

# SHIRE OF MOUNT MAGNET

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## Local Planning Strategy

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Endorsed by the  
Western Australian Planning Commission

14<sup>th</sup> May 2013

Part 1 of this Local Planning Strategy was updated on 2 June 2021

### Disclaimer

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

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

Please advise the Department of Planning, Lands and Heritage of any errors or omissions in this document.

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## SHIRE OF MOUNT MAGNET

# LOCAL PLANNING STRATEGY

This document is supported by the **Background Report**  
of the Local Planning Strategy

June 2013

# PLANWEST

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**CONSULTANTS IN PLANNING,  
DESIGN AND MANAGEMENT**

## TABLE OF AMENDMENTS

<b>Amendment No.</b>	<b>Description</b>	<b>WAPC Endorsement</b>
0	Original Local Planning Strategy	21 October 2015
1	Part One – The Strategy Updated in line with the Community Strategic Plan (2019-2029) and insertion of sections related to heritage and bushfire management.	2 June 2021

# SHIRE OF MOUNT MAGNET LOCAL PLANNING STRATEGY

## INTRODUCTION

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

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

## OBJECTIVES

The objectives of this Local Planning Strategy are to provide:

- a 'leadership' document which provides strategic planning direction for the next 10 years or longer as distinct from the Local Planning Scheme, which manages that growth within a statutory framework;
- a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives;
- a document which gives direction both to local government, the Department of Planning, Lands and Heritage, the Western Australian Planning Commission and the Minister for Planning in the assessment of amendments, subdivision, development and provides strategic planning support for this decision-making;
- the basis for coordinated decision-making on future servicing of the local government area by local, state government and any other service agency;
- a document which explains/justifies the strategic direction for growth and development to all stakeholders, and;
- a basis on which the Local Planning Scheme is reviewed.
- acknowledgement that Traditional Owners maintain a cultural and strategic interest in the lands of the Shire.
- a strategic direction for bushfire management based on the state, regional and local planning framework.
- direction for Mount Magnet (the town) to develop as a transport gateway for the Shire.

## VISION STATEMENT

The Shire of Mount Magnet will provide local civic leadership and governance through good decision making, accountability and transparency. We will protect and enhance our unique culture, heritage, economy and the environment for the people of our community. We will do this through promoting a healthy and sustainable lifestyle, by caring for our community assets and be fostering a prosperous economy.

Mount Magnet will be a self-reliant, strong regional community with services and facilities to support an active and vibrant community population that values, maintains and shares the region's unique natural and built environment.

Mount Magnet will continue to protect its valuable rural based mining and pastoral resources. To this end the Shire will promote continuing cooperation between itself, its constituents and the relevant agencies set up to provide advice and assistance in these land management issues.

Mount Magnet will continue to promote the use of best management practices in all its activities especially in the pastoral industry sector.

The Shire will promote and support a wide choice of living styles within a country based environment as long as:

- There is no loss of amenity to the countryside.
- Water resources, natural vegetation and raw materials are not jeopardized.
- The salinity levels are not increased as a result of development.
- The Shire is not burdened with undue increases in servicing costs.
- The development meets the needs of the present without compromising the ability of future generations to meet their own needs.
- There is acknowledgement of the requirement for heritage and cultural protection.
- Development does not compromise bush fire management.

The Shire will continue to promote the creation of new industries, businesses and jobs based on economically sustainable principles.

Mount Magnet will remain the focus of recreation, administration, transport, cultural, commercial and residential development for the Shire and District.

The Shire will continue to promote its assets and lifestyle advantages in a proactive manner using calculated incentives and enticements to attract new residents, investors and workforce.

## **STRATEGY**

This Strategy should be read in conjunction with the Strategy Map that provides an overview of the strategy proposals following the detailed analysis of the district as contained in the **Background Report**.

The over-arching objective of the Strategy is to achieve the Shire's vision for the future. Specific Strategy objectives, strategies and actions follow.

### **1 RURAL USES**

#### **Preamble**

The Shire's prosperity is obviously reliant on the continued protection of this economic base and as such planning decisions should be cognisant of the importance of protecting both pastoral assets as well as mineral resources.

Maintaining an efficient structure of routes for cartage of raw materials and agricultural freight through the Shire will assist in keeping the district in the activity network. Notwithstanding the fact that nearly all the rural properties are pastoral stations (leases) and may not currently be subdividable, the Shire would support the principle of homestead lots on freehold land in the rural areas of the Shire.

### **Homesteads Lots**

The Shire may support the creation of a homestead lot where the homestead is required to be subdivided from the main property to allow the farm to be sold or managed by other parties.

*The Shire will only support the creation of a homestead lot in a rural area where an application is consistent with WAPC rural planning policies. Creation of a homestead lot through a boundary adjustment is preferred.*

### **Objectives**

- To allow the continued use of homestead dwellings by supporting the excision of the homestead on a freehold lot with an area up to 20 hectares. The Shire may support an alternative lot size under special circumstances.
- To provide for sustainable agricultural uses within the Shire for existing and future generations.
- To provide for continued mineral exploration and extraction in a manner that is considerate of existing infrastructure in Mount Magnet townsite.
- The application is consistent with WAPC rural planning policies.

### **Strategies**

- Recognise agricultural uses and mineral extraction industries as having economic and social significance to the Shire.
- Discourage activities that may increase salinity levels.
- Encourage the diversification of rural activities to reduce the reliance on a single output.
- Where a freehold station has more than one lot or location, the Shire may request that the new homestead lot be created by a boundary adjustment rather than the creation of a new lot, and provided:
  - the lot has an area up to 20 ha, with consideration of smaller sizes under special circumstances;
  - the population of the locality is declining or relatively static;
  - there is adequate water supply for domestic, land management and fire management purposes;
  - the lot fronts a constructed public road and is located on an existing school bus route;
  - the lot contains an existing residence;
  - a homestead lot has not been excised from the farm in the past.

### **Actions**

- 1.1 Adopt a local planning policy to guide the creation of homestead lots.
- 1.2 Adopt a local planning policy relating to the treatment of mining activities within close proximity to Mount Magnet townsite.

## **2 TOURISM**

### **Preamble**

Tourism includes a variety of scales and types including camping, bed and breakfast, chalets, caravan parks, eco-tourism resorts, and the like. The Shire is generally in favour of these types of developments as they tend to attract visitors to the region. The greater the exposure a locality has, the better the chance of attracting future investments in permanent residents or business opportunities.

Tourism proposals will be favourably considered provided a demand can be demonstrated to the Shire's satisfaction, and the project does not detrimentally affect the environment, the continued extraction and exploration of minerals, and the viability of any other existing commercial enterprise.

This is conditional on the size and impact of any proposal, but generally a maximum of three chalets may be supported on any one rural property where it has minimal impact on services and the visual amenity of the area.

These enterprises are generally seen to be low impact and may assist in supplementing rural sector income and exposing the merits of the countryside to additional visitors and capturing some of the increasing expenditure on tourism in the region.

The protection and the development of tourist attractions and sites of interest will be supported by the Shire.

### **Objective**

To recognise and promote the growth of the tourism profile of the region.

### **Strategies**

- Identify tourism sites, areas and events.
- Encourage the establishment of Bed and Breakfast or 'Farmstay' type accommodation in the rural zone.
- Support low impact, small scale chalet developments in rural areas where they can provide a supplementary income for the agricultural operation.
- Ensure that tourist developments are appropriately zoned in the Local Planning scheme.
- Consider applications for other tourist oriented facilities like caravan parks, camping grounds, youth camps, chalet developments and other accommodation according to:
  - ❖ the merits of each application;
  - ❖ the impact on other commercial enterprises in the Shire;
  - ❖ the visual impact on the amenity;
  - ❖ the availability of services and amenities; and
  - ❖ the ability of the existing infrastructure to adequately cater for the increased activity associated with the proposal.

### **Actions**

- 2.1 Protect and manage tourism sites, areas and events in order to maximise their interest value and tourism appeal.
- 2.2 Zone sites identified for tourist developments.
- 2.3 Periodically review and update both the Municipal Inventory and Trails Master Plans subject to funding availability.
- 2.4 Develop a local planning policy relating to tourist oriented facilities throughout the Shire.

## **3 NATURAL RESOURCE MANAGEMENT**

### **Preamble**

The Background Report identifies the abundance of minerals in the region, the current number of operations and the potential in the region.

It is essential that these resources are protected from urban activities that may be detrimental to their continued extraction, however, there needs to be an understanding that

the exploitation of these resources must respect the continued quality of the living environment in and around Mount Magnet townsite.

The Shire is aware of the implications of clearing in rural areas potentially resulting in rising water tables and an increase to areas affected by saline soils. The Shire is also aware of the significance of the economic and social fabric of the Shire and its contribution to rural production.

### Objective

- To protect and enhance the Shire's natural resources through responsible land management.

### Strategies

- Ensure the protection of mineral resources in the Shire through appropriate zoning and management, including the use of conservation and recreation Scheme reserves to protect existing urban areas from impacting these operations.
- Support the protection of sites with environmental value.
- Prevent development activities and practices that are likely to cause or increase salinity (dryland or irrigation).
- Ensure that areas subject to flooding are identified and development does not occur in these areas.

### Actions

- 3.1 Identify, investigate and map any areas within the Mount Magnet townsite that are subject to flooding or inundation in conjunction with the Department of Water and Environmental Regulation.
- 3.2 Identify the impacts of mining operations to the Mount Magnet townsite.
- 3.3 Investigate and identify areas with high flora, fauna and biodiversity conservation values for future protection.

## 4 HERITAGE AND ABORIGINAL CULTURE

### Preamble

All planning and development must consider the requirements of heritage and cultural protection afforded under State and Commonwealth legislation. Land use and development should embrace the cultural and built history of the area by incorporating design elements of appropriate architecture, public art, interpretation/conservation and protecting culturally significant sites, where appropriate. Aboriginal culture and historic heritage also present key opportunities in providing culturally appropriate tourism experiences that support diversification of the Shire's economy. Acknowledgement of the importance of Aboriginal heritage and traditional culture will be a key step in working towards greater social cohesion and a strong identity for the local community.

### Objectives

- To protect and enhance the Shire's local historic heritage and Aboriginal heritage and culture in local planning documents and policies.

### Strategies

- Ensure the protection of the Shire's local historic heritage and Aboriginal heritage and culture through appropriate zoning and land use management practices.
- Support the protection of sites with heritage value.



- Develop an effective planning framework to protect sites of historic heritage.
- Promote the development of culturally appropriate Indigenous tourism within the Shire.

### Actions

- 4.1 In consultation with the local community, including Traditional owners, investigate and identify areas of local historic heritage and Aboriginal heritage value for future protection.
- 4.2 Investigate opportunities to restore the structure of the **Heritage Old School Building** listed on the Heritage Council of Western Australia Register of Heritage Places to a sound and functional condition.
- 4.3 Investigate opportunities to maintain the **Shire Administration Building** listed on the Heritage Council of Western Australia Register of Heritage Places as the headquarters of the Shire and research options for future redevelopment of the Council Chambers building.
- 4.4 Identify and investigate options for maintaining the façade of the **Old Hospital** building site for heritage purposes.
- 4.5 Support the continuation of the **mining and pastoral museum**.
- 4.6 Support the increased involvement of Indigenous community volunteers and local language signage in tourism activities.
- 4.7 Support the conservation and development of **the Granites** as a site for Indigenous tourism.
- 4.8 Develop and promote tourism with a regional focus in co-operative with Tourism WA and other local government authorities, including Indigenous and the astro-geo tourism areas.
- 4.9 Review and update the planning arrangements for historic heritage sites that are not on the State Register.
- 4.10 Establish a heritage list adopted under Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015* - deemed provisions for local planning schemes to protect important heritage and historic sites.

## 5 BUSHFIRE MANAGEMENT

### Preamble

*State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7)* and the *Guidelines for Planning in Bushfire Prone Areas Guidelines (WAPC, 2015)* provide a strong planning framework to integrate an understanding of bushfire hazard into planning decisions, within bushfire prone areas. Vulnerable and high-risk land uses should be located away from areas of extreme bushfire risk.

### Objectives

To minimise the risk of bushfire on development.

### Strategies

- Ensure that vulnerable and high-risk land uses are located away from areas of extreme bushfire risk area.

### Actions

- 5.1 Prepare a Bushfire Attack Level (BAL) contour map for Mount Magnet (the town).

## 6 CATCHMENT AND WATER MANAGEMENT

### Preamble

The Background Report identifies catchment areas and public drinking water supply areas throughout the Shire. These areas will be protected by avoiding development that may have a detrimental impact on the catchment and water supply areas.

The town water supply bores are located approximately 10 kilometres south west of Mount Magnet townsite. These bores are protected by a Priority 1 protection area.

Some areas of the Shire are subject to flooding in extreme events. Previous records of such events need to be better mapped for advice to owners and developers.

### Objectives

- To protect the catchment areas from undesirable activities that may impact groundwater reserves.
- To support the priority areas established around public drinking water supply areas to protect groundwater potable water supplies.
- Protect areas of the Shire from the impacts of flooding.

### Strategies

- Ensure development in the Shire does not detrimentally impact the groundwater reserves.
- Protect public drinking water supply areas by ensuring that the development restrictions outlined for priority areas are adhered to.
- Ensure the necessary information is made available to owners and developers in flood prone areas.

### Actions

- 6.1 Refer any development proposals to the Department of Water and Environmental Regulation for assessment where they have the potential to impact groundwater reserves and water supply areas.
- 6.2 Assemble mapping data relating to flood areas of the Mount Magnet townsite and make this information available.

## 7 MOUNT MAGNET TOWNSITE

### Preamble

It is important that this Strategy identifies the need for additional land releases around the town. These releases must be sensitive to demand, but also they must provide a supply adequate to offer a choice of size, configuration, location and type of use permitted.

The supply of residential, industrial, rural residential, commercial and other land must be monitored by the Shire on an on-going basis.

The town's commercial area should be designed to consolidate commercial activities into a compact area rather than extending the shops and offices along the Great Northern Highway. This will also assist in consolidating Mount Magnet as a transportation gateway for the region, thereby ensuring that any new regional transport initiative or strategy does not bypass the town.

The Background Report establishes that the town has an adequate supply of residential land for the near future, provided the region is not affected by a significant development (for example an influx of people related to a mining project). The Shire will consider a longer term

strategy to ensure future development areas are appropriately zoned and the land tenure allows for development. This includes future industrial land as well as residential.

Transport is a principal activity of the Shire and includes, but is not limited to rural roads, urban roads and main street. It is essential to continue to form up and shape unsealed roads as part of the rural road network to ensure they meet Main Roads WA funding requirements and encourage use by tourists. This includes annual review of the road network to upgrade grids, bores and signage. The sealed urban road network must also be maintained and any drainage issues in the township of Mount Magnet rectified. Increasing and improving interpretative and tourism signage is necessary to invite traffic to stop in town. There are opportunities for the Shire to work with local community groups, including Indigenous groups to take ownership over the beautification and activation of the town centre through street cleaning programs, vegetation planting, local language signage, art projects etc.

Development of infrastructure at Mount Magnet Racecourse to allow for potential caravan and RV overflow, will also assist in promoting the town as a transportation gateway. Further investigation of economic development opportunities for the abattoir, BP site and hotel are encouraged to identify opportunities to diversify the town's economic services.

Major access roads must be kept in good condition and signposted to invite traffic to stop in the town, or at least through it. The treatment of entry statements and verge planting (including wildflowers) may add to the attraction to the district. Exposure to traffic is an essential ingredient in increasing trade. Every effort must be sustained to ensure that any new regional transport initiative or strategy does not bypass the town. Input to these proposals must be on-going and active. To attract tourist traffic the road conditions must be made more suitable (i.e. safer) to better cater for the variety of traffic types forecast to use the roads in the future.

The provision of accommodation for mining workforces needs to be better defined. Current sites are designated as 'Single Persons' Quarters'. This term is considered inappropriate and restrictive. There will be two classes including short stay accommodation and workers accommodation. Both will be defined.

The presence of all of the listed clubs, amenities and interest groups in Mount Magnet emphasises the importance of consolidating development within a single townsite. Allowing development to be distributed around the Shire may weaken its effectiveness.

The recent rise in housing prices has seen an increased demand for the Shire to approve moveable buildings within the District. Whilst the Shire supports additional dwellings within the Shire it will require development approval for all residential development. The Shire may delegate the authority to its staff to exempt this requirement under certain conditions. Where the development involves the establishment of a relocated or second-hand dwelling the Shire will impose a condition requiring a bond to ensure that the building may be satisfactorily completed or removed as determined by the Shire.

The Strategy proposals for **Mount Magnet** townsite are shown in **Figure 2**. These proposals are aimed at allowing each main use category to expand without being restricted by other use categories and will require review of the townsite boundary extent in the future.

## Objective

To promote Mount Magnet as the prime living, business and community centre for the Shire.

### **General**

- Consolidate development within Mount Magnet.
- Acquire information regarding the provision of water (capacities) and flooding impacts within the Shire to assist in determining forward planning.
- Ensure that any new regional transport initiative or strategy does not bypass the town and ensure on-going and active participation in the planning process.
- Ensure that major access roads to Mount Magnet are kept in good condition and that interpretive and tourism signage is increased and improved, to invite traffic to the town.
- Create opportunities for the Shire to work with local community and Indigenous groups to take ownership over the beautification and activation of the town centre through street cleaning programs, vegetation planting, local language signage and art projects etc.

### **Residential**

- Allow for opportunities to increase residential densities to capitalise on existing infrastructure where the essential services permit, without encouraging the loss of existing housing stock (i.e. R25 in place of R30). This includes satisfactory arrangements for effluent disposal.
- Earmark an area for Aged Persons Accommodation.
- Better use residential land where rates remain unpaid by acquiring these properties.
- Provide for group residential housing for mining personnel as well as short stay accommodation.

### **Industrial**

- Allow future industrial areas to expand westwards (and perhaps beyond the townsite boundary). As mentioned, this, like other strategies that venture beyond the townsite boundary, may require the Shire to review (and modify) the townsite boundary.
- Consider alternatives for the future expansion of the industrial area to avoid conflicts with gold mining operations to the west of existing industrial zoned land.

### **Commercial**

- Commercial area to be allowed to expand along Great Northern Highway.
- Promote the continued access for residential, service and visitor traffic, through the town to capture passing trade.
- Investigate economic development opportunities to diversify the town's economic services.

## Strategies

- Encourage development within Mount Magnet townsite.
- Establish flood affected areas.
- Ensure the rural roads, urban roads and main street are maintained to meet Main Roads WA funding requirements and encourage use by tourists.
- Encourage working in partnership with local community and Indigenous groups to develop a local identity for the town centre.
- Ensure entry roads and signposting is kept current and relevant.
- Provide for density where effluent can be dealt with satisfactorily.
- Establish demand and funding source to build on the aged person's accommodation facilities.
- Ensure adequate land is allocated for residential accommodation for mining employees.
- Provide for additional industrial and residential lots.
- Investigate future development opportunities for the Mount Magnet Racecourse, abattoir, BP site and hotel.
- Monitor the supply of other land for commercial development, amenities, services and facilities.

## Actions

- 7.1 Acquire and dispose of residential land where rates remain unpaid.
- 7.2 Upgrade and improve the treatment of entry statements and verge planting (including wildflowers) to include street cleaning programs, local language signage and local art projects in partnership with local community and Indigenous groups.
- 7.3 Determine, in consultation with the Water Corporation and the Department of Water and Environmental Regulation, the capacity of existing reticulated water services and the need for any future upgrades / expansions.
- 7.4 In consultation with Main Roads WA, update and undertake appropriate road planning to ensure traffic conflict within Mount Magnet is managed.
- 7.5 Rezone land for residential and industrial purposes as demand requires for future town expansion, prior to subdivision or development.
- 6.6 Allow home businesses to establish on larger lots where they do not detract from the amenity of the area.
- 7.7 Determine, in consultation with Western Power, the capacity of the existing power supply system and the need for any future upgrades / expansions.
- 7.8 Develop guidelines / local planning policy to outline criteria to guide decision making in regard to home businesses.
- 7.9 Develop a local planning policy to provide guidance regarding non-residential uses in residential areas.
- 7.10 Develop infrastructure at Mount Magnet Racecourse to allow for potential caravan and RV overflow.
- 7.11 In consultation with the local community, investigate development opportunities for the abattoir, BP site and hotel.

## 8 OTHER TOWNSITES

### Preamble

Other townsites include Boogardie, Lennonville, Paynesville, and Yoweragabbie. Other than Lennonville with 4 freehold lots, these townsites are currently undeveloped and do not contain land that is freehold. Boogardie is already substantially mined with open pits and tailing dumps.

The Shire is keen to ensure that its resources remain focussed on Mount Magnet to provide a better level of services and amenities.

### Objectives

- To preclude the development within other townsites that may deflect its resources from Mount Magnet townsite.
- To provide improvements to Lennonville townsite to attract visitors wishing to experience the former glory of the town.

### Strategies

- Oppose the development (other than mining) in other townsites.
- Ensure protection of the Lennonville townsite area by signposting, grading of road alignments and providing a structure to house historic records and artefacts.

### Actions

- 8.1 Approach local mining companies to assist with the promotion of Lennonville as a historic site.
- 8.2 Assemble historic artefacts, photographs and information regarding townsites in the Shire with a view to establishing a collection in the longer term.

## 9 RESIDENTIAL DEVELOPMENT IN RURAL AREAS

### Preamble

Development types may include concepts called hobby farms, rural-residential, special rural, cluster farms, lifestyle blocks, rural living, landscape interest, conservation lots or rural small holdings. Although there may be little demand for the traditional rural-residential lots there may be a demand for lots with a greater separation between dwellings.

This Strategy does not allocate extensive areas for closer development but rather it outlines the criteria under which such developments may be supported. The Shire is not prepared to allocate areas for residential development that may not suit the specific owners' intentions for the property.

The Shire's objective is to provide a choice of living options and therefore the Shire would be prepared to initiate a Scheme amendment to create a rural residential development, provided that any proposal meets the requirements of clause 5.3 of *State Planning Policy: 2.5: Rural Planning* (SPP 2.5), for the development of rural living precincts.

It is preferable that any rural residential development be located within close proximity to Mount Magnet townsite so that the amenities and facilities in town can be easily accessed without the need for duplication. There should, however, be a sufficient separation between the proposed development and the townsite, to ensure that the rural residential development does not prevent the townsite from expanding.

It is the Shire's expectation that the conservation of special site features, landform or natural vegetation may form part of intensive rural development or subdivision.

### Objective

To support sustainable development that does not compromise agricultural activity by providing for a variety of living environments within the townsites and environs, by providing a range of lot sizes considered appropriate to the landform, capability and provision of services.

## Strategies

- Consider rural living proposals in rural areas where development complies with a set of criteria including the following:
  - proximity to services, amenities and facilities of the Mount Magnet townsite;
  - assessment of land capability demonstrates that land is of fair to high capability of sustaining residential development;
  - where an appropriate potable water supply can be provided, either via reticulated water or a water tank;
  - where land is not located within a flood plain;
  - where the risk to land and water degradation is minimal and the development will not lead to any environmental impacts, and environmental protection and repair are encouraged;
  - where it will not conflict or reduce the mineral potential of adjoining land;
  - where the land is not subject to a buffer from an adjoining use;
  - there is a demand for lots and the proposed development adds to the diversity of residential development in the Shire; and
  - the proposal is in accordance with the relevant local planning framework and WAPC planning policies.

## Actions

- 9.1 Develop a policy to guide rural residential development within the Shire.
- 9.2 Set up a rural residential monitoring system to gauge supply and demand for such lots. Monitoring may include the number of lots created by size and type and the number of lots sold and developed.
- 9.3 The Shire, in consultation with the Department of Water and Environmental Regulation and the Bureau of Meteorology determine the appropriate rainfall levels for the localities within the Shire of Mount Magnet that are likely to be developed for rural residential purposes.

(Where rainfall is to be used as the predominant source for a water tank, a minimum collection area is to be provided in accordance with the following calculation:

$$\text{Collection area (m}^2\text{)} = 120,000 \text{ divided by } 0.85 \times (\text{local rainfall} - 24\text{mm})$$

## 10 WASTE MANAGEMENT SERVICES

### Preamble

The Shire currently has one active waste management site (landfill / recycling plants) at the following location:

- Reserve 44366 (Lot 624 on Plan 404903) - A 22 hectare site 2 kilometres east of Great Northern Highway in Mount Magnet Townsite.

### Objective

- To identify and protect sites used by the Shire for waste management.

### Strategy

- Ensure operations of waste management services are separated from sensitive uses.

### Actions

10.1 Identify and map appropriate buffers from landfill and recycling plant sites.

## 11 OTHER BUFFER AREAS

### Preamble

There are several activities throughout the Shire that require a buffer to sensitive uses. Sensitive uses include mainly residences. The activities requiring buffers include quarries, rubbish tips (as discussed in Part 10), recycling plants, chlorine stores, wellheads of drinking water source protection areas, sewerage treatment plants, common septic tank areas, and specific industrial and rural industrial uses.

### Objective

- To protect various operations including rubbish tips (and the like), quarries and chlorine stores from the encroachment of sensitive land uses.

### Strategies

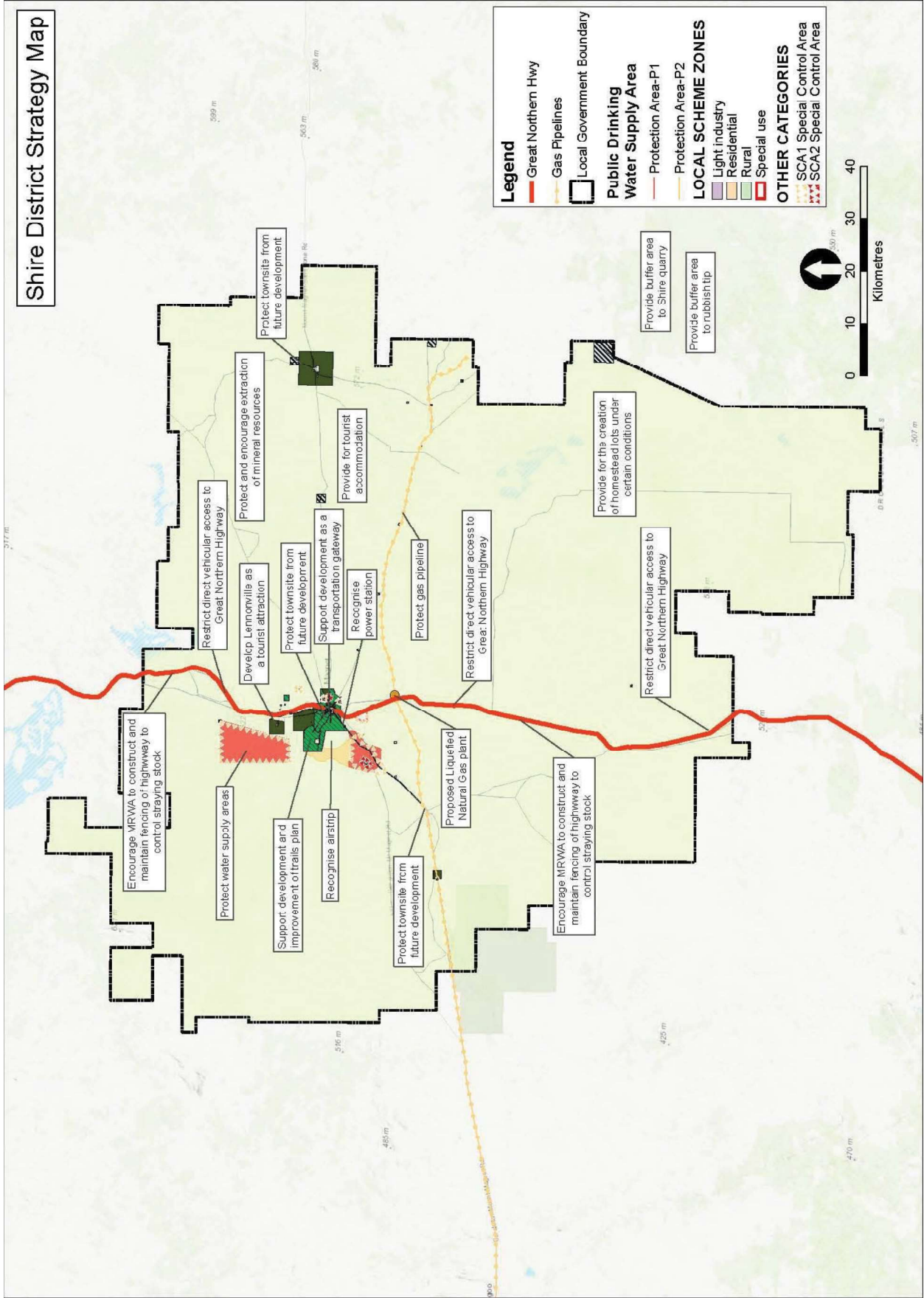
- The Shire will not permit dwellings within 500 metres of the rubbish tips, quarries, chlorine stores, sewerage treatment plants, common septic tanks or any other activity that is determined to be a potential danger or nuisance to a sensitive land use.
- The Shire will not permit dwellings within 500 metres of the quarry.
- The Shire will not permit dwellings within 100 metres of the Water Corporations chlorine store on Reserve.
- The Shire will restrict development within proximity to wellheads of the drinking water source protection areas in accordance with Department of Water and Environmental Regulation requirements.
- In assessing development applications for dwellings and other sensitive uses, in proximity to industrial uses (including mining operations) the Shire will give consideration to the required buffers from the industrial use, and the impact the established dwelling (or other sensitive use) may have on the on-going operation of the industrial activity.
- In assessing development applications for new industrial uses, the Shire will give consideration to the required buffers from sensitive uses, and shall ensure that the industrial development does not impact on adjoining sensitive uses.

### Actions

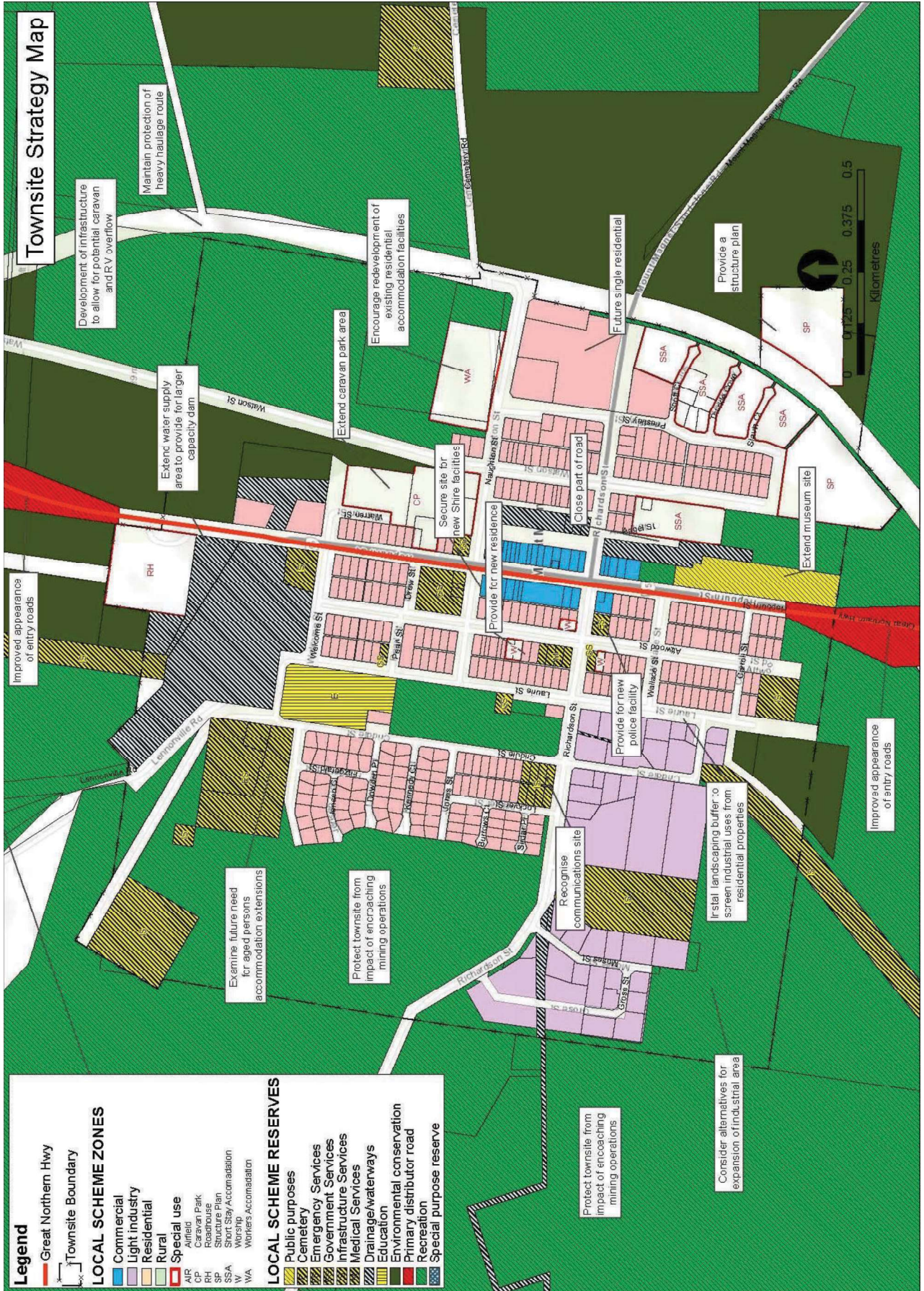
- 11.1 Identify these sites on the Scheme Map with the appropriate provisions to prevent the development of sensitive uses within the specified buffer.



FIGURE 1 - LOCAL PLANNING STRATEGY DISTRICT MAP



**FIGURE 2 - LOCAL PLANNING STRATEGY TOWNSITE MAP**



**ADVERTISING**

The Shire of Mount Magnet Local Planning Strategy certified for advertising on

28 FEBRUARY 2012

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 18 JUL 2013

**ADOPTED**

The Shire of Mount Magnet hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 14<sup>th</sup> day of December 2012

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

**ENDORSEMENT**

Endorsed by the Western Australian Planning Commission on 14 MAY 2013.

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

Date 18 JUL 2013