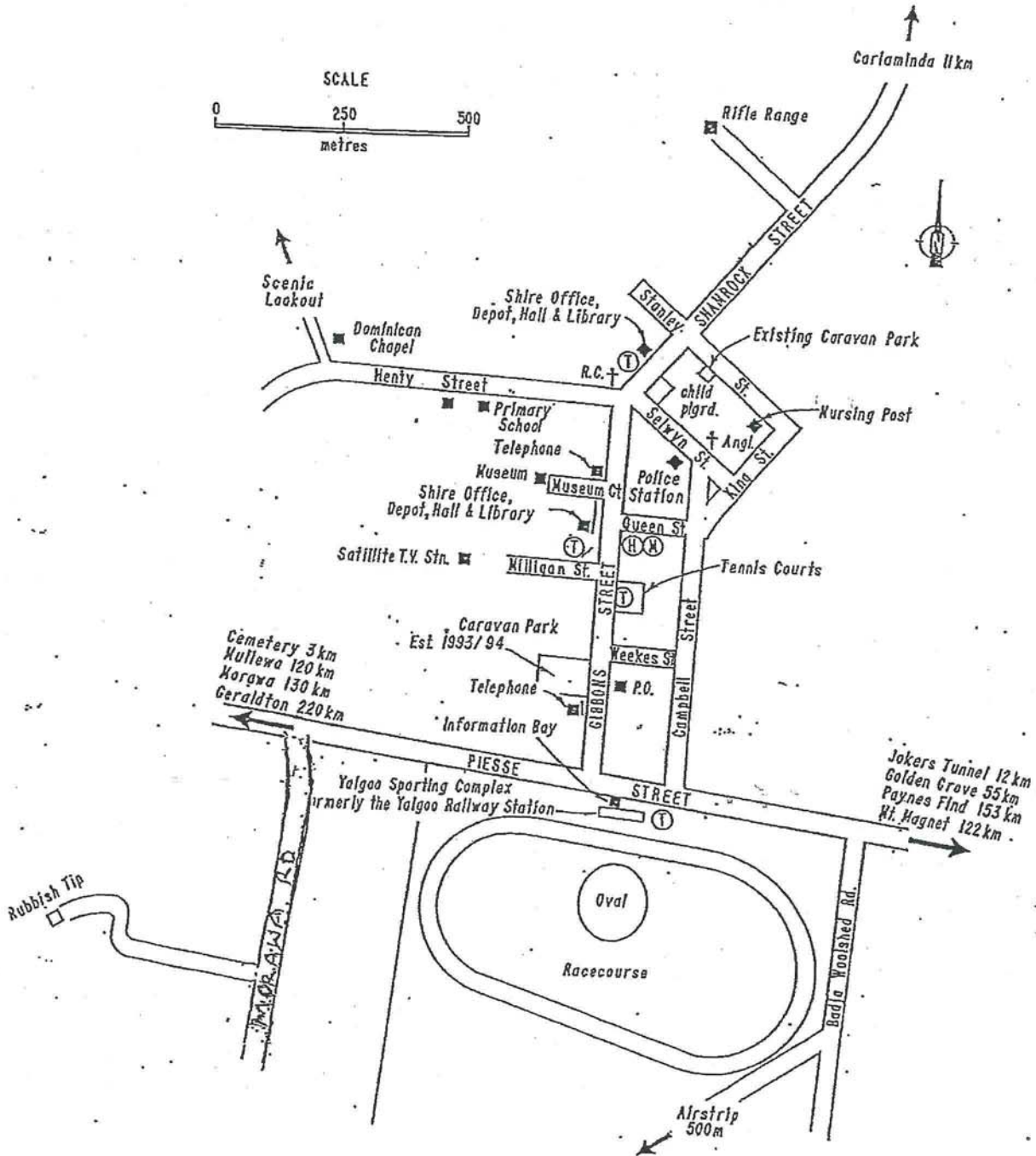


FIGURE 3

# YALGOO TOWN MAP



KEY			
†	Church	(M)	Motel
(C)	Car	(T)	Public Toilets



## 4. ENVIRONMENTAL

### 4.1. Environmental Features

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

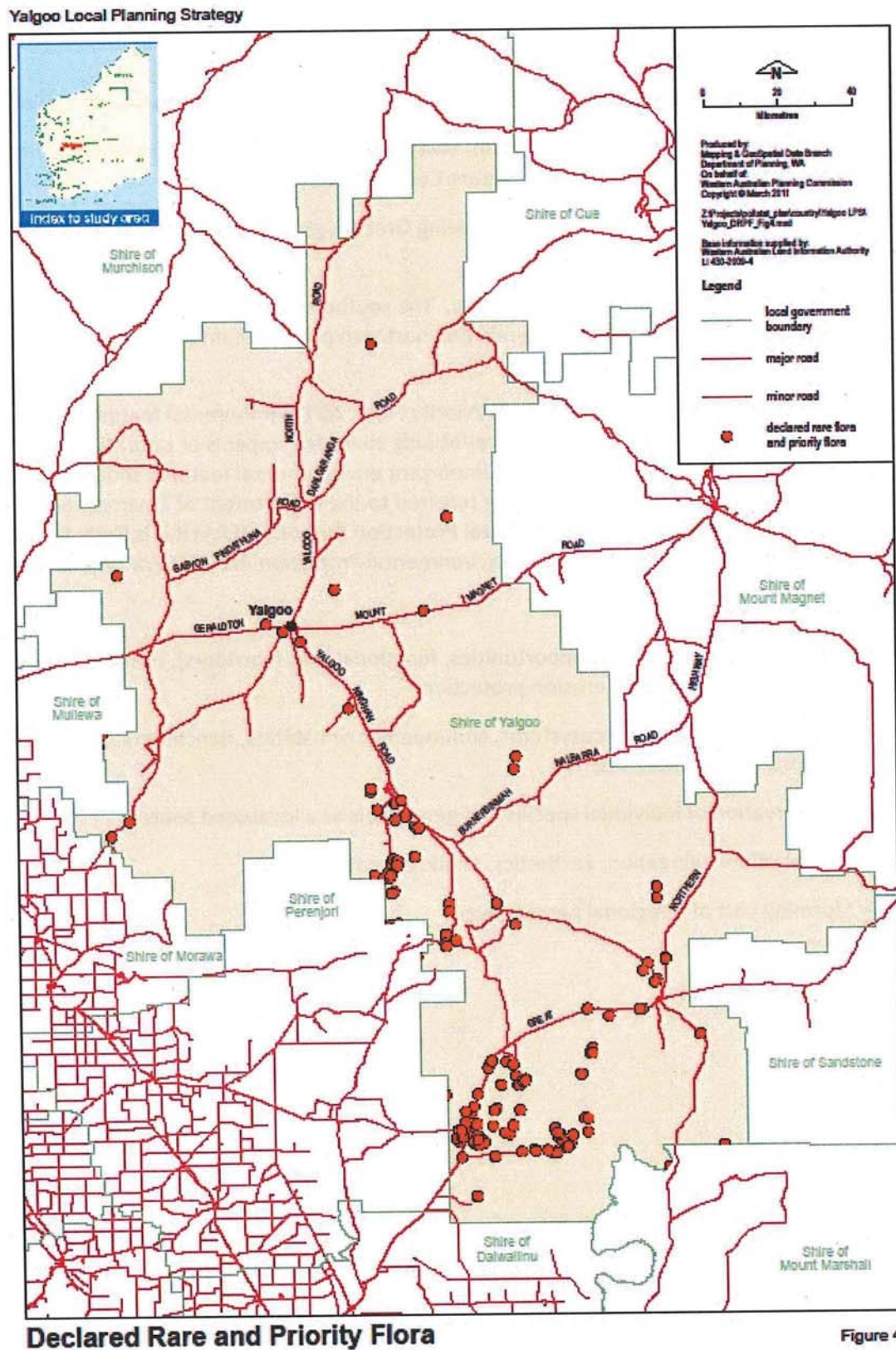
- Two wetlands – Thunderlarra Lignum Swamp and Wogga Salt Lake. Both are identified for protection by the Australian Nature Conservation Agency.
- Four major rivers traverse the Shire, being Greenough River, Sandford River, Salt River and Warne River.
- Parts of the Shire contain Priority Flora. The southern portion contains a significant number of Priority 1 Flora while mid and northern portions contain Priority 3 and Priority 4 Flora.

Figure 4 shows the approximation of the Shire's Priority Flora. All Environmental features are contained within Recreation reserves or the Rural/Mining zone. The impacts or potential impacts of development or subdivision proposals on these important environmental features should be considered by the Shire and proposals should be referred to the Department of Environment and Conservation for advice, and to the Environmental Protection Authority (EPA) if it is likely to have a significant impact on the environment (s.37B *Environmental Protection Act 1986 (as amended)*).

Remnant vegetation is important for:-

- maintaining evolutionary opportunities, functional links (corridors), nutrient cycling, groundwater 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.

Figure 4 – Declared Rare and Priority Flora Distribution



## 4.2. Soil Types

Soil types are primarily York Gum Soil (light/heavy) interspersed with Salmon Gum Clay. The light land soils are yellowish brown sands or clayey sands, normally one metre in depth overlying laterite or gravel.

## 4.3. Environmental Impact of Scheme Proposals

The EPA assesses the environmental impacts of Local Planning Schemes and their amendments. Any new proposals or Local Planning Scheme amendments will need to address the environmental issues, in line with the relevant Environmental Protection Policies, Position Statements and Guidance Statements (for details see the EPA's website at: <http://www.epa.wa.gov.au/>).

The EPA has published a Checklist of environmental issues for urban developers which can be used as a guide to the types of issues that require consideration. The checklist can be viewed at <http://www.epa.wa.gov.au>.

Proposals made in Local Planning Scheme No. 2 that vary from current land uses and zoning are:

- The Agriculture WA depot in Selwyn Street is proposed to change from Industrial to Residential R10.

The industrial zoning allows for and encourages the site to remain industrial. The potential industrial use of the site and the existing depot are considered inappropriate given the surrounding area is the better residential sector. The depot should be encouraged to relocate into the industrial area and residential use be made of the land.

It should be noted that the depot will have non-conforming use rights and can remain but no other industrial activity could locate on the land.

To ensure site investigations into potential contamination prior to development, the Scheme Zoning Map will be annotated to show this land as a special control area with provisions which will only allow development once appropriate investigation of contamination issues has been undertaken and addressed. Appropriate provisions are to be included in the Scheme accordingly.

- Northern portion of Reserve 5703 (School site) be reclassified from Recreation to Public Purpose – School.

This is to reflect that the oval on the northern side of Henty Street is part of the school reserve and is not a separate reserve.

- Rezone Lots 148-149 and 134-135 on the southern end of Gibbons Street from Rural/Mining to Commercial to create a town entry.

This will tie in with the zoning of the adjoining properties and will allow commercial development on the main intersection/entry to town. There are considered to be no environmental consequences.

The Rural/Mining zoning of 800 – 1,000m<sup>2</sup> lots in the townsite is totally inappropriate, and given the permitted uses could have significant environmental consequences.

- Portion of Lot 217 Selwyn Street has been identified as being a potential location for mining camp accommodation which is proposed to be introduced as a 'D' use in the Rural/Mining zone to accommodate the workforce of mining projects that are within 40km of the town.

A Local Planning Policy is to be developed to guide mining accommodation and address servicing issues. This will follow the format of the proposed Planning Bulletin and Policy currently being developed by the Western Australian Planning Commission. Other existing policies may also need to be amended in light of this Planning Bulletin.

- Reclassify Lots 201, 176-178 Gibbons Street from the Commercial zone to Parks and Recreation to reflect Council's intention to develop a park next to the Council office to create a civic area in the main street.
- Reclassify Lot 207 Gibbons Street from Commercial to Recreation to reflect the recreation use as Tennis Court and Council's future intention for a swimming pool on the same site with shared facilities.
- Reclassify Lots 65-67 Gibbons Street from Residential to Public Purposes to reflect Council's future intention for the site as a medical centre.
- Reclassify Lot 124 from Commercial to Public Purposes to reflect its current and future as a fire fighting equipment shed.
- Rezone Lot 347 Gibbons Street to Civil and Cultural to reflect its use as Council Offices and Tourist Bureau.
- Incorporate the Water Reserve into a Special Control Area - Public Drinking Water Source Protection Area.

As per Statement of Planning Policy 2.7, it is vital to protect the town's water supply from pollution and inappropriate land uses by introducing a Special Control Area. The Department of Environment and Conservation has prepared a Water Source Protection Note for the Yalgoo Water Reserve and have assessed the reserve to enable a Priority classification to protect the water reserve to be assigned.

- A potential bypass route to redirect traffic to the east of the Yalgoo townsite has been identified.

This is being considered to reduce truck movements through the town that are expected to occur if a new mine proposed to the north of the town eventuates.

- The Old Railway Dam east of town has been leased to a local Aboriginal group for Aquaculture.

The introduction of agriculture-intensive land use as per the model scheme text provisions will reflect the current use of the land.

- Reclassifying a strip of Crown land south of Piesse Street from Recreation Reserve to a Commercial zone to appropriately provide for existing and future commercial activity along the main road servicing Yalgoo and at the entrance to town

For any private commercial use to occur on land within this Commercial zone, the Shire will need to relinquish management of the affected portion and to request the Department of Regional Development and Lands to excise that portion out of the reserve for disposal.

#### 4.4. Heritage Protection

The Heritage Council of Western Australia has the 38 places listed in the Shire of Yalgoo, as follows-

- Anglican Church of the Holy Trinity (2781)

- Attfield Street Precinct (5490)
- Barnong Station (2783)
- Bellville (4074)
- Burnerbinmah Homestead (12442)
- Carlaminda Station Homestead (2784)
- Goodingnow Hotel (2777)
- Dalgaranga Crater (4523)
- Dominican Convent Chapel of St Hyacinth (fmr)
- Emerald Gold Mine (3623)
- Emerald Hotel (ruin) 3625)
- Exhibition Hall ( 3931)
- Gullewa Townsite (5501)
- Iron Tank on Stand (4182)
- Locomotive Hotel - Site (5493)
- Melangata (2785)
- Mellenbye Station Homestead (2786)
- Mt Singleton (4524)
- Mullegee Well (5500)
- Noongal Station Group (2787)
- Paynes Find State Battery (5498)
- Railway Goods Shed (4181)
- Road Boards Office (fmr) - Site of (2773)
- Roman Catholic Church (2775)
- Solomon Lown`s Cottage (5503)
- Store (fmr) (3055)
- Store (fmr) (2774)
- Tent Hospital Site (3624)
- Three Grave Sites (5495)
- Warrambo House (fmr) (4170)
- Wurarga Hotel (fmr) ruin (2788)
- Wurarga House (fmr) ruin (5497)
- Yalgoo Cemetery Graves (14349)
- Yalgoo Hotel (2771)
- Yalgoo Justice Precinct (2770)
- Yalgoo Railway Station Group (2778)
- Yalgoo Shire Office and Hall (2782)
- Yuin Reef Townsite and Mine (5502)

The Shire has a Municipal Inventory of Heritage Places. There are 25 places included on the Inventory as follows –

- |                                      |                             |
|--------------------------------------|-----------------------------|
| • Former Court House                 | Museum Court                |
| • Former Gaol                        | Museum Court                |
| • Site of Roads Board Officer & Hall | Gibbons Street              |
| • Site of Old Tent Hospital          | off Henty Street            |
| • Former Emerald Hotel               | Henty Street                |
| • Site of Commercial Hotel           | Cnr Queens & Gibbon Streets |
| • Site of Locomotive Hotel           | Piesse Street               |
| • Former Corner Store                | Cnr Henty & Gibbons Streets |
| • Dominican Convent Chapel           | Henty Street                |

- Anglican Church
  - Grave Sites
  - Former Railway Station
  - Railway Water Tank
  - Former Wurarga Hotel
  - Former Wurarga House
  - Paynes Find State Battery
  - Paynes Find Tavern
  - Mullegee Well
  - Gullewa Townsite
  - Yuin Reef Townsite & Mine
  - Mellenbye Station Homestead
  - Noongal Station Homestead
  - Carlaminda Station Homestead
  - Melangata Station Homestead
  - Barnong Station Homestead
- Selwyn Street
  - off Henty Street
  - Piesse Street
  - off Piesse Street
  - Barnong Station
  - Barnong Station
  - Paynes Find
  - Paynes Find
  - Paynes Find
  - Barnong Station
  - Yuin Station
  - off Morawa Road
  - Noongal road
  - Yalgoo North Road
  - Melangata Road
  - off Morawa-Yalgoo Road

The Shire will have regard to the Municipal Inventory of Heritage Places in preparing a Heritage List in accordance with Part 7 of the Scheme Text.

#### 4.5. Aboriginal Sites

The Aboriginal Sites Register is maintained and administered by the Department of Indigenous Affairs. Sites may exist that are not yet entered into the Register system, or are in the Register and no longer exist. The Aboriginal Heritage Act 1972 protects all Aboriginal sites in Western Australia whether they are known to the Department of Aboriginal Affairs / Aboriginal Cultural Material committee or not. On-going consultation with relevant Aboriginal communities and/or Native Title Claimants is required to identify any additional sites that may exist.

## 5. STRATEGIC PLAN

### 5.1. Town of Yalgoo

The majority of the development falls within the Town of Yalgoo. Land use and development in the town should be consistent with the following objectives:

- (a) To maintain a small town atmosphere.
- (b) To maintain current uses within the town.
- (c) To allow a variety of uses necessary to service the normal functions of a townsite.
- (d) Where practical, to encourage mining workforce accommodation to be located in town to support the pattern of settlement and local economy when the site is within commuting distance of the town.

The Department of Regional Development and Lands has not prepared a plan for the town, however the Local Planning Strategy Map (Figure 6) deals with the future development of land immediately around the town. This will serve as a guide to future growth and possible land use.

#### Population

The Shire had a population of 443 at the 2001 census. It is estimated that 120 persons reside in Yalgoo townsite and the remainder throughout the rest of the Shire.

Council would like to attract a greater population and specifically increase the number of residents in the town, servicing the rural areas and mines within the Shire.

The Yalgoo townsite is constrained by a lack of suitable residential land and as such by identifying suitable residential land, the population is expected to increase. An increase in the range of services and facilities within the town will also increase its attractiveness for residential use.

#### Economy

The local economy is largely based on the pastoral industry and mining. These industries should therefore be protected and promoted.

Tourism and local industries have the potential to also add to the local economy and should also be promoted.

#### Commercial

Gibbons Street supports the main commercial uses of the town, these being the general stores, post office, hotel, fuel outlet and telecommunications office.

Half of Gibbons Street is zoned Commercial. Council rezoned the land opposite the hotel between Milligan Street and Weekes Street to Commercial via a Scheme Amendment in Scheme 1. Ideally this land should be promoted as the commercial strip as it fronts the main thoroughfare of the town and thereby provides unique commercial opportunities. Residential development should be promoted in other parts of town as reflected in the Local Planning Strategy (see Figure 6).

Residential development is promoted in other parts of town and is a discretionary use in the Commercial zone. Such development should only be permitted after consideration is given to the impact on future commercial development and any potential land use conflicts.

The frontage of the former race course on Piesse Street is also proposed to be zoned Commercial so as to provide a main road frontage for commercial activities.

**Residential**

There are less than 30 residences in the town land and, although these are mostly dispersed, there is a small concentration in the area around Stanley and Selwyn Streets, near the Council Office.

The Council has identified a lack of suitable/developable land as a key issue to be addressed in the LPS. Existing residential zoned areas are constrained for housing development and is either not preferable for residential development due to proximity to mines or is low-lying. There are also areas subject to native title clearance or requiring environmental clearances. These are shown on the Yalgoo Townsite Local Planning Strategy Map and the Land Supply Issues Map (Figures 5 & 6).

A new mine camp is identified on the LPS Map on Selwyn Street. This site could be used for housing mine workers, which will add to the local economy and boost the town. The mining industry is significant to the local economy and needs to be accommodated.

Council may allow Motel units on residential land behind the Hotel should the mine camp proceed.

**Transport**

There is a proposal for a heavy vehicles by-pass to the town to prevent heavy vehicles passing through the town. This is located to the east of the town (see Figure 5).

**Figure 5 – Proposed Heavy Vehicle By-Pass**

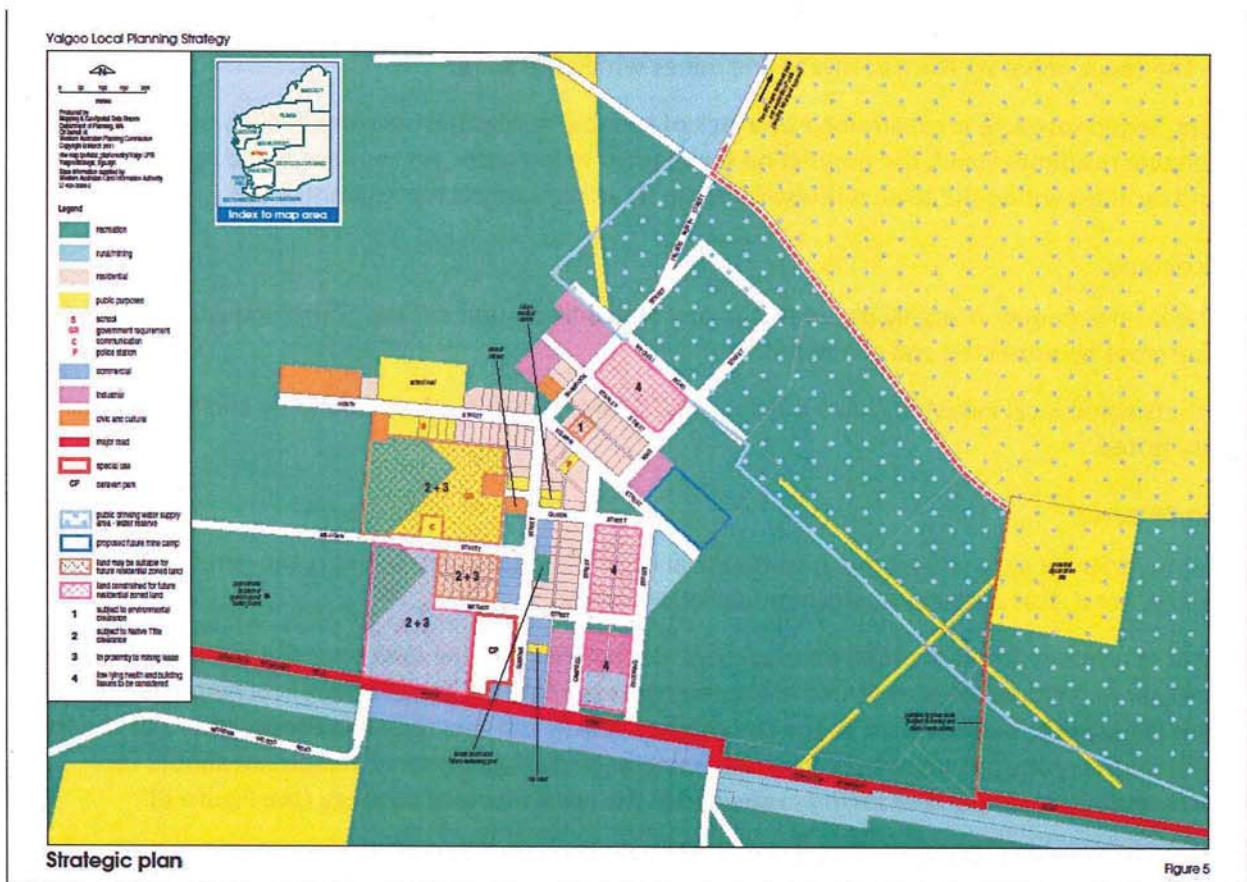
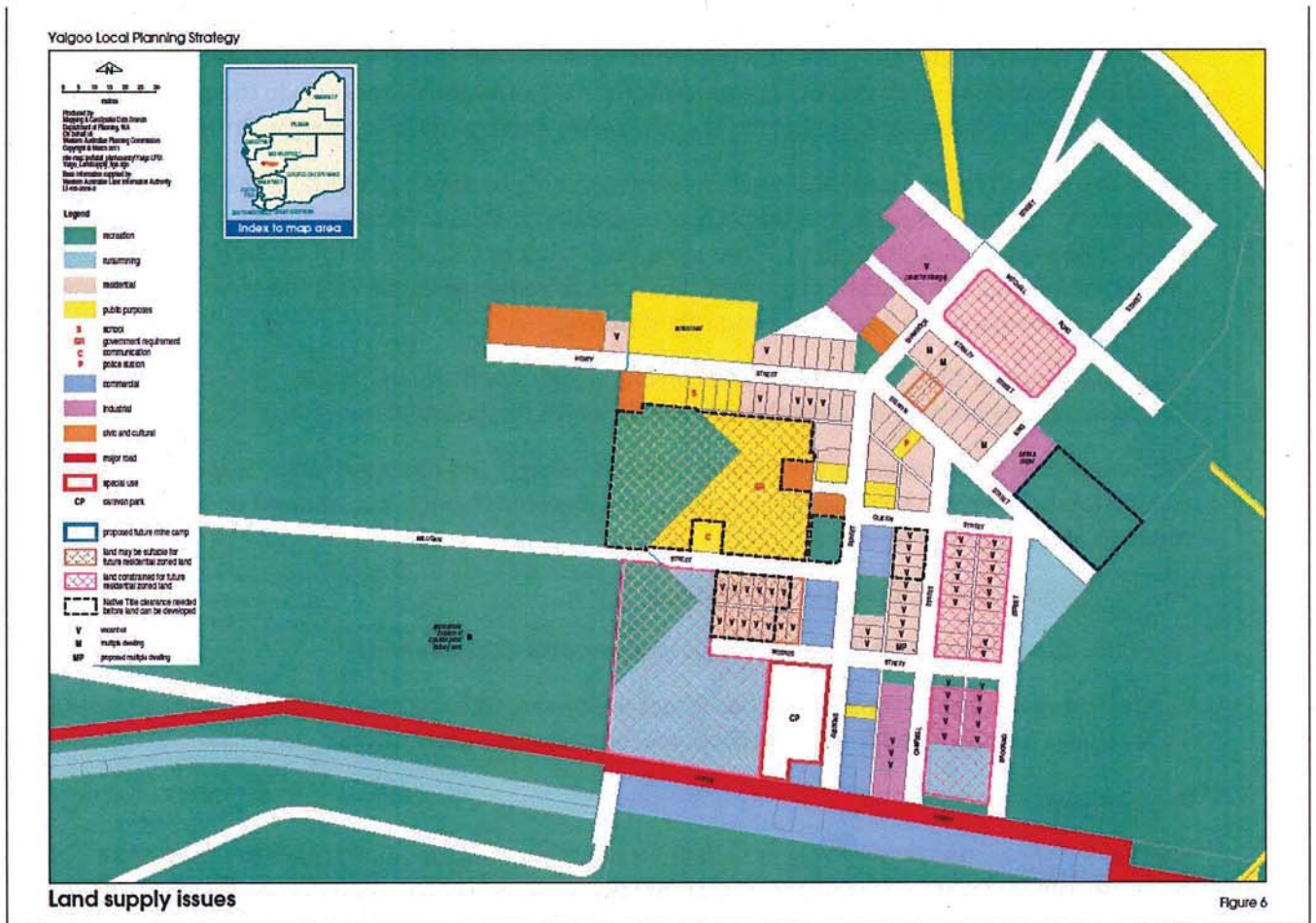




Figure 6 – Land Supply Issues



**Infrastructure**

There are currently proposals for upgrading the town’s water supply. There is also a proposal for a waste water treatment plant to the north-east of the town (see Section 4.6).

**Industrial**

There are no industrial developments in the town except for four depots. These belong to the Council (located behind the Council Office), the Main Roads Department (located in King Street), and the fuel depot. The latter depot extends from the fuel retail outlet in Gibbons Street back to Campbell Street. The Department of Agriculture and Food has its office/depot in Selwyn Street, being the fourth depot. This land is proposed to be zoned Residential and the use can continue as non-conforming.

**Public Purposes/Recreation/Civic and Cultural**

The school buildings and farm area are physically separated from its playing fields by Henty Street. However, as Henty Street carries very little traffic, the segregation does not appear to cause a problem. The playing fields portion of the reserve is proposed to be brought under a Public Purpose reservation as per the rest of the school.

Other public use sites include, the Police Station and residence in Selwyn Street, the Telstra exchange and old courthouse museum in Museum Court, the television repeater site (dish), in

Milligan Street, and a nursing post in Stanley Street. The Council chambers and offices have been relocated to a new building in Gibbon Street. The old building is used as a hall, community meeting room and the office of the St John Ambulance.

There are three church sites in the townsite, one being the old chapel in Henty Street which has historic significance and has been recently restored. Other historic sites include the ruins opposite in Henty Street, and other remains behind the Mt. Kersey Mining Office in Milligan Street.

There are several recreational areas in the townsite, some smaller patches near the intersection of Selwyn and Shamrock Streets and tennis courts in Gibbons Street. The school oval in Henty Street, Reserve 3684 in Shamrock Street and the large recreation area to the south of Piesse Street (including the old railway station) provide the main recreational venues for the town. Local clubs include gymkhana, polocross, tennis and rifle shooting.

There are three tip sites in the Shire. The current landfill site is situated about 1.5 km north west of the town directly north and below the lookout on which the town's water tank is situated.

The second site is the previous landfill site, which is unused, but has been left as is and not rehabilitated. It may at some stage be utilised as a transfer station. It is situated on the road to Morawa about 500 mtr from the turnoff.

The third landfill site is situated in Paynes Find.

All of the above sites are proposed to be given appropriate reservations.

In addition to the above Lot 550 Gibbons Street are proposed to be reserved for Recreation, Lots 65 - 66 for Public Purposes and the Shire offices reserved for Civic and Cultural.

## Environment

Section 5.0 shows the Shire of Yalgoo contains a number of environmental features. The Shire aims to protect these assets. The impacts or potential impacts of development or subdivision on these important environmental features will be considered by the Shire and proposals will be referred to the Department of Environment and Conservation for advice.

The Yalgoo Water Reserve was proclaimed in 1990 under the *Country Areas Water Supply Act 1947* for the purpose of protecting the public drinking water source from potential contamination. Any development within the public drinking water source area should be in accordance with the Water Corporation, Yalgoo Town Water Supply, Yalgoo Water Reserve Drinking Water Source Protection Assessment (2004). Department of Water are currently preparing the Drinking water protection plan for the Yalgoo Water Reserve (to be finalised end of 2010) and it is possible that the Yalgoo Drinking Water Reserve boundary will be amended as a result of this study. The existing special control area boundary may also require to be amended as a result of any possible boundary changes.

## 5.2. Remainder of Shire

The balance of the Shire is largely undeveloped. There are the 23 agricultural establishments, several smaller mining operations and the townsites of Paynes Find and Golden Grove and Mount Gibson. The Shire is serviced by the Mount Magnet-Geraldton Road and the Great Northern Highway both of which are recognised in the Scheme as 'Major Roads'.

The planning considerations, other than those stated above, must focus on the use and settlement of the rural areas. As already discussed in the Local Planning Strategy, the major users are the rural and mining establishments. The zoning of the country areas has been named to reflect the real use of the land - 'Rural/Mining'.

## 6. IMPLEMENTATION

### 6.1. Review of Town Planning Scheme No.1.

The Scheme Examination Report showed -

The Scheme is over 6 years old and since that time the WAPC has released a number of policies and guidelines which are not incorporated in the Scheme. There have also been a number of studies, policies and recommendations made, which are not incorporated in the Scheme.

Since the gazettal of Scheme 1 there have been 2 Amendments.

The current Scheme has no objectives. This is a deficiency that needs to be addressed.

There are numerous inadequacies with the Scheme. It is poorly formulated and does not follow a logical sequence. The text refers to legislation, policies and by-laws that no longer exist. There are also a number of inconsistencies through the text and the controls and provisions are unclear and vague, the interpretations are obsolete.

The Scheme is ineffective in guiding land use and development.

In addition, the zonings merely reflect existing land uses and do not cater for townsite expansion or address the optimum land use pattern. There is a need to prepare plans for the future expansion and rationalisation of the towns and to reflect this in a Statutory Plan; the Local Planning Scheme.

There are a number of development/subdivision proposals that need to be addressed.

Given the extent and complexity of the issues that need to be addressed in the Scheme a complete review and the preparation of a new Scheme is required. The modifications required to be made to bring the current Scheme up to date and make it effective would completely alter the Scheme, rendering it a new Scheme anyway.

The Model Scheme Text can be used as a basis for preparing the new Scheme to ensure standard controls are put in place.

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.
2. The WAPC has released a number of policies. These have not been addressed and when prepared the Scheme will need to be modified to reflect their recommendations.
3. The definitions need to be updated and made clearer. There needs to be more definitions.
4. The Scheme needs to be flexible with broad zonings to allow for changes.
5. The Scheme Text is fairly standard and does not reflect local conditions.
6. The Scheme currently does not provide for townsite expansion and residential land shortages. It needs to look at the land use needs of the towns.
7. Townscape improvements and an entry in to the town needs to be incorporated as part of the Scheme.
8. Look at future of State Government reserves and cater for in Scheme.

9. Encourage growth and identify development opportunities.
10. Delete Attached Houses which are no longer included in the R Codes.
11. The Local Planning Strategy map should be reflected with appropriate zonings.
12. Appropriate landscape buffers need to be provided for industrial uses.
13. Planning approval should not be required for all development where it is permitted and conforms with the Scheme requirements.
14. Setbacks within the Industrial area need to be reviewed so they conform with the BCA.
15. Some town sites have no development yet are zoned Urban. This zoning and whether there should be any development should be reviewed.
16. Provide specifically for tourism accommodation.
17. There is only one Caravan Park in the Townsite of Yalgoo all other reference is for camping areas only. These need to be rationalised and appropriate zonings put in place.
18. There are a number of properties used for residential purposes not zoned residential.
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 utilising the Local Planning Strategy to assist with further residential development and expansion areas as well as current needs.
21. There are very few development standards. More are needed but they should not be too restrictive.
22. There are some attractive residences in the town. A minimum standard should be enforced to maintain a high quality.
23. Residences and all buildings be designed with respect to the climate, such as having verandas.
24. Council is keen to preserve existing trees and vegetation.
25. Council is keen to upgrade the towns streetscape. There is currently no theme in terms of architectural style. There is nothing to entice tourists or passers-by in to the town. There is no formal entry in to town.
26. Council should gain contributions towards services and facilities and road maintenance/construction from Mining Companies.
27. The Nursing Post is inappropriately zoned Residential.
28. Future use of DOLA land in Campbell Street needs to be considered.
29. The Aboriginal Club in Queen Street needs to be appropriately zoned.
30. There is no frontage of the town to the Highway. There is a lot of vacant land. A roadhouse should be encouraged to locate here.

#### **Ministry for Planning/Department of Planning and Infrastructure**

As part of the assessment of the effectiveness of Scheme 1, the Ministry for Planning/Department of Planning and Infrastructure were invited to make a comment.

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

These issues are all addressed in the new Scheme.

## **6.2. Local Planning Scheme No. 2 -Scheme Proposals**

### **6.2.1. General Format**

The Local Planning Scheme No.2 is based on the Model Scheme Text and incorporates the definitions of the Model Scheme Text. 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 2.

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

### **6.2.2. Scheme Aims**

The Scheme aims will be in addition to the general objectives -

- provide for future land use needs and townsite expansion
- identify future residential land to meet the needs of the private sector
- encourage new industries and businesses
- encourage tourism opportunities
- provides for mining activities
- protect the natural environment and bio-diversity while ensuring appropriate development opportunities;
- promote sustainable management of natural resources including energy, water, land, minerals and basic raw materials by preventing land degradation and integrating land and catchment management with land use planning; and
- preserve, protect and enhance the natural and built environments.

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

### **6.2.3. Land Care and Vegetation Protection**

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

There are a number of areas containing Declared Rare Flora (see Section 6.0 and Figure 4). Special provisions need to be included in the Scheme Text, where these are not contained within reserves.

### **6.2.4. Updated Definitions**

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

### **6.2.5. 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 land uses are proposed.

Broad zonings and land use categories are proposed.

#### **6.2.6. Landscaping Requirements**

Landscaping requirements for particular land uses will be built in to the Scheme so that they are considered as part of an application.

New zoning proposals are made with respect to landscaping requirements.

#### **6.2.7. Planning Approval**

Council's Planning approval should not be required for permitted uses where they comply with the relevant development standards. The requirement to gain planning approval for such can be deleted from the Scheme or alternatively this power can be delegated to Council officers.

The latter is considered appropriate as it enables checking by Council officers for compliance. It is therefore proposed to include a Delegation clause.

#### **6.2.8. Encouragement of Tourism**

The current Scheme does not encourage or provide for tourist accommodation such as bed and breakfast accommodation, farm stays and guest houses, and does not specifically provide for tourism activities. Provision should be made in the Scheme for this.

There needs to be guidelines for these types of accommodation and definitions.

#### **6.2.9. Mining Activity**

Land will need to be identified for possible expansion of Yalgoo.

There are 218 mines within the Shire.

Appropriate controls will also need to be put in place for this mining.

#### **6.2.10. Council Policies**

A number of policies have been prepared to support the new Scheme. These will be reviewed and new ones prepared when required.

#### **6.2.11. Planning Consent**

Planning Consent will require the completion of relevant forms as included in the Schedules to the Scheme. Planning Consent is required for:

- (a) a use or commencement of development on a Local Reserve under clause 3.4;
- (b) commencement of a 'P' use which does not comply with all relevant development standards and requirements of the Scheme as referred to in clause 4.3.2;
- (c) commencement of a 'D' use or an 'A' use as referred to in clause 4.3.2;
- (d) commencement of a use not listed in the Zoning Table under clause 4.4.2(b);
- (e) alteration or extension of a non-conforming use under clause 4.9;
- (f) a change of a non-conforming use under clause 4.9;
- (g) continuation of a non-conforming use under clause 4.12;
- (h) variation of a site or development requirement under clause 5.5;

- (i) commencement of development under clause 8.1;
- (j) continuation of development already commenced or carried out under clause 8.4;
- (k) a subsequent planning approval pursuant to an approval under clause 10.8.1; and
- (l) the erection, placement or display of an advertisement

Clause 8.2 of the scheme sets out the permitted development that is exempt from gaining planning approval.

#### **6.2.12. Zones and Reserves**

Only four local reserves and six zones are proposed for the whole Scheme area. These include the following:

Local Reserves	Recreation
	Public Purposes
	Civic and Cultural
	Major Road
Zones	Residential
	Commercial
	Industrial
	Special Use
	Townsite
	Rural/Mining

The number of zones have been kept to a minimum allowing a degree of flexibility for a range of uses in each zone without the need to constantly rezone land. The latter two zones, townsite and Rural/Mining are perhaps the only zones that require explanation.

The Local Reserve of Major Road simply acknowledges the presence of the major transport corridors of the Shire.

#### **6.2.13. Townsite Zone**

The town of Yalgoo is the only townsite. The zone is shown diagrammatically on the scheme map as a dot, however, as stated on the scheme map this indicates that all land within the actual townsite boundaries are zoned 'Townsite'.

#### **6.2.14. Rural/Mining Zone**

The Scheme area covers the whole Shire. As previously outlined the economic base of the Shire hinges to a great degree on the mining industry. It is unrealistic to call such a large resource area 'rural' when there are only 22 agricultural stations. 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 Yalgoo. 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.

Only a single residence is permitted in a Rural/Mining zone as a 'P' use. All other residential development is not permitted.

Additional uses will need to be included in Schedule 2 of the Scheme Text via a Scheme Amendment.

#### **6.2.15. 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 Western Australian Planning Commission policy.

#### **6.2.16. Discretion to Modify Standards**

Clause 5.5 outlines a special discretion for the Council to modify standards where they are considered to be consistent with proper and orderly planning or the spirit and intent of the scheme provisions.

#### **6.2.17. Water Reserve**

The Local Planning Strategy Map (Figure 5) shows a water reserve to the east of Yalgoo townsite. This is identified to limit the threat of development. The reserve is not included as a Special Control Area in the Local Planning Scheme at this stage as there are no proposals that conflict with the water reserve. The land is included within the Rural /Mining zone.



## APPENDIX A

### History of the Yalgoo Shire

There is ample circumstantial evidence that the area around Yalgoo was used by Aborigines as a sacred place many centuries before non Aboriginal settlement in the region.

It has been assumed that the physical location was chosen as a sacred place for Aboriginal initiation ceremonies as the land was well drained, relatively flat and contained several fresh water soaks. During the season for such ceremonies the countryside would be lush with grass and seeds, and the surrounding rocky hills would abound with game.

The origin of the name Yalgoo has many theories. The Aboriginal word for blood in the local dialect is Yalgoo. The original proclamation of Yalgoo townsite in 1896 was spelt Yalgo, although actually gazetted as Yalgoo in 1896.

Although early explorers and surveyors (Gregory and Austin) traversed the Shire around the mid 1850's no settlement was established until early in the 1890's. Several pastoral holdings in the area were already in their embryonic development stages. Sheep, being the main industry, were generally kept on the move, looked after by shepherds. Sometimes herds were returned to the home base for shearing but increasingly camps were set up and shearing done on the spot.

In September 1892 a station hand named Pearce led a prospecting party from Mingenew to the site of what is now called the Emerald Reward Claim. The name Emerald was from the green stains of the high copper content of the gold ore.

On 15 May 1896 the Yalgoo Roads Board District was defined and gazetted. A gazette in August that year listed the original members of the Roads Board. They were;

Charles Francis Doutrebund (Chairman)

John Pope Hennessy

Henry Broad

Arthur Patrone

Frank Wallace

Thomas Ratigan

Charles Rodan

In 1896 there were three mining companies gazetted in the District of Yalgoo. These were Yalgoo Proprietary Gold Mines, (with its Headquarters in Murray Street, Perth) Yalgoo Proprietary Gold Mines and Prospecting Syndicate (No Liability) and Yalgoo Public Battery and Gold Mining Co. Ltd.

Although 1890-92 were bad drought years for the squatters, the discovery of gold and good summer rains ensured that Yalgoo was firmly placed on the map. Before the end of 1892 all the land around the Emerald Claim had been pegged.

In 1894 a telegraph line from Geraldton to Cue passed within 40 kilometres north of the townsite. Later that year the railway line from Geraldton to Mullewa was completed. At that time horse teams completed the journey from Mullewa to Mt. Magnet and Cue until the line was extended to Yalgoo in 1896.

In 1896 the Geraldton Express Murchison Telegraph newspaper reported as follows;

"Yalgoo is booming several wealthy English and foreign syndicates have invested capital. The Joker Propriety Venture Syndicate has the Joker Mine, the Carlyle Cumberland Victorian United over 32 acres (80 hectares) employing about 500 men. Machinery arrives daily. There are 12 stores, 2 saddlers, 2 butchers. 3 bakers, 2 cordial manufacturers, 3 blacksmiths, 2 hairdressers. 2 tent makers, a chemist, a watchmaker, bootmaker, livery stables, State school and miners` institute to be taken in hand by a police station, wardens quarters and courthouse under construction, also 4 hotels and 3 under construction".

1898 continued to be prosperous for the district allowing consolidation of business and social activities. By this stage the town boasted 18 licensed premises.

The population by 1900 in the townsite was 200 with 1300 in the district, the majority, of course, engaged in the mining industry.

Around the turn of the century mining started a steady decline, poor shows, drought and occasional typhoid outbreaks saw the closure of several mines. A lull in the drought conditions ensured a healthy livestock trade. In 1902 it was reported that the District around Yalgoo had 133,000 sheep, 2,000 cattle and 200 horses.

A record minimum rainfall of 95mm for the year was experienced in 1911, with a marginal improvement the following year. Mining had almost come to a standstill with a workforce of 59. It is at about this time that news of a new strike was announced. It was here that Tom Payne had pegged several leases. The location being the current settlement of Paynes Find. In the meantime the railway business was steadily growing with increased sheep and wool production, and incoming supplies.

Sandalwood had become a lucrative business and by 1911, 320 tonnes were railed out of Yalgoo.

In August 1911, despite a voluntary increase in rates for hotels and shops to boost the Board`s revenue, the Under Secretary declared the Yalgoo Roads Board abolished, due to excessive running costs. The area was amalgamated with the adjoining Mt Magnet Roads Board.

Early the following year the townspeople of Yalgoo had rallied together represented by the then Chairman of the Mt. Magnet Roads Board, to meet the Minister in Geraldton.

On 19 January 1912 the new Yalgoo Roads Board was created with new boundaries. It encompassed a larger area than before; portions being taken from the Murchison, Mt. Magnet and Upper Irwin Boards. Goodingnow (now Paynes Find) was by now booming. The construction of a State Battery bore evidence of its success.

Steady progress until the depression in 1929 saw Yalgoo introduced to telephones in 1923, reticulated electricity and petrol bowsers in 1926 and an airfield by 1962.

The 1929 depression saw an influx of city folk from Geraldton and Perth mostly fossickers. Numbers doubled to 130 by 1931, and by 1935, 525 people were employed in the Yalgoo goldfields.

The outbreak of war in 1939 forced the closure of the State Batteries due to the lack of work with no manpower. By 1960 sheep had become the backbone of the economy; the gold industry by this time was dead.

1969 saw a new boom in Yalgoo and districts with the discovery of nickel (also beryl and tantalum/colombite).

Although in 1970 gold production was zero, by the end of the decade the annual production averaged 500 tonnes.

## **APPENDIX B State and Local Planning Policies**

### **State Planning Strategy**

The Shire of Yalgoo is included within the Central Region.

There are a number of State Strategies and Policies that impact on the Shire. These policies are available on the Planning Western Australian website [www.planning.wa.gov.au](http://www.planning.wa.gov.au)

Relevant policies include:

- State Planning Policy No. 2.5 (Agricultural and Rural Land Use Planning);
- Statement of Planning Policy No. 2.7 (Public Drinking Water Source Policy);
- Statement of Planning Policy 2 (Environment and Natural Resources);
- The Midwest Regional Transport Strategy;

### **Local Government Policy Context**

#### **Strategic Plan**

The Shire has a Plan for the Future that sets out the vision for the Shire. The Plan can be viewed on the Shire's website [www.yalgoo.wa.gov.au](http://www.yalgoo.wa.gov.au) or by contacting the Shire office.

#### **Local Planning Scheme Policies**

A number of policies will be developed to support the new Scheme and will be made available on the Shire's website.

**ADVERTISING**

The Shire of Yalgoo Local Planning Strategy certified for advertising on 8 February 2005.

Signed for and on behalf of the Western Australian Planning Commission.

*CM Sanders*

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

Date           - 8 JUN 2011          

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**ADOPTED**

The Shire of Yalgoo hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the *17<sup>th</sup>* day of *June* *2010*.

*Stevenson*

SHIRE PRESIDENT

*[Signature]*

CHIEF EXECUTIVE OFFICER

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**ENDORSEMENT**

Endorsed by the Western Australian Planning Commission on **23 MAR 2011**

*CM Sanders*

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

Date           - 8 JUN 2011