



SHIRE OF MENZIES

LOCAL PLANNING STRATEGY (2022)

AD.
1901

URBIS

Adoption and Endorsement

SHIRE OF MENZIES LOCAL PLANNING STRATEGY

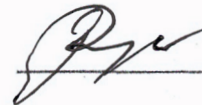
CERTIFICATION FOR ADVERTISING

Certified for advertising by the Western Australian Planning Commission on 16 March 2021.

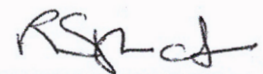
Signed for and on behalf of the Western Australian Planning Commission.

COUNCIL RECOMMENDED/ SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of Shire of Menzies at the Ordinary Council Meeting of Council held on the on 26 August 2021.



SHIRE PRESIDENT

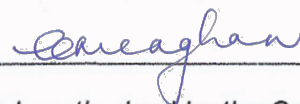


CHIEF EXECUTIVE OFFICER

ENDORSEMENT OF LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission

Dated 3 February 2023



*An Officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005.*

TABLE OF CONTENTS

1.	Introduction	3
1.1.	Purpose.....	3
1.2.	What is a Local Planning Strategy?.....	3
1.3.	Study area.....	3
1.4.	Objectives	5
1.5.	Process	5
1.6.	Community Engagement	5
2.	The Shire of Menzies	8
2.1.	Location and Description of Land Use and Settlements.....	8
2.2.	Environment.....	12
2.2.1.	Areas of Significant Conservation Values and Land Management	12
2.2.2.	Geology, Soils and Landform	12
2.2.3.	Climate	13
2.2.4.	Surface and Ground Water.....	13
2.2.5.	Flora and Fauna.....	14
2.2.6.	Bushfire	14
2.3.	Population	16
2.4.	Housing	17
2.5.	Land Supply	17
2.6.	Land Tenure.....	18
2.7.	Economy and Employment.....	24
2.7.1.	Tourism	24
2.8.	Recreation and Open Space	26
2.9.	Community Facilities.....	26
2.9.	Community Facilities.....	27
2.10.	Heritage	28
2.11.	Aboriginal Settlements, Heritage, Native Title and Other Land Tenure	29
2.11.1.	Aboriginal Settlements	29
2.11.2.	Aboriginal Heritage	29
2.11.3.	Native Title	29
2.11.4.	Other Land Tenure.....	30
2.12.	Traffic and Transportation.....	30
2.12.1.	Roads.....	30
2.12.2.	Railway	30
2.12.3.	Air Transport Infrastructure.....	31
2.13.	Utility Infrastructure and Services	31
2.13.1.	Waste Management.....	31
2.13.2.	Electricity.....	32
2.13.3.	Effluent Disposal	32
2.13.4.	Water.....	32
2.13.5.	Telecommunications	33
2.13.6.	Gas.....	33
2.14.	Land Contamination.....	33
3.	Planning Context.....	34
4.	Opportunities, Issues and Options.....	40

4.1.	Rural Lands.....	40
4.2.	Aboriginal Settlements	42
4.3.	Industrial Lands.....	43
4.3.1.	Potential Relocation Sites	45
4.4.	Workforce Accommodation.....	48
4.5.	Rationalisation of Public Purpose Land	49
4.6.	Specific Land Use Issues in Menzies Town	54
4.7.	Buffers.....	58
4.8.	Bushfire	62
4.9.	Truck Stop Site	62
4.10.	Townsite Differentiation	64
5.	Strategies and Actions	66
5.1.	Rural Lands.....	70
5.2.	Aboriginal Settlements	70
5.3.	Industrial Lands.....	71
5.4.	Workforce Accommodation.....	73
5.5.	Rationalisation of Public Purpose Land	74
5.6.	Specific Land Use Issues in Menzies Town	74
5.7.	Land Use Separation (buffer) Measures.....	77
5.8.	Bushfire	78
5.9.	Truck Stop Site	79
5.10.	Town Site Differentiation.....	80
6.	Monitoring and Review	82

FIGURES:

Figure 1 – Location Plan.....	4
Figure 2 - Townsite Plan - Menzies	9
Figure 3 –Townsite Plan - Kookynie.....	10
Figure 4 – Layout Plan - Tjuntjuntjara	11
Figure 5 – Key Nature Reserves and areas of high conservation value	19
Figure 6 – Topographical Plan - Menzies Townsite	20
Figure 7 – Public Drinking Water Source Areas and Sewage Sensitive Areas.....	21
Figure 8 – Bushfire Prone Areas - Menzies Townsite	22
Figure 9 – Land Tenure Plan (western part of Shire)	23
Figure 10 – Land Tenure Map - Menzies Townsite.....	47
Figure 11A – Transport Infrastructure - western part of Shire.....	52
Figure 11B – Transport Infrastructure - eastern part of Shire	53
Figure 12 – Potential Alternative Industrial Sites.....	61
Figure 13 – Rationalisation of Public Purpose lots.....	67
Figure 14 – Separation Buffers Plan - Menzies Townsite	68
Figure 15 – Shire of Menzies Local Planning Strategy Maps - Shire (Map A), Menzies Townsite (Map B) and Kookynie townsite (Map C).....	69

1. INTRODUCTION

1.1. PURPOSE

The Shire of Menzies administers the Shire of Menzies Town Planning Scheme No. 1, which was gazetted in 2003.

The *Planning and Development Act 2005* requires planning schemes to be reviewed every 5 years. In addition, since gazettal of Scheme No.1, several issues and opportunities have presented that a new scheme can respond to.

It is a regulatory requirement that a Local Planning Strategy is prepared as a basis for any new scheme. This may occur concurrent with the new scheme.

This Local Planning Strategy will inform and support the Shire of Menzies Local Planning Scheme No. 2.

1.2. WHAT IS A LOCAL PLANNING STRATEGY?

A Local Planning Strategy (LPS) is a high level strategic document that will set the long term strategic framework for the Shire and provide a strategic basis for the new scheme.

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* an LPS:

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

This LPS identifies the important issues, opportunities and challenges facing the Shire of Menzies. It defines objectives and actions, recommends specific provisions and priorities relevant to land use planning for the Shire.

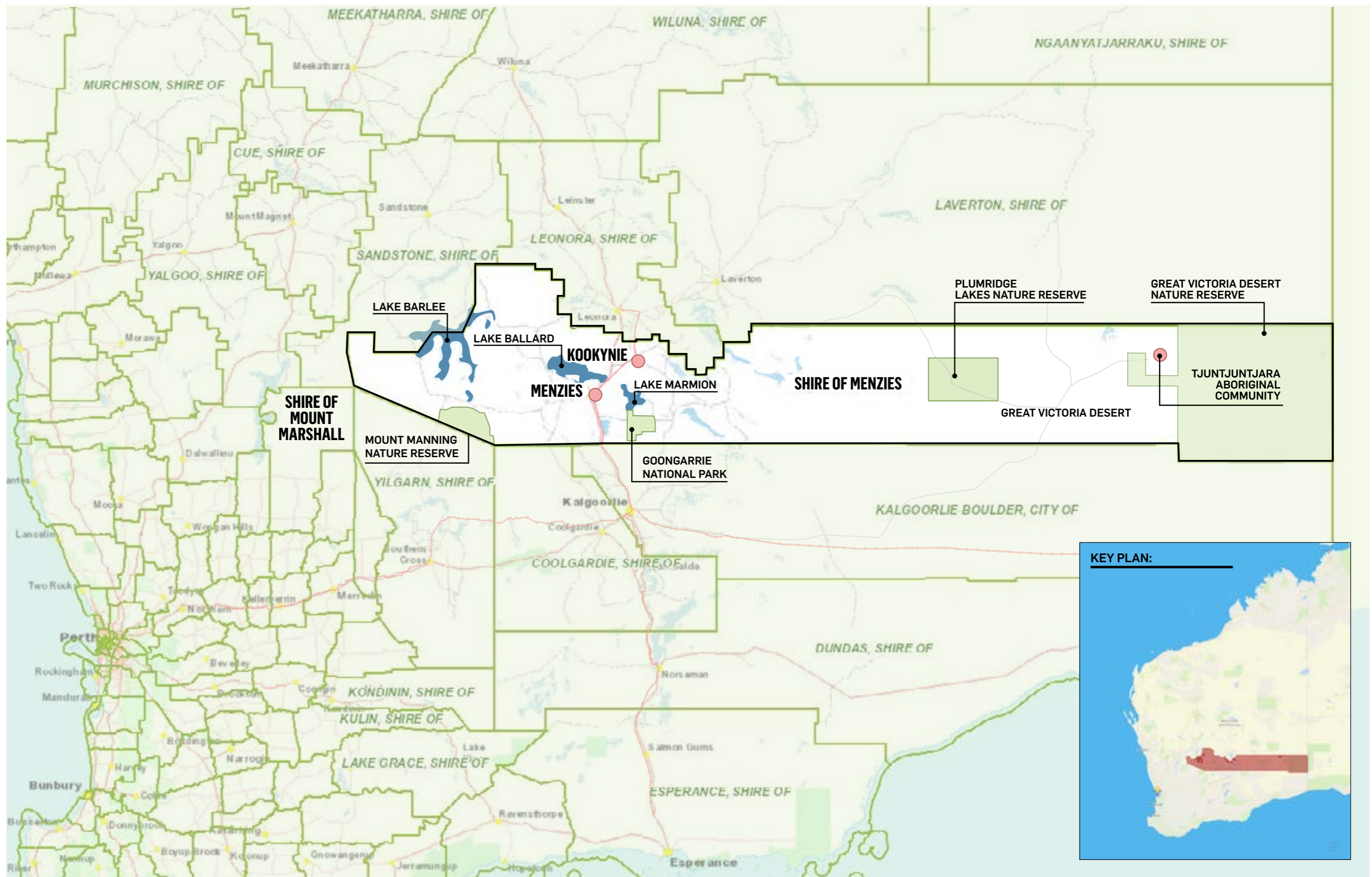
In the longer term, the LPS will be used to guide the implementation of the new scheme, for example in cases where there is doubt on how scheme provisions should be interpreted in relation to a land use or development proposal.

1.3. STUDY AREA

The LPS has been prepared for the Shire of Menzies, which is located in the Goldfields-Esperance region approximately 365km north-east of Perth and 67km north of Kalgoorlie.

The Shire spans an area of approximately 125,000sq.km and is bounded by the local government areas of Laverton, Leonora, Sandstone, Mount Marshall, Yilgarn, Coolgardie and Kalgoorlie-Boulder and the state border with South Australia. Refer to Figure 1 - Location Plan.

The Shire of Menzies contains the Menzies town site, the Tjuntjuntjara Aboriginal Community within the Great Victoria Desert, the 'living ghost town' of Kookynie, many large salt lakes and four large nature/conservation reserves. There are also many abandoned mining towns throughout the Shire, such as Mount Ida and Tampa.



1.4. OBJECTIVES

The preparation of this LPS has been underpinned by the following overarching vision for the Shire as published in the Strategic Community Plan prepared in February 2021:

‘To be a prosperous, sustainable and dedicated community in which all residents are able to participate in decision making and benefit from the Shire’s many opportunities and resources’.

This vision is reflected in several over-arching objectives for the Shire, as expressed in a range of Council documents and studies as follows:

- Land development: adequate land for commercial, industrial and residential purposes.
- Increased capacity and diversity of housing choice: appropriate residential zoning and density to allow diverse residential development opportunities that address affordable housing demand, and for aged persons.
- Facilitate commercial and industrial growth: develop partnerships with the mining industry for business and employment opportunities to assist with population retention. Respond to changes to the pastoral industry and provide for value-add opportunities where appropriate.
- Tourism opportunities: support Menzies as a place to visit through capacity building in events, arts, walk ways and cultural experiences.
- Preservation of Aboriginal culture and heritage: working with Menzies Aboriginal Corporation and the Tjuntjuntjara community.
- Provision of adequate health and emergency services: provision of aged care services and accommodation, and appropriate services and facilities for people with disabilities.
- Heritage preservation and protection of the built environment: a built environment that protects and restores buildings of historical value in Menzies, Kookynie and Goongarrie.
- Sustainability through regional and government partnerships: informed resource decisions for the community good.

1.5. PROCESS

The development of this LPS has occurred through the following steps:

- Literature review/review of background information.
- Site visit.
- Stakeholder meetings and community consultation.
- Draft strategy.
- Targeted consultation on strategy recommendations.
- Finalisation and endorsement by the Western Australian Planning Commission (WAPC).

The above has occurred concurrently with the preparation of draft Scheme 2.

1.6. COMMUNITY ENGAGEMENT

Engagement with key stakeholders and the community has been undertaken throughout the LPS process to obtain feedback and inform the preparation of the LPS and draft Scheme 2. Engagement was undertaken by way of the following steps:

- Community BBQ and open day.
- Presentation to the Shire of Menzies’ Council.
- Community survey.
- Targeted engagement with Government agencies.

The site visit and community open day was held on Wednesday, 24th January 2019 at the Town Hall on Shenton Street. The open day was advertised in various locations around the Menzies town (shop, Council office etc.) in the lead up to the day to ensure maximum attendance and participation. The open day was run as an informal 'drop-in' session which provided an opportunity to brief community members on the process and discuss any opportunities for the town or threats/constraints it was experiencing. A community survey was available for attendees to fill out, however the response rate was low.

The key themes to emerge from the community open day and surveys responses were as follows:

Table 1 – Community Engagement Outcomes

Opportunities (Positives)	Constraints (Issues)
Great services and facilities – many underutilised.	Lack of power/water – makes it hard for people to move to Menzies.
Need facilities and accommodation for aged persons.	Lack of health services to provide for ageing in place.
Every building should have a rainwater tank to harvest water.	Climate and wind.
Town beautification including planting of trees.	More housing.
Like the town the way it is.	More jobs.
More shaded spots for people to sit and stop.	More trees.
Annual events like the Road Race.	Need more lighting.
The people/community.	Better traffic signage.
Close to Kalgoorlie.	Need a better shop, post office, ATM's.
Tranquillity.	Shopping/food – need to travel to Kalgoorlie.
Need a 'truck stop' with rest/ablution facilities with personal card access.	More accommodation.

A presentation was delivered to the Menzies Council on the 25th January 2019. The purpose of the presentation was to provide an overview of the LPS and Scheme 2 process and to obtain feedback to inform the preparation of the documents.

Meetings held with State Government agencies resulted in the following key advice.

Department of Water and Environmental Regulation

- Important to note all the key environmental assets within the Shire. These features are generally already in conservation areas and reserves.

Water Corporation

- In terms of meeting future demand and capacity it was noted that likely there would need to be an upgrade of the current systems as they are already nearing their service capacity.
- If the townsite was to increase in demand, it would be likely that an increase in source capacity would be required (more bores and mains), with the increase in mains often being at a direct cost to the developer.
- In respect to a long-term source, the continuation of a carting scheme could be most appropriate or alternatively investment into more bores in an alternative location in conjunction with a desalination plant would be likely the only other options but would come at a high cost.

Main Roads Western Australia

- No strategic planning or changes in priorities/plans that would impact on the Shire/a new scheme.

Department of Planning, Lands and Heritage

- The importance of creating flexible townsites wherein work-live arrangements would generally be supported.

2. THE SHIRE OF MENZIES

2.1. LOCATION AND DESCRIPTION OF LAND USE AND SETTLEMENTS

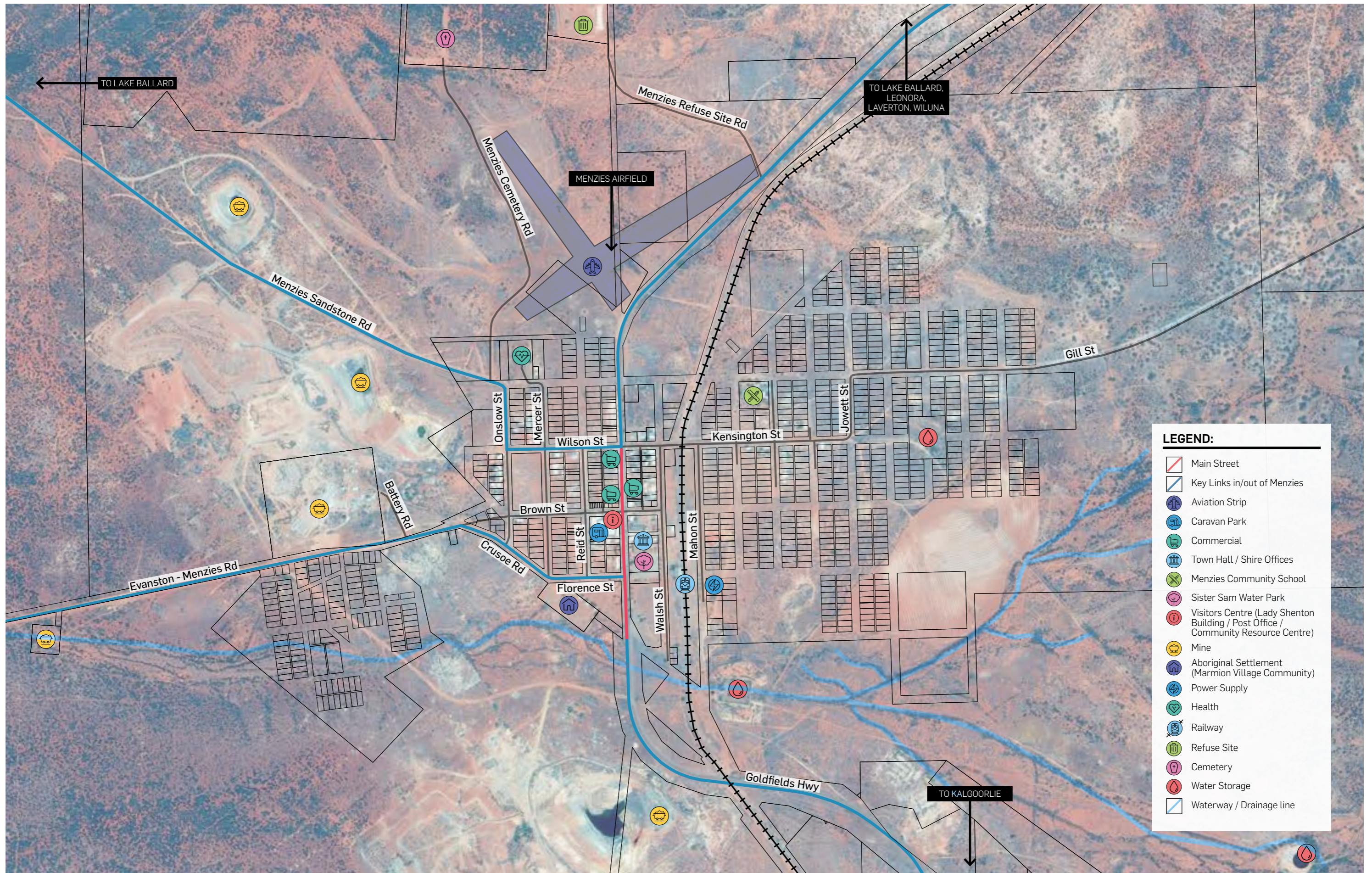
The Shire of Menzies is centrally located within the Goldfields-Esperance planning region. The eastern half is dominated by the Great Victoria Desert, while the western half largely consists of pastoral and mining leases, and the primary settlement area associated with gold mining boom of the 1890s. The Shire is one of the largest in the state spanning approximately 125,000 sq.km.

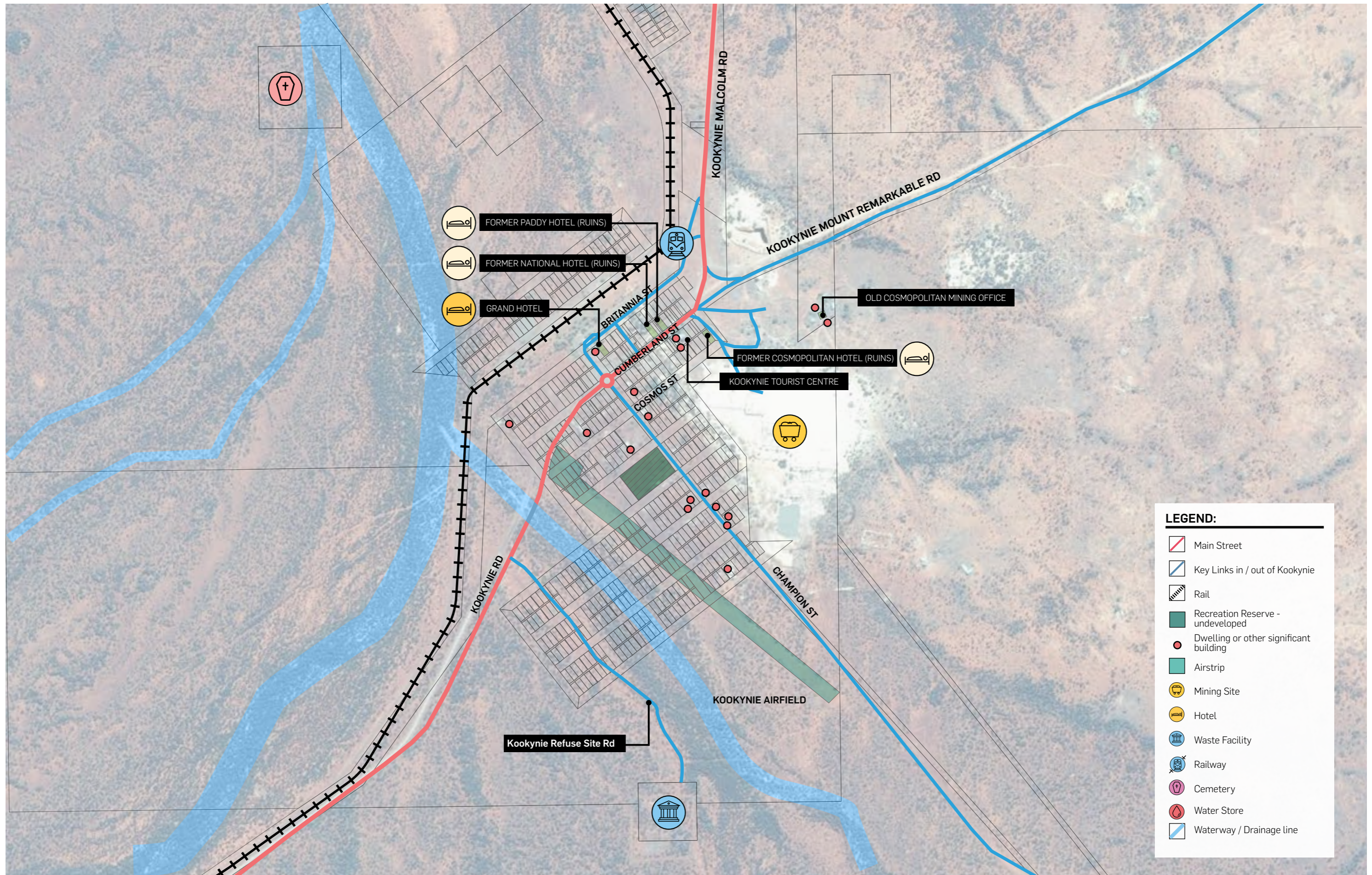
The main settlements are Menzies, Kookynie and Tjuntjuntjara Aboriginal Community. Menzies lies approximately 730km north-east of Perth and 130km north-west of Kalgoorlie. Refer Figure 2 - Townsite Plan - Menzies, Figure 3 - Townsite Plan - Kookynie and Figure 4 - Layout Plan - Tjuntjuntjara.

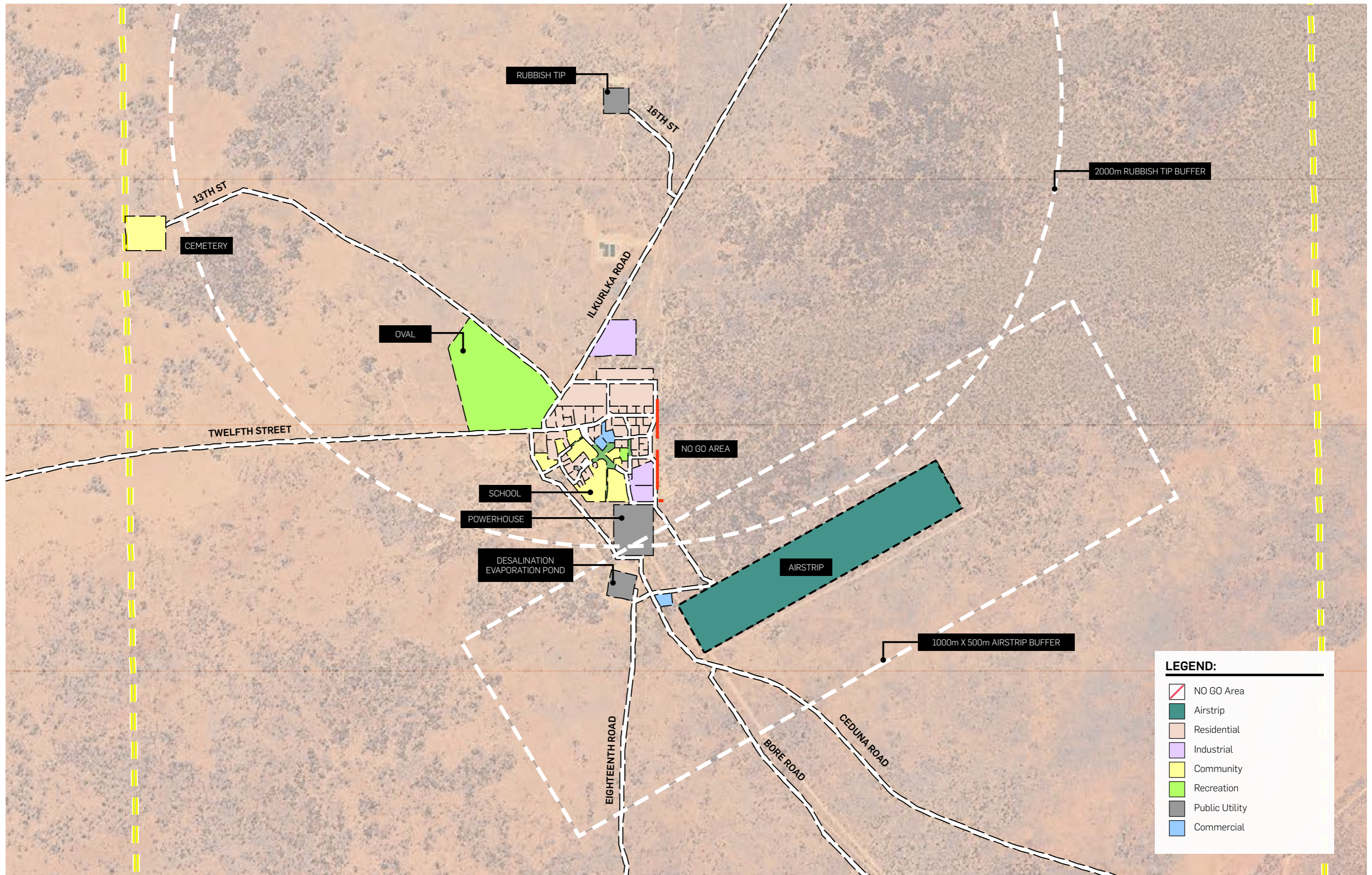
The townsite and municipality of Menzies were officially gazetted in 1895 and 1896, respectively, during the gold mining boom, which saw the population grow rapidly to approximately 10,000 persons and many other townsites were gazetted or settled between 1895 and 1904, adjacent to gold strikes. Apart from the town of Menzies, five towns were established along the Kalgoorlie to Leonora Railway line, which was completed in 1902. From the early 1900s the gold mining industry experienced periods of economic downturn and, for various reasons, many towns began losing population and buildings. Of the fourteen existing gazetted townsites in the Shire, only Menzies and Kookynie remain as the only reminders of the once booming communities, while Goongarrie contains only three historic railway cottages on a railway reserve.

The Tjuntjuntjara Aboriginal Community is the primary Aboriginal settlement in the Shire and consists of approximately 200 people. Tjuntjuntjara lies 582 km east of Menzies and provides a permanent settlement for the Spinifex or Anangu people, who have lived in the Great Victoria Desert for at least 25,000 years. The settlement at Tjuntjuntjara commenced in 1989 and the Layout Plan was approved by the WAPC in 2004, which provides for a sustainable community.

Kookynie is located approximately 58km north-east of Menzies town and includes the Kookynie Pub (formerly Grand Hotel), a tourist centre and a small number of residences. The population reached a peak of 3,500 persons in 1907 and declined to 13 persons in 2010.







2.2. ENVIRONMENT

2.2.1. Areas of Significant Conservation Values and Land Management

The Shire consists of four major nature/conservation reserves and national parks.

The major reserves are Mount Manning Nature Reserve/National Park (127,000ha), Plumridge Lakes Nature Reserve (308,990ha), Great Victoria Desert Nature Reserve (2.4 million hectares) and Goongarrie National Park (59,000ha). A smaller nature reserve (246ha) is situated north of the Niagara Dam Recreation and Water reserve.

Most of Great Victoria Desert consists of unallocated crown land (UCL) and comprises the eastern portion of the Shire (approximately 68,000km² in area), extending north into the Shire of Laverton and across into South Australia. The desert is the largest in Australia. In September 2021, the State Government announced that a 78,500 hectare area is to be excised from the Great Victoria Desert Nature Reserve, which is managed by the Department of Biodiversity, Conservation and Attractions (DBCA), to be set aside as a perpetual lease for the Tjuntjuntjara Aboriginal Community (Lot 9).

In 2019 the State Government announced upgrade of the Mount Manning Nature Reserve to an A Class national park and expand the area via the DBCA's Plan for our Parks program.

These reserves will need to be appropriately reflected in the draft Scheme 2 designations.

DBCA also manages various UCL parcels between Lake Barlee and Mount Manning Nature reserve (including the former Mount Elvire pastoral station), west of the Goongarrie National Park (including the former Goongarrie pastoral station), Kurrajong Range north-east of Lake Barlee and the area around the cluster of abandoned townsites between Mulline and Callion.

Of the three nationally significant wetlands (Directory of Important Wetlands of Australia) in the Shire, only a very small portion of Lake Marmion is managed for conservation under the Goongarrie National Park. The rest of the wetland is divided into three pastoral leases and UCL. There is no land tenure for Lake Barlee, while Lake Ballard is largely UCL, and there is no land management regime for conservation. All three lakes are also important bird areas.

Refer Figure 5 - Key Nature reserves and areas of high conservation value locations plan – west part of Shire.

2.2.2. Geology, Soils and Landform

The western half of the Shire of Menzies is situated on the Norseman-Wiluna greenstone belt of the Yilgarn Craton where a granite dome divides the belt into two sections. These greenstone belts form low ridges and areas of elevation, with the highest points found within the Mount Morley area 45km west of the Menzies townsite (541m AHD) and Mount Elvire near Lake Barlee (566m AHD). The Shire averages an elevation of 425.9m AHD. The town of Menzies lies between 420 - 450m AHD. Refer Figure 6 - Topography plan - Menzies townsite

Large sections of the western part of the Shire are rich in mineral deposits, primarily gold, but also iron ore, nickel, cobalt, gypsum and uranium. While there are numerous mining sites (operational and prospective) within 60km of Menzies and Kookynie, many are in remote areas such as the western part of Great Victoria Desert, approximately 340km away.

In recent years there has been discoveries of significant gold and nickel deposits near Kookynie and nickel-cobalt between Menzies and Goongarrie. If mining operations occur at these sites, there is an opportunity for workforce accommodation to be established in the townsites, especially if the mining areas are within a reasonable commuting distance.

A significant geological feature west of Menzies, between Lake Barlee and Mount Manning Nature Reserve/National Park are the 'banded iron formation' ranges, which provides habitat to Priority 1 - Threatened Ecological Communities (TEC).

Tjuntjuntjara and most of the eastern half of the Shire is situated on the Oligocene marine limestone of the Sheriff Shelf on the northern edge of the Eucla Basin. The landform is predominantly gently undulating to even limestone and calcrete plains at 180 - 400m AHD.

The soils at Menzies are predominantly calcareous loamy earths, red loamy earths and red sandy duplexes and the soil landscape zone is represented by the Kambalda Zone, which includes the city of Kalgoorlie.

The soils at Kookynie are predominantly red sandy earths and red loamy earths and the soil landscape zone is represented by the Salinaland Plains Zone, which includes the town of Leonora.

The soils at Tjuntjuntjara are predominantly calcareous loamy earths and red deep sands and the soil landscape zone is represented by the Carlisle Plain zone, which covers a significant section of the Great Victoria Desert.

2.2.3. Climate

The climate in the western half of the Shire is typically semi-arid with hot, dry summers and mild, wet winters. The highest mean maximum temperature is in January at 35.1°C and the lowest mean temperature is in July at 17 °C. The average maximum is 26.3 °C and the average minimum is 12.6 °C.

Mean annual rainfall in the western half of the Shire is in the 250 -300mm range. The Shire receives an average monthly rainfall of 20.8mm, although the highest monthly recorded rainfall was in February 1995 receiving 351mm as a result of a rain bearing depression associated with Cyclone Bobby. Rain is most common in the months of May to August. Climate change is likely to impact the climate conditions experienced in the Shire, with longer and warmer summers and a reduction in rainfall in the winter months expected.

The climate at Tjuntjuntjara and the Great Victoria Desert is typically hot and dry all year, while mean annual rainfall is mostly around 150mm with no seasonal tendency.

2.2.4. Surface and Ground Water

A major feature of the Shire's water resources are the numerous large salt lakes which are scattered across the landscape, including Lake Barlee, Lake Ballard, Lake Marmion, Lake Giles, Lake Goongarrie, Lake Minigwal, Lake Raeside, Lightfoot Lake, Plumridge Lakes, Jubilee Lake and Forrest Lakes.

Lakes Barlee, Ballard and Marmion are classified as nationally important wetlands under the Directory of Important Wetlands in Australia (DIWA), mainly due to being significant waterbird breeding areas, in particular the banded stilt. Lake Ballard is currently being assessed for reclassification as a Ramsar Wetland or Wetland of International Importance. All three lakes plus Lake Giles (which links with Lake Barlee), plus a 1km buffer area are classified as important wetlands under the Government Sewerage Policy for protection of biodiversity and ecological values.

The most significant waterway in the Shire is Ponton Creek which is classified as a Priority 1 Wild River by the Department of Water and Environmental Regulation and protected under the Government Sewerage Policy. Wild Rivers are largely unchanged natural systems of important ecological value. The creek is described as a major drainage channel with surface water flowing from Lake Raeside to Lake Boonderoo. During a heavy flood event the creek widens to approximately 20km at the boundary with the City of Kalgoorlie.

At the Perrinvale Station (Pine Well), between Lake Barlee, Lake Raeside and the Kurrajong Range, the groundwater calcretes consists of unique assemblages of invertebrates. This groundwater area is classified as Priority 1 - TEC and this area plus a 1 km buffer area is protected under the Government Sewerage Policy as a habitat of specially protected water-dependent fauna.

In addition to the lakes there are several dams throughout the Shire, the most significant being Niagara Dam which is today utilised as a tourism camping, and picnic spot. Niagara Dam is also listed on the States Register of Heritage Places.

The water supply for the town of Menzies is provided by groundwater extracted from bores to the east of the town and piped to a water tank in the eastern part of the town (R9040). The Scheme includes a Special Control Area (SCA) 1 for the purpose of protecting drinking water resources. This SCA is reflected in current Scheme maps and will be carried forward to the new Scheme.

The water supply at Tjuntjuntjara is provided by groundwater bores to the south of the settlement, which includes provision for water treatment.

There is no reticulated water supply at Kookynie, although groundwater is available.

While there is no flood risk mapping available, the three settlements appear to be not at risk of flooding, however the minor waterways traversing through some of the vacant townsites in Menzies and Kookynie pose as an inundation or waterlogging risk.

Menzies is located 11 km uphill from Lake Ballard, however, the waterways traversing through the town appear to peter out prior to entering the lake. Therefore, the likely risk of environmental impact on water quality and biodiversity values is negligible.

Refer to Figure 7 - Public Drinking Water Source Areas and Sewage Sensitive Areas.

2.2.5. Flora and Fauna

The native vegetation on the western half of the Shire is generally represented by woodlands of red mallee, blackbutt, salmon gum and gimlet with mulga shrubland and spinifex grasslands.

The Mount Manning Nature Reserve and adjacent areas contains part of the Great Western Woodlands, which is regarded as the largest remaining area of intact Mediterranean-climate woodland on Earth and contains about 20 percent of all known flora in Australia. The vegetation assemblages over the banded iron formation ranges, which partly fall within the Mount Manning Nature Reserve and towards Lake Barlee are classified as Priority 1 - TEC.

The native vegetation of the eastern half, being the arid interior, is largely bluebush shrubland with open low woodland of mulga, acacia and sheok with spinifex grassland. One part of the Great Victoria Desert, the Yellow Sandplain Vegetation community, is a Priority 3 - TEC with a diverse array of vertebrate fauna and largely consist of spinifex grasslands with mallee scrub and some mulga and eucalypt woodlands.

The Ponton Creek land system, consisting of channels flanking alluvial plains with eucalypts, casuarina and halophytic (salt-tolerant) shrublands is listed as Priority 3 - TEC.

The primary threats are from mining and grazing.

Within the Shire there are 14 listed threatened species and 9 migratory species that have been registered on the Environmental Protection and Biodiversity database. The reserves across the Shire will facilitate ongoing protection, as will careful management of pastoral lands.

2.2.6. Bushfire

The majority of the Shire is designated as bushfire prone and as such a Bushfire Hazard Level Assessment and Bushfire Management Plan (BMP) have been prepared by Strategen to inform the bushfire management planning requirements for any future development within the Shire. Refer Figure 7 –Bushfire Prone Areas – Menzies Townsite. The assessment of vegetation and slope has determined that the western third of the Shire is largely classified as “extreme” bushfire hazard level with the eastern two thirds as “moderate” bushfire hazard level.

The LPS response to bushfire risk is to be informed by the work of Strategen and the application of State Planning Policy 3.7 Planning in Bushfire Prone Areas which is to be read into Scheme 2. All planning proposals are to respond to the recommendations and requirements of both planning instruments. Planning proposals are to be accompanied by a level of information relevant to the scale and nature of the proposal, including a Bushfire Attack Level Assessment and that where practical future land use and development is to be directed to cleared areas, to avoid areas of bushfire risk and biodiversity.

The BMP recommends the following actions across various stages of the planning process:

Structure Plan

- Preparation of a BMO or amended BMP that provides information on the following:
 - Results of a Bushfire Hazard Level (BHL) or if lot layout is known, results of a Bushfire Attack Level (BAL) contour assessment identifying the indicative BAL ratings across the subject land in accordance with methodology set out in Guidelines for Planning in Bushfire-Prone Areas (the Guidelines; WAPC 2017).
 - Identification of any bushfire hazard issues arising from the BHL or BAL contour assessment.
 - Clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages.

Subdivision Application

- Preparation of a BMP or amended BMP that provides information on the following:

- A BAL Contour Map or where building layout is known, a BAL assessment to determine the indicative acceptable BAL ratings across the subject site.
- The identification of any bushfire hazard issues arising from the BAL Contour Map or BAL assessment.
- An assessment against the bushfire protection criteria requirements demonstrating compliance within the boundary of the subdivision site.

Development Applications (for any application to carry out development or to change land use, but excludes applications for single houses or ancillary dwellings on lots less than 1100 sq.m)

- Preparation of a BMP or amended BMP that provides information on the following:
 - A BAL assessment

Or

A BAL Contour Map that has been prepared for an approved subdivision clearly showing the indicative acceptable BAL rating across the subject site.

 - The identification of any bushfire hazard issues arising from the BAL Contour Map or BAL assessment.
 - An assessment against the bushfire protection criteria requirements demonstrating compliance within the boundary of the development site.
- Development applications for vulnerable land uses where BAL-12.5 to BAL-29 applies will not be supported unless accompanied by a BMP and emergency evacuation plan jointly endorsed by the relevant local government and DFES. Similarly, any high-risk land uses will require a bushfire risk management plan to accompany the BMP.
- Vulnerable land uses, as defined under the Guidelines, include hospitals, nursing homes and aged care facilities, childcare centres, educational establishments and tourist accommodation. High-risk land uses, as defined under the Guidelines, typically include service stations and other facilities that have bulk storage of hazardous or flammable materials.

Building Permits

- For most building works a building permit is required and the permit authority will be the relevant local government. The permit authority is also responsible for enforcement and dealing with non-compliance in relation to applicable building standards.
- For single houses or ancillary dwellings on sites 1,100 sq.m or greater, other habitable buildings (other than a single house or ancillary dwelling) or specified buildings in bushfire prone areas, under the deemed planning provisions a BAL assessment is required, where a BAL Contour Map does not exist from a previous approved proposal. If the BAL assessment or BAL Contour Map identifies the development site as BAL-40 or BAL-FZ, a development application and planning approval is required.
- For development on sites less than 1 100 m² in bushfire prone areas the bushfire construction requirements under the Building Act and BCA may still apply, which also includes undertaking a BAL assessment, where a BAL Contour Map does not exist from a previous approved proposal.
- Building permit applications must demonstrate compliance with applicable BCA bushfire construction requirements.
- The BCA bushfire construction requirements only apply to Class 1a (single dwelling), Class 1b (accommodation, grouped dwellings), Class 2 (apartments), Class 3 (accommodation, schools, healthcare, detention centre) buildings, other structures and decks (Class 10a) associated with these buildings and major alterations/additions to residential buildings.

The BMP is appended to this Strategy at Appendix A and is also accessible from the Shire of Menzies.

2.3. POPULATION

The Shire of Menzies, like many Eastern Goldfields towns has a history linked to gold mining and the gold rush of the 1890's. It is estimated that in 1896 the population of the Shire of Menzies was around 10,000 people.

According to the ABS (2019), the Estimated Resident Population (ERP) was 520 in 2018. This figure should be read with some caution, however, as it does not include workforce populations associated with mining ventures operating in the Shire. The 2016 Census of Population and Households counted 223 Aboriginal and/or Torres Strait Islander persons, which account for 45% of the population.

While ERP is an accepted measure of population living in the Shire it should be noted that there were large number of persons (499) enumerated in the Shire on Census night that usually live elsewhere. These 'visitors' are likely to be working in the mining sector and are likely to be provided with services and amenities within the operating area of a given mine site but there may also generate some demand for services and amenities principally in the Menzies town.

The table below shows population change from 2001 to 2016 based on population counted at each Census since 2001. Fluctuations in the data are relatively minor and are likely to be directly related to the incidence of mining operations workforce either at the construction or operations phases.

Table 2 – Change in population

Year	Population (Total)	No./Proportion of population - European	No./Proportion - Aboriginal / Torres Strait Islander	Movement
2016	490	267 (55%)	223 (45%)	↑
2011	384	129 (33.6%)	255 (66.4%)	↑
2006	216	81 (37.5%)	135 (62.5%)	↓
2001	499	330 (64.1%)	169 (33.9%)	N/A

From 2006 the Shire of Menzies has almost doubled in population size, however, is still short of the population recorded in 2001.

Between 2006 and 2011 the Shire of Menzies had a large indigenous population, which accounted for over 60% of the overall population. However, from 2011 to 2016 there has been a reduction in the indigenous representation, falling to 45%.

Whilst the population numbers experience some fluctuation between census dates, it is important to note that due to relatively low overall population numbers, large changes in overall population may be misleading. The relatively large swings in population numbers that Table 2 above indicates could be the result of a number of different factors (for example, families being away from the Shire on census night, changes in the transient workforce etc.). In this regard, it is important to consider the large population swings holistically.

The document 'WA Tomorrow' Population Report No.11 identifies a series of population forecasts which have been based on historical trends. Specifically, the report identifies the expected population forecasts for the Shire of Menzies for the years 2011 to 2031. Based on these forecasts, it is estimated that in 2031 the Shire of Menzies will have a total population of around 440 to 705.

The personal median weekly income for people aged 15 and over averages higher than the West Australian average (\$724) at \$776 per week. However, when in consideration of the overall family and household income averages the Shire comes in lower than the West Australian averages; equalling \$928 compared to \$1,910 for family income and \$1,170 compared to \$1,595 for household income respectively.

An analysis of housing stock and vacant land (refer sections 2.4 and 2.5) indicates that there is sufficient land to support the predicted population growth. However, it will be important to ensure that there is sufficient other land (for industry, commercial etc.) to support that growth through jobs and economy within Scheme 2.

2.4. HOUSING

The Shire of Menzies comprises a total of 96 dwellings, of which 89.6% are occupied private dwellings and 10.4% unoccupied. This is made up of a composition of 75.6% separate house, 4.7% semi-detached and 11.6% other dwelling (2016 ABS data). It should be noted the minor percentage discrepancy (to 100%) in dwelling composition figures can be explained to statistical rationalisation, a very small sample base and the characterisation of dwelling types.

A total of 68.7% of the housing stock is rented with 18.1% being owned outright.

It is identified that of the total housing stock, 53.6% were family households, 42.9% were single persons' households and 3.6% were group households. With the average household size being 2.6 people.

The Shire favours attracting more families to Menzies town, rather than many singles (for example associated with the mining industry). Nevertheless, the Shire recognises that workforce accommodation is an essential component of the construction, resource, agricultural and other industries. The Shire will therefore be supportive of workforce accommodation for operational workforces. Where these are not located on a mine site or directly associated with industries, the Shire prefers these be located in the Menzies town where determined to be integrated with town services and in consideration of site suitability, terms of operation and development standards.

Section 2.3 above discusses population trends and notes the perception of large population swings. However, as noted the census data must be considered holistically and the Shire actually has a relatively stable and consistent population. Noting a stable population, there is no identified housing shortage identified. Additionally, the below Section 2.5 identifies that there is ample land supply available should there be a future housing infrastructure shortage.

There is however a lack of housing diversity. Housing diversity and a range of housing typologies has been identified as an issue. Greater housing diversity beyond standard single detached dwellings has been identified as being important for supporting a range of industries and growth within the Shire. It will be important for appropriate zoning of land to provide for a range of housing typologies to be established.

2.5. LAND SUPPLY

The DPLH's Land Capacity Analysis for the Shire of Menzies has identified the total amount of available residential, commercial and industrial lands, compared to the amount of developed land to identify potential land use capacity. The land supply analysis is in context to the town of Menzies and Tjuntjuntjara settlement only. There is no reference to the thirteen other gazetted townsites. The findings are shown in Table 3 below:

Table 3 – Land Supply in Shire of Menzies by Sector

	Total zoned capacity (ha)	Total zoned developed (ha)	% developed
Residential	30	7	23%
Commercial	2	1.5	75%
Industrial	30	0	Nil

Source: WAPC, 2015

The above analysis confirms that there is ample land supply to accommodate residential and industrial growth. However, there may be a need for additional commercial land to be supplied in a flexible manner.

It should be further noted that some of the townsite lots in Menzies are constrained for development or may not be able to be developed due to being traversed by waterways (i.e. high flood risk), while others are remote from constructed public roads, power and water supply. The townsite lots are all similar sized at 1,000sq.m, and while they are sufficient for the single dwellings, they may be too small for certain industrial uses such as transport depots.

The other gazetted towns, including parts of Kookynie, also consists of lots which are highly constrained or are undevelopable as they are traversed by, or are very close to, waterways, airstrip runways, highways, local

public roads, railway lines and mining activity. Furthermore, there is an absence of reticulated services and constructed road access.

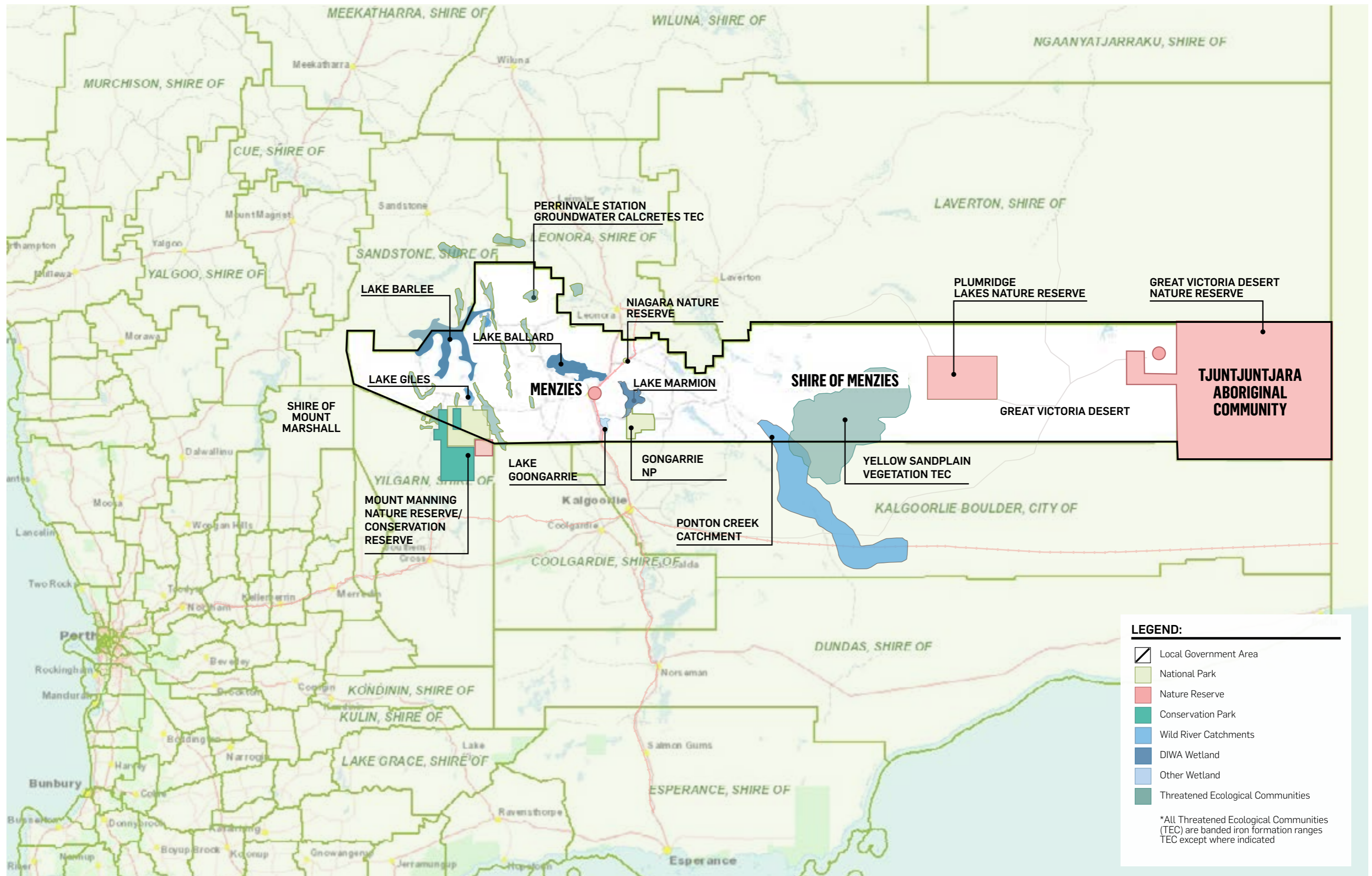
2.6. LAND TENURE

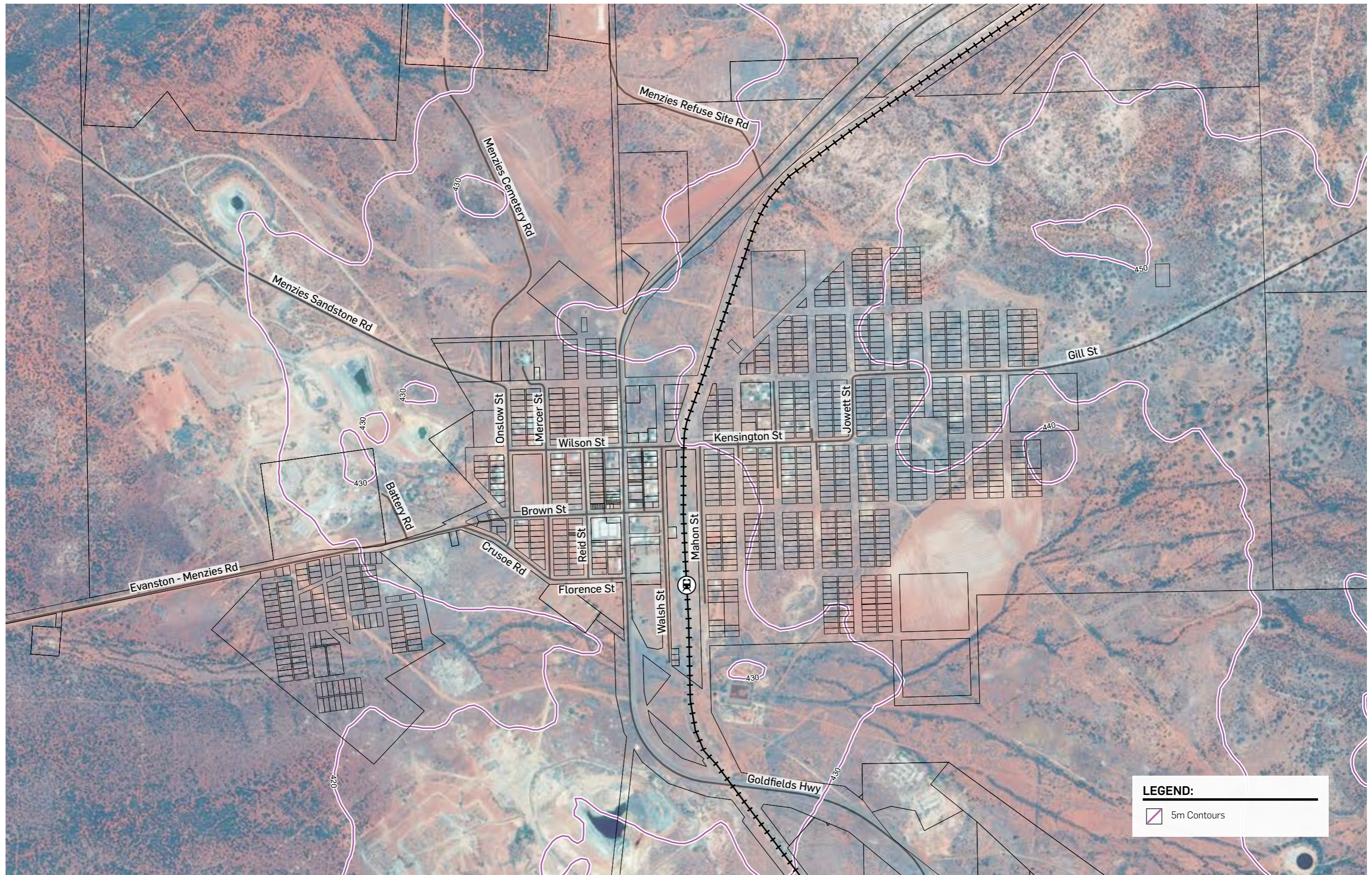
Outside the gazetted townships, all land is under Crown ownership. A large majority of this land west of the Great Victoria Desert comprises of pastoral leases, which has the potential for a range of activities other than pastoral uses. Activities on the pastoral leases are jointly managed by the Pastoral Lands Board and the Minister for Lands under the Pastoral Purposes Framework, which is a policy guide on compatible land uses and statutory processes. Thirteen pastoral leases currently operate within the Shire, with these being renewed on 1 July 2015 for a period of up to 50 years. To the east of Menzies, UCL Lot 1520, which covers an area from Lake Ballard in the north to Lake Goongarrie in the south comprising of nearly 200,000ha in area, consists of a pastoral lease with significant mining interests.

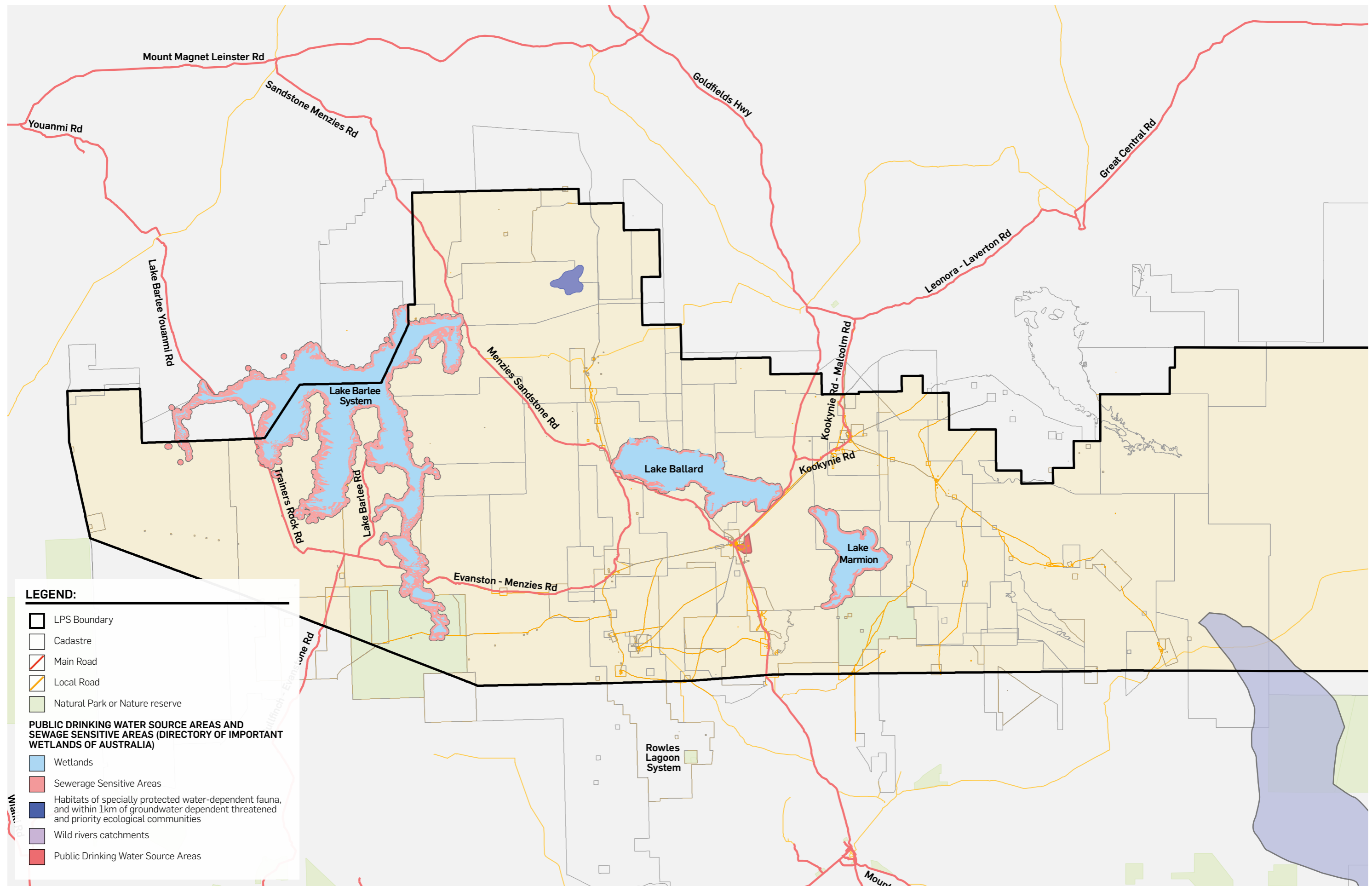
Refer Figure 9 - Land Tenure - (western part of Shire) and Figure 10 - Land Tenure - Menzies Township.

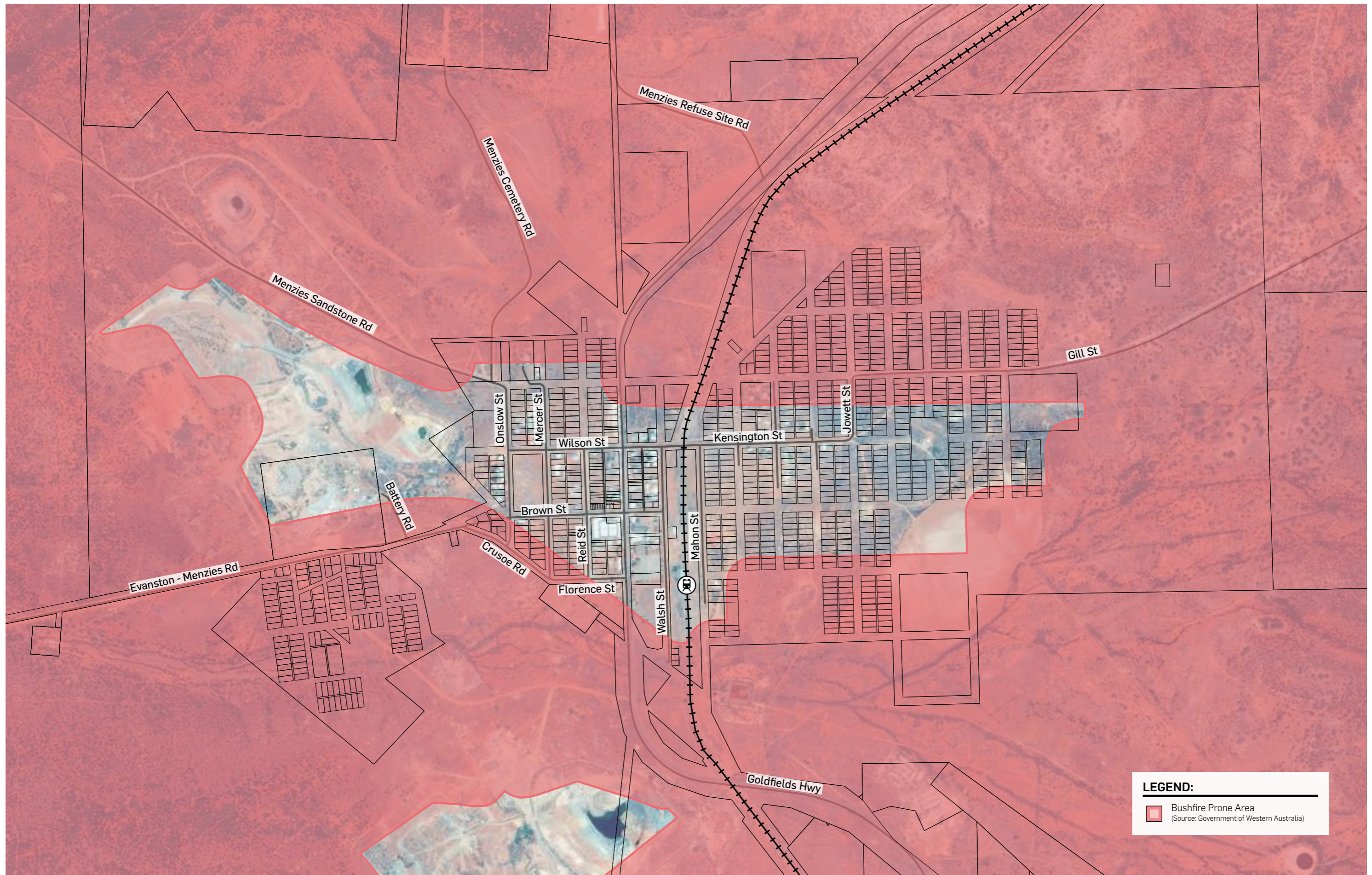
Many lots in Menzies and other gazetted townships are still UCL, and the process to convert to freehold title would still need to be assessed for native title.

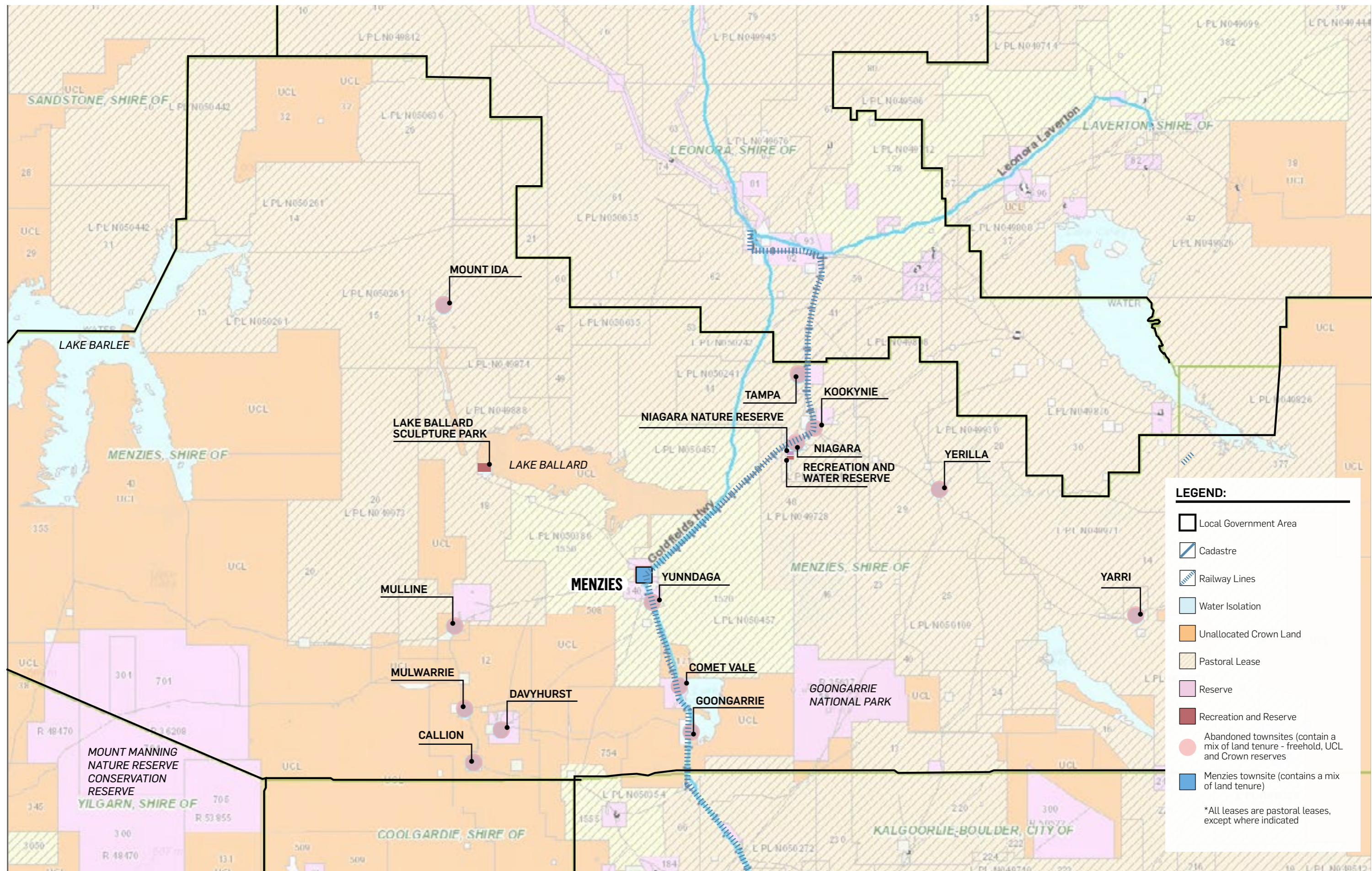
Many township lots (UCL and privately owned) are traversed by state and local roads, railway lines and airstrips and waterways. The privately owned lots may consist of deceased estate. Therefore, the Shire can investigate future land tenure to be compatible with existing or proposed land use. Land tenure of such lots could also be reviewed if there is no sound planning basis for settlement purposes. In the interim, such lots in the abandoned townships should be zoned Rural.











2.7. ECONOMY AND EMPLOYMENT

As per the 2016 ABS census data, mining and mining-related operations were the primary industry of employment within the Shire of Menzies as shown below:

Table 4 – Employment by Industry

Industry	Total number employed	% of workforce
Gold Ore Mining	56	28.1
Other Mining Support Services	31	15.6
Other Heavy and Civil Engineering Construction	17	8.5
Local Government Administration	14	7
Forestry Support Services	8	4

The 2016 census data highlights that the Shire has an 81.2% full time and part-time employment rate and a 10.7% unemployment rate.

The employment numbers are reflective of the primary employment industries, with mining of gold, nickel and iron ore being the major economic contributors to the area.

The Shire's key economic driver was the mining industry. According to the Department of Primary Industries and Regional Development Goldfields Esperance Development Commission, approximately 75% of the population was employed in the mining industry in some capacity. This demonstrates the importance of the mining sector for the Menzies economy. In terms of workforce need, the majority of the population working in the mining industry in Menzies live in the Shire on a temporary basis. This is often in the form of 'fly in fly out' arrangements. Providing adequate accommodation and services to cater for fly in fly out worker demand represents a challenge for the Shire. The Strategy should seek to ensure appropriate land is set aside to cater for workforce needs and be flexible so as to allow the opportunity for rapid accommodation provision if required.

As at 2016 the broader Goldfields-Esperance region supports an economy that earns approximately \$19 billion per annum in gross revenue through its contributions to the State's mineral and agricultural exports. This is provided through \$9 billion from mineral production, \$646 million from agriculture, and the remaining being contributed by local businesses.

It is essential that Scheme 2 maintains and protects lands for the important employment sectors across the Shire. In this regard the Shire will be supportive of, and Scheme 2 will provide for, a range of rural and mining activities and their associated workforce accommodation needs where they have demonstrated benefit, which are compatible with the capability of the land and where they provide for appropriate environment safeguards, retention of rural character and protect the Shire's tourism assets. The Shire also seeks to promote the development of the Menzies town for residential and supportive land uses and that the town's development should not be impeded, undermined or curtailed by mining activities and the associated workforce accommodation needs. The Shire expects for significant proposed mining activities that early and extensive consultation is undertaken with the Shire and local community.

2.7.1. Tourism

A more recent focus within the Shire has been to increase and improve tourism infrastructure and opportunities. The tourism industry employs a number of people both directly and indirectly within the Shire. Important tourism attractions within the Shire are described below and it is important to note that these attractions have a range of 'flow on effects' to industries such as local retail, and food and beverage.

Of note is the iconic Antony Gormley sculptures on Lake Ballard that have increased visitor numbers when it was launched in 2003. A total of 51 sculptures have been placed over 10 square kilometres of the Lake Ballard Salt Lake, west of the Menzies town.

Another tourism attractor is the Golden Quest Discovery Trail. The trail runs from Coolgardie to Laverton and covers 965 kilometres. The trail passes many sites that are of significance to both Aboriginal and non-Aboriginal people and showcases the goldrush days within the Shire.

The Shire of Menzies also hosts the Menzies Cyclclassic which is held over the WA Day long weekend each year and has been ongoing since its origins in 1928. The race sees participants compete a 132km ride between Kalgoorlie-Boulder and Menzies in a two to four-person relay ride, or as individuals.

Niagara Dam, constructed from 1897-98 was originally intended as a source of plentiful fresh water. However, over time the dam has been utilised as a picnic, swimming and camping spot for both tourists and locals.

Current tourism data indicates that the Shire has approximately 6,000 – 6,500 tourists per annum. In late 2020, the Shire identified the need for additional tourist accommodation facilities, most notably in the form of caravan park facility capacity increases. A potential 2.21ha area located at 29 Wilson street Menzies (Reserve 4531) has been identified as a preliminary location for overflow caravan parking space. Scheme 2 should allow for key tourist areas to be retained and enhanced, and to provide for infrastructure – including accommodation and ‘spill-over’ facilities during events as well as for permanent expansions.

Picture 1 – Tourist Infrastructure at Niagara Dam



Picture 2 – Tourist Infrastructure at Kookynie



Picture 3 – Menzies Caravan Park



2.8. RECREATION AND OPEN SPACE

The Shire of Menzies recreation and open spaces include:

- Indoor Volleyball, Badminton, Basketball, Netball and Tennis Courts
- Golf Course
- Town Sporting Oval
- Recreational water playground

These areas will need to be appropriately protected in Scheme 2 reserves.

Advice from the Shire is that these recreational facilities are sufficient to cater for current and projected community needs. This is reflected in the constant population numbers over the last 15 – 20 years.

Picture 4 and Picture 5 – Menzies Public Open Space and Water Park



2.9. COMMUNITY FACILITIES

The Shire of Menzies has two schools including the Menzies Community School, which has an enrolment of 32 students (as at Feb 2014), and Tjuntjuntjara Remote Community School which services the Tjuntjuntjara Aboriginal Community.

The Menzies and Kookynie towns are serviced by the Royal Flying Doctor Service.

The Nursing post within the Shire is of historical significance and remains operational, used as a clinic by visiting nurses and monthly visits from the Flying Doctor. The post is generally open for 5 days a week.

These areas will need to be appropriately protected in Scheme 2 reserves.

Important community facilities within the Shire include:

- The Primary School.
- Shire of Menzies Town Hall.
- Shire of Menzies offices.
- Menzies oval, basketball court and Menzies Water Park.

Based on the stability of the population within Menzies, and the feedback received during consultation, the range of community facilities (and associated land allocation) is sufficient.

Picture 6 – Menzies Community School



2.10. HERITAGE

The Shire of Menzies has a total of 44 heritage-listed sites, of which 13 are registered on the State Heritage register, with the remaining 31 identified to be of local heritage significance.

Examples of heritage sites include:

- Menzies Town Hall and Shire Offices
- Menzies Railway Station Group
- Various residence cottages
- Incorporation of part of the Rabbit Proof Fence.

Local planning policies can be utilised to protect heritage sites in addition to the deemed provisions of the Regulations.

Picture 7 – Heritage Dwelling – Menzies



Picture 8 – Menzies Town Hall and Clocktower



Picture 9, Picture 10 and Picture 11 – Expressions of Menzies Past



2.11. ABORIGINAL SETTLEMENTS, HERITAGE, NATIVE TITLE AND OTHER LAND TENURE

2.11.1. Aboriginal Settlements

The primary permanent Aboriginal settlement in the Shire is the Tjuntjuntjara Aboriginal settlement area which is located in the Great Victoria Desert approximately 690 kilometres north-east of Kalgoorlie, 582km east of Menzies, 464 kilometres south-east of Laverton (closest town) and 182 kilometres west of the border with South of Australia.

Current population estimates of Tjuntjuntjara approximate at around 200 residents, which closely reflects the current 2016 census data which identifies a total of 223 persons (45% of the Shire population) who identify as of Aboriginal or Torres Strait Islander descent. The settlement contains a shop, school, recreation facilities, health facilities, airstrip and a water treatment facility. There is also an industrial area.

The Marmion Village Aboriginal Settlement is located within the gazetted Menzies townsite boundary and contains five dwellings.

The intent of SPP3.2 Aboriginal Settlements is to prepare Layout Plans for places that may be defined as “a discrete place that is not contiguous with a gazetted town”. In summary, Tjuntjuntjara complies with this requirement, whilst Marmion Village does not and the proposed scheme map classifications under Scheme 2 are stated below.

Tjuntjuntjara

Tjuntjuntjara is to be zoned ‘Settlement’ in accordance with SPP3.2, with the recommended settlement zone as depicted on the WAPC endorsed map-set.

Marmion Village

Marmion Village is a town-based reserve (TBR) that comprises 5 houses (dwellings) with no additional infrastructure. The dwellings are central to the Menzies town and connected to the town’s regular services.

Marmion Village was included in a 2018 WAPC Report that reviewed a number of TBR Layout Plans. It was noted that Marmion Village did not satisfy the criteria for a Layout Plan under SPP3.2 as it is part of the Menzies townsite, and that it was not a remote Aboriginal Settlement (or discontinuous with the townsite). It was recommended that the Layout Plan remain in place until such time the local planning scheme was reviewed and zoned more appropriately. Marmion Village should not be zoned ‘Settlement’ but zoned ‘Rural Townsite’ consistent with proposals for the Menzies town, which will cater for the existing dwellings and will not require a Layout Plan.

2.11.2. Aboriginal Heritage

There are approximately 135 Registered Aboriginal Heritage sites in the Shire. These heritage sites relate to artefacts, structures, and ceremonial and mythological significance.

The majority of heritage sites within the Shire are located within reserved land or UCL or pastoral leases over Crown land which provides an appropriate level of planning protection. However, for sites located within either zoned land (as well as road reserves) there may be a greater level of consideration required to ensure protection. In such case, consideration of Part 5 – Protection of Aboriginal Sites of the Aboriginal Heritage Act 1972 should be given prior to any development occurring.

2.11.3. Native Title

At the time of writing this Strategy, the Register of Native Title Claims identifies 5 Native Title Claims within the Shire of Menzies. These are identified in the below table.

Table 5 – Native Title Register

Application Name	Date Filed	Tribunal File No.	Federal Court File No.	Date Claim Entered onto Register
Upurli Upurli Nguratja	02/12/2020	WC2020/004	WAD281/2020	22/01/2021
Nyalpa Pirniku	18/02/2019	WC2019/002	WAD91/2019	15/05/2019
Nangaanya-ku	09/10/2018	WC2018/019	WAD460/2018	09/11/2018
Marlinyu Ghoorlie	22/12/2017	WC2017/007	WAD647/2017	28/03/2019
Maduwongga	21/04/2017	WC2017/001	WAD186/2017	03/08/2017

While the above claims have been lodged, they are currently still under deliberation. As such, there are currently no clear requirements for land use and development within these areas. Until such time that these Native Title Claims undergo the necessary processes, development that is within an area of Native Title claim must not prejudice or unduly impact the integrity of the land. Future land use agreements may result from these Native Title claims in which these outcomes will need to be considered.

2.11.4. Other Land Tenure

There are two other significant land tenures in the Shire. The Menzies Aboriginal Corporation hold the pastoral lease west of Menzies (Lot 1550) adjoining Lake Ballard, consisting of 108,000ha. The Aboriginal Land Trust manages Reserve 40551, which is located 70km south of Tjuntjuntjara and adjacent to the Great Victoria Deserve Nature reserve, and consists of 16,500ha.

2.12. TRAFFIC AND TRANSPORTATION

2.12.1. Roads

Goldfields Highway is the only state highway in the Shire, which extends approximately 800km from Kambalda in the Goldfields to Meekatharra in the State's Mid-West, traversing through Menzies, and is an important transport link to the broader region. All of the highway within the Shire is sealed. A total of \$20 million has recently been spent to upgrade sections of the highway between Wiluna and Meekatharra, primarily to seal approximately 25km of road and to increase drainage provisions in areas which were susceptible to flooding.

The Shire of Menzies has a total of 41.2km of sealed roads, however 2139km are unsealed.

The Shire has reached a partnership with the local mining industry in regard to an equitable funding agreement for road network maintenance and renewal.

Local roads link Menzies with Kookynie via a sealed road. Road access to Tjuntjuntjara are limited to unsealed roads only.

Part of the Goldfields Highway and local road network traverse through some of the lots in the abandoned townsites.

2.12.2. Railway

The Kalgoorlie to Leonora railway line is used for freight traffic and is managed by Arc Infrastructure.

In conjunction with the Goldfields Highway, and primarily because of the mining industry within the region, the use of rail for transportation has become essential in the transportation of minerals throughout the region. The rail line runs adjacent to six townsites within the Shire, including the town of Menzies, and generally runs parallel to the Goldfields Highway, with the section north of Menzies deviating to Kookynie.

The railway line traverses through some of the lots in the abandoned townsite of Niagara.

2.12.3. Air Transport Infrastructure

Landgate records indicate there are forty-two (42) airstrips in the Shire, servicing the three main settlements, the pastoral stations, mining areas and DBCA managed lands. The main airstrip north of the town of Menzies consists of two runways, the longest being 1,100 metres. The Tjuntjuntjara and Kookynie airstrips are 1,200 metres and 1,160 metres, respectively. The airstrips servicing the remote mining areas are up to 2,000 metres long.

Infrastructure - including transport infrastructure - will need to be appropriately protected in Scheme 2 through appropriate reserve classifications.

Refer to Figures 11A and B - Key transport infrastructure.

Picture 12 – Goldfields Highway through Menzies Townsite



2.13. UTILITY INFRASTRUCTURE AND SERVICES

As per the Shire of Menzies Corporate Business Plan 2014-18, the Shire has sought to ensure that reliable access to power and water is provided to residents within Menzies. The following summary relates to the Menzies town with the remainder of the Shire un-serviced.

2.13.1. Waste Management

Current waste disposal practices within the Shire see waste transported to the waste recovery site north of the Menzies town. This is located approximately 1km north of the Menzies aviation strip. The Shire note that this waste recovery site has approximately 10-years capacity. The Shire is investigating waste management options. Due to the 10-year life expectancy of the current facility, this matter should be given due regard in the next Scheme review in 5 years' time.

The EPA Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses provides some guidance for buffer zones between waste recovery sites and other land uses. This guideline notes that there is no specific buffer distance required between waste recovery plants and other uses. Instead, the guidelines note that buffer distances should be judged on a case by case basis. Sensitive development proposed within close proximity to the waste recovery facility should carefully consider appropriate separation distances. Appropriate referral agencies should be consulted prior to any sensitive development. This is further discussed in Section 4.6 below.

2.13.2. Electricity

The South West Interconnected System (SWIS) network provides electricity to the Goongarrie, while Menzies town is serviced by Horizon Power and consists of a stand-alone power stations which are fuelled by either diesel or natural gas. Horizon Power is investigating a battery storage system at the Menzies power station to increase local hosting capacity for rooftop solar. Kookynie is not connected to the electricity network.

2.13.3. Effluent Disposal

The town of Menzies is not serviced by a reticulated sewerage system, but utilises on-site septic tank and leach drain systems. Kookynie is also not serviced by a sewerage system.

The soils of the area are generally suitable to accommodate the range of land uses and development anticipated for the Shire, including provision for on-site effluent disposal. Due regard will need to be given to the Government Sewerage Policy, including the need to protect Sewage Sensitive Areas, Public Drinking Water Source Areas and ensure there is sufficient vertical separation between the effluent disposal system and highest groundwater levels.

The Government Sewerage Policy states the minimum lot size for unsewered towns (not within Sewage Sensitive Areas and Public Drinking Water Source Areas) is 1,000m². This means R10 applies to all settlements not connected to a reticulated sewerage service, and a higher density may be contemplated where wastewater disposal is in accordance with State policy. The Shire of Menzies is also pursuing the provision of a reticulated sewerage service for the town of Menzies. The Shire has identified UCL Lot 896 Wilson Street for wastewater disposal and treatment. The ability to operate such a service will require the operator to obtain a water licence from the Economic Regulation Authority. On this basis, the residential density dual coding of R10/30 can be supported, wherein the higher R30 coding is only applicable where waste disposal is in accordance with State policy.

2.13.4. Water

The Menzies town receives its water from a Water Corporation wellfield located approximately 5km east of Menzies town, which draws water from a shallow rock aquifer. However due to the shallow, unconfined nature of the aquifer, the water source is vulnerable to contamination. Water Corporation conduct regular monitoring and surveillance of the wellfield.

As per Section 2.2.4 of this Strategy, while there is a Special Control Area that provides for water protection, water is also currently provided to the Shire by way of a carting scheme. This sees water trucked into the Shire from Kalgoorlie for up to 6 months of the year. The purpose of trucking in water is to 'rest' the bore field and to minimise aquifer depletion. There are approximately 70 water connections within Menzies town. Kookynie town is not connected to a water service and residents source their own water from an aquifer.

Due to a relatively stable population and current trucking methods adequately supplying water in times of need, no further water protection requirements have been identified as part of this Strategy. Not all of the townsite lots in Menzies are adjacent to the water mains.

Picture 12 – Water Tank at Harcourt Hill



2.13.5. Telecommunications

Telecommunications coverage is primarily provided along Goldfields Highway, with greater emphasis on the Menzies town. It is noted that the Shire of Menzies has recorded that less than half of households utilise broadband connections.

2.13.6. Gas

The Goldfields Gas Transmission Pipeline, which runs from Yarraloola in the Pilbara region to Kalgoorlie, traverses through the Shire between Menzies and Kookynie, but does not service the towns.

2.14. LAND CONTAMINATION

There are two contaminated sites identified within the Menzies town, which are identified as being the site of the Menzies power station facility (Lot 600 (46) Shenton Street and Lot 7 (48) Shenton Street). It is noted that Lot 7 has been remediated for restricted use, while Lot 600 remains under the 'Contaminated – Restricted Use' classification. This has no impact on zoning outcomes but this may need to be addressed should these sites be redeveloped.

3. PLANNING CONTEXT

Tables 6 and 7 below summarise the state and local planning frameworks as they relate to this strategy.

Table 6 – State Planning Context

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
<u>Planning and Development (Local Planning Schemes) Regulations 2015</u>	Provides model and deemed provisions to guide the development of local planning strategies, local planning schemes and supporting planning documentation.	Scheme 2 text to incorporate the deemed and model provisions. Consider if any supplementary provisions are required to expand on the deemed provisions.
<u>State Planning Strategy 2050</u>	The Strategy identifies strategic goals that includes strong and resilient regions, sustainable communities, global competitiveness, conservation, infrastructure planning and coordination. The Strategy highlights regional planning required to inform the capacity, structure, commercial and industry base that is needed to provide an attractive choice for people wanting to live in regional towns and centres.	Consider how the Strategy provides for Menzies as an attractive choice for regional living and business. Opportunities for community services shall be adequately planned for Menzies. Ensure agricultural/rural opportunities are not undermined by adjacent development or proposed rezoning.
<u>State Planning Policy 1 State Planning Framework Policy</u>	SPP 1 brings together existing state and regional policies and plans which apply to land use and development in Western Australia into a State Planning Framework. The State Planning Strategy provides the overall vision and is further articulated and applied by policies and plans dealing with planning issues or regions of the State that come under SPP 1. Section 5 outlines the general principles for land use planning and development.	Ensure Scheme 2 and the provisions for future development within Menzies are consistent with the principles of SPP 1. Promote Menzies as the primary service centre and identify opportunities for development within the gazetted townsite boundary. Classify Kookynie as a low-order service centre, which includes catering for tourist interests. Other gazetted and abandoned townsites are not to be promoted as permanent settlements for future communities.

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
<u>State Planning Policy 2 Environment and Natural Resources</u>	SPP 2 outlines the aim for integrated land use planning and management as a practical way to achieve effective and efficient use of the natural resources of the State.	Ensure key environmental and natural resources within the Shire of Menzies are considered in any changes to the zoning or development requirements under Scheme 2.
<u>State Planning Policy 2.5 Rural Planning</u>	<p>SPP 2.5 seeks to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome. Key objectives include:</p> <ul style="list-style-type: none"> • Support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food; • Outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction. 	<p>Ensure any rezoning does not impact on the agricultural production capabilities within the Shire.</p> <p>Ensure any rezoning does not result in adverse impacts on the existing rural land/agricultural land.</p> <p>Provide for ongoing basic raw material extraction.</p>
<u>State Planning Policy 2.7 Public Drinking Water Source</u>	<p>The policy addresses land use and development in public drinking water supply areas.</p> <p>SPP 2.7 will not permit land uses that are detrimental to the quality and quantity of the water supply unless it can be demonstrated that such impact can be managed</p>	Ensure that priority is given to the protection of the highest quality drinking water through provisions in Scheme 2.
<u>State Planning Policy 2.9 Water Resources</u>	SPP 2.9 refers to water resources as water for consumptive, recreational, industrial and commercial purposes, including stormwater, wastewater, irrigation dams and drinking water catchments including reservoirs and bore fields. The policy seeks to protect, conserve and enhance water resources that are identified as having significant	Ensure Scheme 2 appropriately considers the water resources within the Shire and utilises appropriate provisions and land use permissibility ratings to protect them.

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
	economic, social, cultural and/or environmental values.	
<u>State Planning Policy 3.1 Residential Design Codes</u>	The R-Codes control the design of most residential development throughout Western Australia.	Ensure residential development is compliant with the R-Codes or variations are incorporated within Scheme 2 as appropriate.
<u>State Planning Policy 3.2 Aboriginal Settlements</u>	This policy provides for the recognition of Aboriginal Settlements across Western Australia and provides the mechanism for collaboratively planning for their future.	Aboriginal Settlements should be acknowledged in Scheme 2 in accordance with intent of SPP 3.2. The intent of SPP3.2 is to prepare Layout Plans for places that may be defined as “a discrete place that is not contiguous with a gazetted town”. Tjuntjuntjarra complies with this requirement, whilst Marmion Village does not. The Marmion Village is part of the Menzies town and therefore should be zoned Rural Townsite in Scheme 2, as per other town land.
<u>State Planning Policy 3.5 Historic Heritage Conservation</u>	<p>This policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia’s heritage. Key objectives include:</p> <ul style="list-style-type: none"> • To conserve places and areas of historic heritage significance; • To ensure that development does not adversely affect the significance of heritage places and areas; 	<p>Ensure appropriate heritage provisions are incorporated into Scheme 2.</p> <p>Ensure a heritage register is prepared and maintained.</p>
<u>State Planning Policy 3.7 Planning in Bushfire Prone Areas</u>	SPP 3.7 seeks to provide bushfire management through ongoing commitment and diligence to a range of management measures such as the appropriate location and design of development, managing potential fuel loads and implementing a bushfire management plan. Such measures, in conjunction with planning policy and	Ensure SPP 3.7 and associated Guidelines and Position Statements are read into Scheme 2 and require planning proposals to demonstrate bushfire protection requirements commensurate with the scale and nature of the

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
	building controls, have the effect of increasing community resilience to bushfire.	proposal and where practical to direct future development to cleared areas, to avoid areas of bushfire risk and biodiversity.
Draft <u>State Planning Policy 4.1 State Industrial Buffer (Industrial Interface)</u>	SPP 4.1 seeks to provide a consistent state-wide approach for the definition and securing of buffer areas around industry, infrastructure and associated uses. The protection of infrastructure from incompatible uses and recognition of interests of existing landowners within buffers a key to supporting the requirements of industry and protecting surrounding land.	Ensure appropriate placement of industrial lands. Avoid or manage impacts to landowners within buffer areas associated with resource extraction, and infrastructure supply.
<u>State Planning Policy 5.2 Telecommunications Infrastructure</u>	SPP 5.2 provides guidance pertaining to the siting, location and design of telecommunications infrastructure.	Ensure Scheme 2 provides for and regulates telecommunications infrastructure necessary to service the Shire.
<u>State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning</u>	SPP 5.4 addresses transport noise from within major transport corridors, including primary freight routes, and its impact on nearby noise-sensitive land uses. The policy does not apply retrospectively to noise from existing railways or major roads in the vicinity of an existing noise-sensitive land use.	Where practical protect existing transport and freight corridors within the Shire from the encroachment of noise-sensitive land use.
<u>Development Control Policy 3.4 Subdivision of rural land</u>	Sets out the principles that will be used by the WAPC in determining applications for the subdivision of rural land.	Ensure Scheme 2 protects rural and agricultural land.
<u>Development Control Policy 4.1 Industrial Subdivision</u>	This policy provides guidance on the matters considered by the WAPC when determining applications for industrial subdivision throughout the state.	Subdivision and development of industrial areas in the Menzies town to be guided by the policy provisions.
<u>Development Control Policy 4.2 Planning for Hazards and Safety</u>	The main objective of this policy is to ensure that the planning process addresses exposure of the public to risk from man-made and natural events.	Ensure Scheme 2 is cognisant of potential hazards and risks generally and in respect of mining, industrial and rural activities,

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
		transport and freight, and potential sensitive land uses.
<u>Government Sewerage Policy 2019</u>	The principle policy that deals with matters relating to waste disposal in the State. While its core objectives are to protect the environment, public health and amenity by requiring reticulated sewerage for all new development, the policy establishes discretionary provisions relating to on-site waste water disposal systems.	<p>The policy is particularly relevant to the Shire due to the reliance on traditional forms of wastewater disposal to service existing and new development.</p> <p>Require planning proposals to demonstrate acceptable means of wastewater disposal, stormwater management and drainage and water supply (including potable and non-potable).</p> <p>Require development to be serviced by appropriate fit-for-purpose systems and infrastructure, that is in-keeping with environmental, safety and public health standards.</p>
<u>The Land Capacity Analysis for Shire of Menzies 2016</u>	Provides a broad overview of the land capacity of settlements for regions with respect to forecast population growth. It examines existing and future land capacity within the Shire of Menzies.	<p>As noted in Section 2.5 above, there is ample land supply for future development needs.</p> <p>For example, there is ample opportunity for rezoning of land for rapid supply of residential land if required.</p>
<u>Goldfields-Esperance Regional Planning and Infrastructure Framework 2015</u>	The Regional Planning and Infrastructure Framework seeks to provide an integrated approach to strong and healthy regional communities through context for land use planning, infrastructure provision and priority actions for future development.	Ensure that the development is consistent with the regional aspirations outlined in this document.

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
<u>Goldfields-Esperance Regional Investment Blueprint 2015</u>	The Blueprint forms part of a Regional Development Strategy across Western Australia directing investment towards regional communities to ensure vibrant regions and strong economies into the future.	Ensure that the development is consistent with the regional aspirations outlined in this document.
<u>Tjuntjuntjara Layout Plan</u>	This plan sets out the way land is to be protected, used and developed within the Tjuntjuntjara Aboriginal settlement in order to provide an appropriate standard of living for the community into the future.	Classify land as Settlement in Scheme 2 where a Layout Plan has been endorsed and a clear and appropriate area for a Settlement zone is defined and delineated in the endorsed layout plan.
Marmion Village Layout Plan	<p>Marmion Village is a town based reserve (TBR) that is essentially 5 houses (dwellings) within the Menzies town, connected to the towns regular essential services.</p> <p>Marmion Village was included in a WAPC Report that reviewed a number of TBR Layout Plans in 2018. It was noted that Marmion Village did not satisfy the criteria for a Layout Plan under SPP3.2 as it is part of the Menzies town, and that it was not a remote Aboriginal Settlement (or discontinuous with the townsite). It was recommended that the Layout Plan remain in place until such time the local planning scheme is reviewed and zoned more appropriately. Marmion Village should not be zoned 'Settlement' in accordance with SPP3.2.</p>	The Layout Plan should be rescinded and the land zoned Rural Townsite in Scheme 2.

Table 7 – Local Planning Context

Local Planning Document	Relevant Provision	Consideration
<u>Shire of Menzies Local Planning Scheme No. 1</u>	Sets out the local government's planning aims and intentions for the Scheme area, as well as a planning control framework.	The scheme should inform the preparation of Scheme 2 duly updated to reflect the operative planning framework and the Regulations Deemed and Model provisions.

4. OPPORTUNITIES, ISSUES AND OPTIONS

Stemming from the context, opportunities and constraints analysis of previous sections and informed by stakeholder/community engagement, a range of matters have been identified to be addressed in the new scheme. This section summarises those matters under various themes, by way of a description, considerations for resolution, options for the same, and recommended actions.

4.1. RURAL LANDS

Opportunity / Issue		
Description	Considerations	Options
Notwithstanding scheme provisions with respect to land use permissibility, pastoral leases also contain land use control provisions	<p>There may be land uses that the Shire wishes to consider on a discretionary basis within the Rural zone – for example, short stay accommodation to provide for tourism development and diversification of rural pastoral businesses.</p> <p>However, land uses must also be consistent with the terms of any pastoral lease. Unless the prevailing pastoral lease provides for a particular use, then it cannot occur (irrespective of the scheme).</p> <p>Conflicts may arise where the planning scheme supports a particular use, but the lease does not (or vice versa).</p> <p>To provide for easy application of the scheme by proponents and the Shire alike, the relationship between the scheme and leases should be clearly expressed.</p>	<p>1. Scheme 2 to identify <u>no</u> land use permissibility in the Rural zone and instead state that land use control is per the applicable lease.</p> <p>This option is unlikely to be supported by the WAPC, as it delegates land use control to a third/private party.</p> <p>Notwithstanding any leasing land use restriction, it is appropriate for the Shire to maintain a view on what is/is not appropriate for zoned land under Scheme 2.</p> <p>Further, not all Rural zoned land is subject to pastoral leases and as such appropriate land uses should be identified and managed.</p> <p>This option could be problematic in so far as:</p> <ul style="list-style-type: none"> - It could result in inconsistent land use control across the Shire. - It would be difficult for the Shire to control land use it considers inappropriate for land but is enabled by a lease. - There would be an absence of land use control in the case of a lease expiring.

Opportunity / Issue		
Description	Considerations	Options
		<p>2. Scheme 2 to identify land use permissibility in the Rural zone.</p> <p>The Land Administration Act 1997 authorises the Minister to grant leases over Crown land for any purpose, for pastoral purposes, for purposes other than pastoral purposes including pastoral-based tourist activities and for the Pastoral Board to require a lessee to submit a development plan to its satisfaction.</p> <p>Scheme 2 provides for agricultural, horticultural, tourist development and other supplementary ancillary uses that are afforded in pastoral leases.</p> <p>The lessee is required to secure all required approvals.</p>

Recommended Action:

1. In Scheme 2 provide flexible land use permissibility in the Rural zone, but consistent with the land use principles of State Planning Policy 2.5: Rural Planning and to mitigate against land use conflict.
2. In regard to pastoral leases, all proposed land uses, other than pastoral activity and incidental uses, are to be subject to the statutory planning processes of the local planning scheme and are to have due regard to the local planning framework.
3. The Shire is to consider preparing a local planning policy on land use and development permissibility criteria for a range of tourism development opportunities on pastoral leases, ex-pastoral leases (managed by DBCA), developable sites within abandoned or historic mining towns (including Kookynie) and suitable sites near wetlands and conservation/nature reserves.

4.2 ABORIGINAL SETTLEMENTS

Opportunity / Issue		
Description	Considerations	Options
State Planning Policy 3.2 (Aboriginal Settlements) states that where an endorsed Layout Plan exists and where the Layout Plan identifies an area for a 'Settlement' zone, this must be reflected in the local planning scheme.	An endorsed Layout Plan is in place for Tjuntjuntjara. The Layout Plan defines a recommended Settlement zone.	The Tjuntjuntjara settlement be classified under Scheme 2 as Settlement zone.
	Marmion Village was included in a 2018 WAPC Report that reviewed a number of Town Based Reserve Layout Plans. It was noted that Marmion Village did not satisfy the criteria for a Layout Plan under SPP3.2 as it is part of the Menzies town, and that it was not a remote Aboriginal Settlement (or discontinuous with the town). It was recommended that the Layout Plan remain in place until such time the local planning scheme was reviewed and zoned more appropriately.	The Marmion Village be classified under Scheme 2 as Rural Townsite zone.

Recommended Action:

1. Reflect the recommended Settlement zone of the Tjuntjuntjara Layout Plan in Scheme 2.
2. The land identified in the Marmion Village Layout Plan be zoned Rural Townsite in Scheme 2.
3. Include provisions in Scheme 2 that require development to accord with an endorsed Layout Plan.

4.3. INDUSTRIAL LANDS

Opportunity / Issue		
Description	Considerations	Options
<p>The industrial area fronting Evanston-Menzies Road has remained vacant for some time and has shown little prospect of development.</p> <p>Provision of appropriately located and serviced industrial land is required for existing and future activities within the Shire.</p>	<p>The current undeveloped industrial zone has an approximate area of 35 ha (gross).</p>	<p>1. Relocate the industrial area – there may be alternate sites available that can be readily serviced, are available for development and are more attractive to industrial proponents. Refer section 4.3.1 below in terms of potential options.</p> <p>The issue is that relocation would not address any inherent issue with industrial land supply in the town that is separate to location: number and size of lots, for example.</p>
	<p>The land is within the mineralisation area to which buffers may apply and permanent development may not be supported.</p>	<p>2. Provide composite lots – allow for residential and non-impacting (in terms of noise, dust etc.) light industry within Menzies.</p> <p>Limiting the type of industry on these lots would minimise the potential for land use conflict.</p> <p>These lots would minimise costs for those wishing to move to Menzies and establish a light industrial business.</p>
	<p>The land is relatively distant from existing residences, which is an advantage in terms of noise and other buffers.</p>	
	<p>The land is not serviced by power.</p>	<p>3. Demand Analysis – the current and likely future demand for industrial land in Menzies is unknown. Similarly, the size, shape and needs of industrial proponents is untested, while the cost of servicing industrial land is undefined.</p> <p>Understanding the above will help to ensure that industrial land is appropriately located</p>

Opportunity / Issue		
Description	Considerations	Options
		and configured based on research.
	The lots within the industrial area appear to be former residential lots – they do not reflect contemporary industrial lot sizes or provide a diversity of lot types.	
	Composite lots may be preferable as purchasing two lots (one for industry and one for residential) may be a disincentive to new investment.	
	Isolation from the town site may be a disincentive/prohibitive without a critical mass of businesses in a new industrial area.	
	Industrial land demand is likely to be cyclical based on mining needs – flexible, proponent-ready land would be advantageous.	
	Council's strategic planning has identified a need for general industrial land in Menzies.	
	A Special Control Area exists in the south-eastern portion of Menzies town for the purpose of water protection. Clause 6.2.1 of Scheme 1 states that: 'no development shall occur within this area that may jeopardise the continued extraction of the groundwater resources to service the town's water supply and the Water Corporation may be consulted in this regard'.	

Recommended Action:

1. In Scheme 2, retain the existing industrial zoned land and identify a suitable area of land in the Menzies town that provides an alternate industrial development option.
2. Ensure that the Rural Townsite zone provides for a wide range of land uses on the same lot, including residential and light industry.

3. Liaise with water control authorities with respect to location of industrial land within the water protection area.

4.3.1. Potential Relocation Sites

This section describes options for a new industrial lands area. They are illustrated at Figure 10 – Potential Alternative Industrial Sites – Menzies Townsite.

Site 1

Description	Area	Considerations
South east town site	16.06ha	1. The land is relatively isolated from town – this is positive from a land use buffer perspective.
		2. Unless there is a new east-east road connecting off Mahon Street, this site would drag industrial traffic through residential areas (along Kensington Street and other roads).
		3. Would result in the loss of existing water catchment protected within Scheme 1 by Special Control Area 1.
		4. Ensuring no impact on surrounding water harvesting area may add to development costs.
		5. Access is restricted with only one constructed rail crossing to link the land to the Goldfields Highway.
		6. Service extension required

Site 2

Description	Area	Considerations
East of Mahon Street	25.13 ha (Site 2) and 28.18ha (Site 2A)	1. There is an existing compatible use in this area (power site).
		2. Proximity to rail.
		3. Would result in the loss of existing water catchment

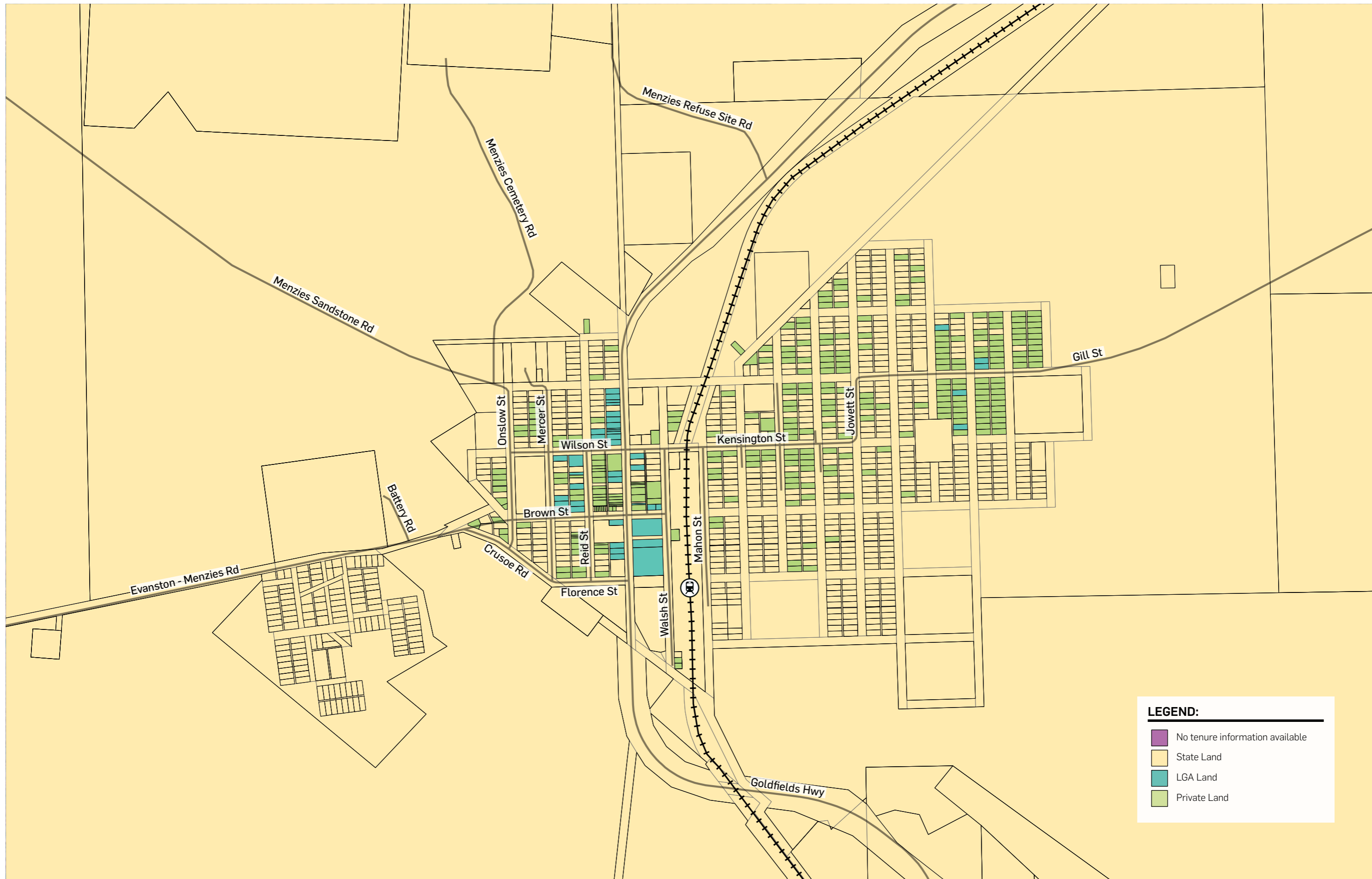
Description	Area	Considerations
		protected within Scheme 1 by Special Control Area 1.
		4. Mahon Street would need to be paved to enable the land to be accessed.
		5. Access is restricted with only one constructed rail crossing to link the land to the Goldfields Highway.
		6. Service extension required.
		7. Some houses are nearby – this may present land use separation issues, however there is the potential to extend the area east-west rather than north-south (option 2A).

Site 3

Description	Area	Considerations
Between Goldfields Highway and Rail Line	12.13ha	1. Proximity to rail.
		2. Direct access to Goldfields Highway subject to Main Roads approval.
		3. Service extension required.
		4. Proximity to truck stop.
		5. Proximity to airport.
		6. Some houses are nearby (Wilson Street) – this may present land use separation issues; however, the industrial area could be pushed north to achieve an appropriate buffer.

Recommended Action:

1. Site 1 is the least favoured site for relocation. Site 2 is the preferred option.



LEGEND:

- No tenure information available
- State Land
- LGA Land
- Private Land



LAND TENURE PLAN - MENZIES TOWNSITE
 SHIRE OF MENZIES LOCAL PLANNING STRATEGY

4.4. WORKFORCE ACCOMMODATION

Opportunity / Issue		
Description	Considerations	Options
<p>The Eastern Goldfields has a mining-based economy that is subject to rapid change including escalation and de-escalation. There may be a need in the future for accommodation to be found for associated workers on a relatively large scale – for both start-up and operational work forces.</p>	<p>The Shire does not favour large-scale workforce accommodation in or in proximity to the towns as this would alter their character and amenity, as well as place strain on their resources.</p>	<p>1. Ensure that land in the towns is appropriately zoned to support new residential development to cater for workforce housing needs, but generally prohibits a style of workforce accommodation (e.g. mining camps) which are inconsistent with the local planning framework.</p>
	<p>However, a limited number of families locating within Menzies town would be desirable – to add to the student population and to create demand for local goods and services, as well as reinforcing community.</p>	
	<p>The Shire is supportive of some temporary (less than three months) overflow workforce accommodation within Menzies town.</p>	<p>2. Identify specific sites outside of the towns for potential workforce accommodation. This is not favoured because it is simply too difficult to predict where the mining camps are going to be needed, what size they should be etc.</p>
		<p>3. Ensure an approximate level of flexibility in the Rural zone for workforce accommodation sites to be considered on a discretionary basis. This allows for a variety of locations to be available on an as-needs basis, however, the objectives of the Rural zone could refer to such sites needing to be distant from existing towns.</p>

Recommended Action:

1. The Shire recognise that Workforce Accommodation is an essential component of the construction, resource, agricultural and other industries and therefore will support workforce accommodation for operational workforces. Where this is proposed to not be located on a mine site or directly associated with industries, the preferred locations will be in the townsite of Menzies where determined to be integrated with town services and in consideration of site suitability, terms of operation and development standards.
2. Identify Workforce Accommodation as a discretionary land use in the Rural, Rural Townsite and Tourism zones.

3. Include an objective in the Rural zone to provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.
4. That the Menzies town be the focus of land use and development facilitated by flexible planning controls and its development should not be impeded, undermined or curtailed by mining activities and the associated workforce accommodation needs.

4.5. RATIONALISATION OF PUBLIC PURPOSE LAND

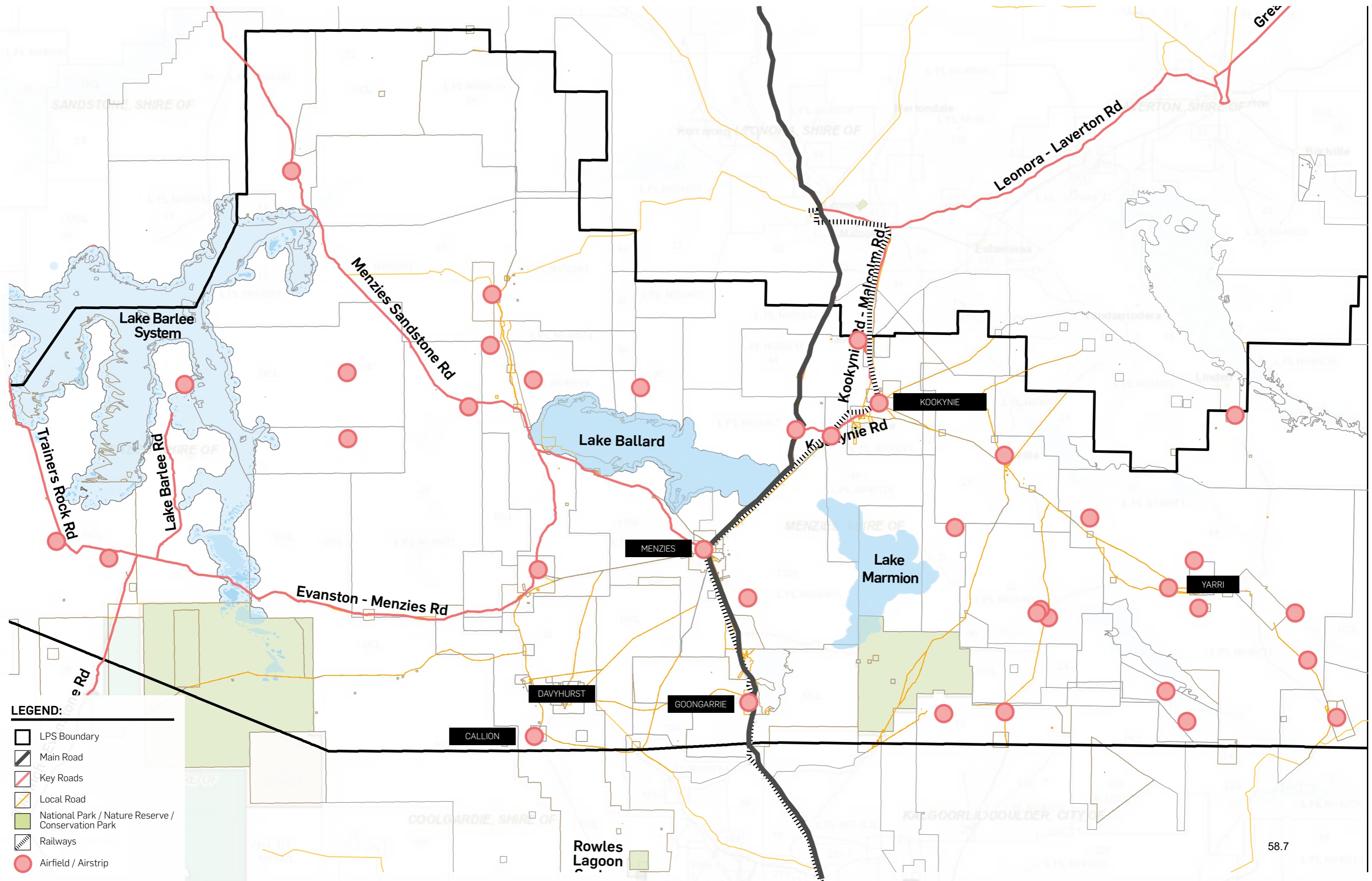
Opportunity / Issue		
Description	Considerations	Options
<p>The Shire of Menzies contains many vacant Public Purpose sites. These sites are presently designated for land use and development associated with a public outcome. It is unlikely that all this land will be needed for such purpose.</p> <p>There are some sites in and around Menzies that are incorrectly designated for Public Purpose with the nearby mine an example.</p> <p>Conversely some sites that serve a public purpose are not reserved for such purpose.</p> <p>There is a large portion of land surrounding the townsite which is reserved for 'Recreation' however does not have any recreational purpose attributed to it.</p> <p>Discussion with the Department of Planning Lands and Heritage has noted that this may be a legacy item and should be reviewed.</p>	<p>Surplus Public Purpose land can be made available for alternate land use by altering its designation under Scheme 2.</p>	<p>1. Retain current Public Purpose reserve pattern – not favoured as this would make it difficult for proponent and assessing officer alike in terms of development and land use control. It is preferable for land use to be zoned/reserved for its intended long-term purpose. It also frees land to be available for uses other than Public Purpose (where that purpose is no longer valid).</p>
	<p>Reconciling surplus Public Purpose land and including it in a wider Rural Townsite zone (or other zones) will simplify future land use and development control on such land (for alternate uses).</p>	<p>2. Rezone and rationalise as appropriate. This option is recommended as it reflects both the current and intended future of reserves across the Shire, and will aid simple land use / development control.</p>
	<p>Land recommended to retain its current Public Purpose Reserve in Menzies town:</p> <ul style="list-style-type: none"> - Menzies School - Water storage site on Kensington Street - Health/Community Centres on Walsh Street - Council Offices - Water harvest area southeast of town - Airport 	

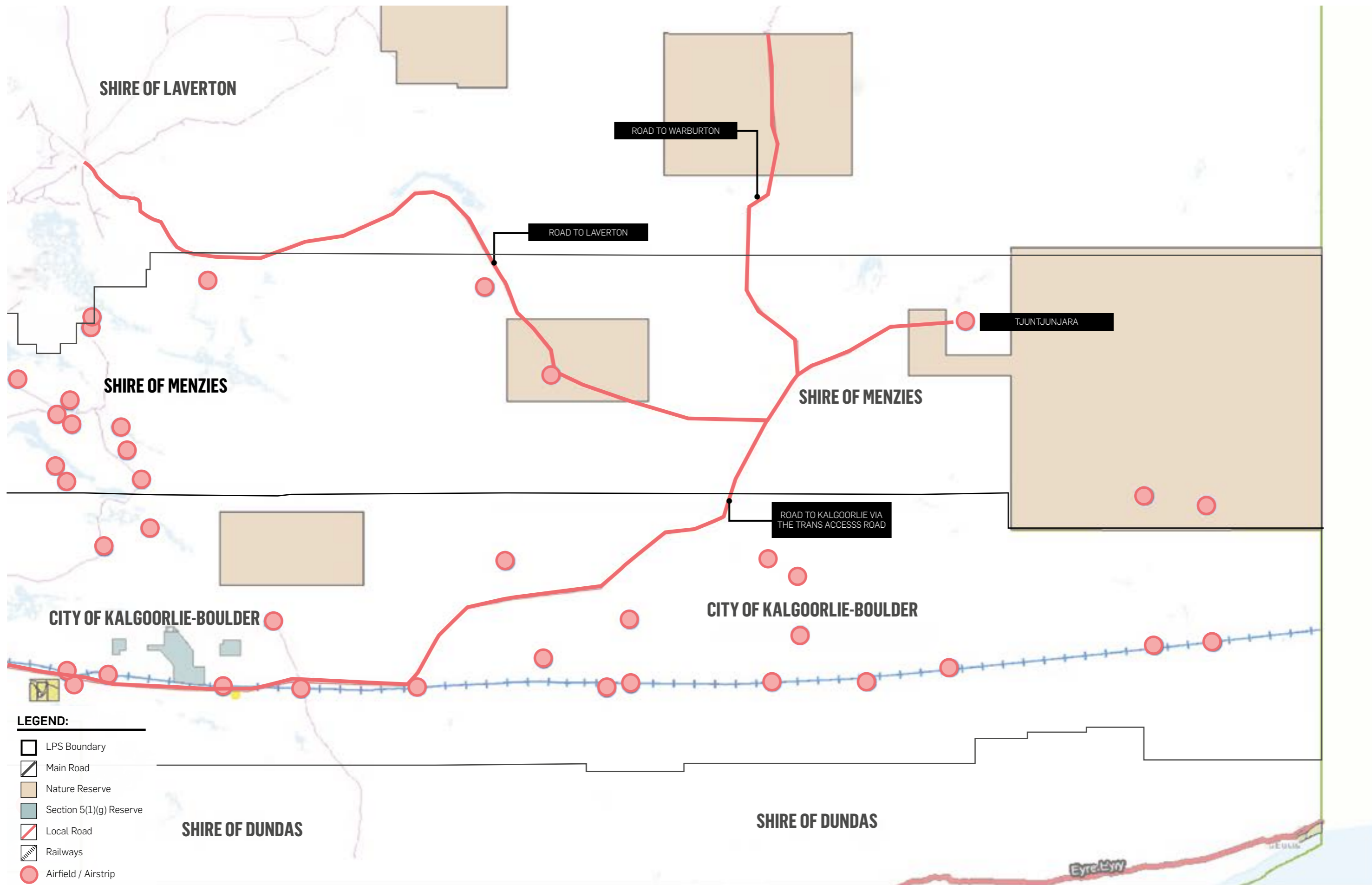
Opportunity / Issue		
Description	Considerations	Options
	<ul style="list-style-type: none"> - Nursing Station - Electrical station on Mahon Street 	
	<p>Land recommended to be reserved for Public Purpose in Menzies town:</p> <ul style="list-style-type: none"> - Menzies Refuse Site 	
	<p>Land recommended to change from Public Purpose reserve in Menzies town:</p> <ul style="list-style-type: none"> - Rail alignment (to Railways). - Public Open Space south of Council offices (to Parks and Recreation or equivalent). - Mining land west of town (to Rural if the land is UCL or Special Purpose reserve if the land is a Crown reserve). - All other Public Purpose sites (to Rural Townsite). 	
	<p>Council wishes to allow temporary (spill over) tourist and temporary Workforce Accommodation on the park south of the Council offices (for example during the annual Menzies-Kalgoorlie Road Race).</p>	
	<p>There are many Public Purpose sites across the Shire that may also be surplus to requirements.</p>	
	<p>The large areas of 'Recreation' surrounding the Menzies town are noted to be a legacy item by the Department of Planning Lands and Heritage and as such serve no real recreation purpose. These</p>	

Opportunity / Issue		
Description	Considerations	Options
	sites should be rationalised and normalised where appropriate.	

Recommended Action:

1. **Rationalise the reserves in and around the Menzies town generally in accordance with Figure 13 and as determined during the assessment and approval process of Scheme 2.**
2. **Provide for temporary tourist accommodation and temporary Workforce Accommodation (in limited extent and circumstances) on the park to the south of the Council offices.**





4.6. SPECIFIC LAND USE ISSUES IN MENZIES TOWN

Opportunity / Issue		
Description	Considerations	Options
<p>Planning for regional townsites is unique in the way that development / land use control must balance certainty of outcome with the need to be flexible.</p> <p>It is important that the planning process does not become an undue barrier to investment within towns – and where possible to act as a catalyst.</p> <p>It is important to give local governments sufficient controls to plan out the uses the community does not favour, while at the same time allowing it discretion to approve new and as-yet unknown opportunities.</p>	<p>To attract new residents and business, planning should maximise land use flexibility as far as possible (while still minimising potential land use conflicts)</p>	<p>1. Zone land specifically for known / anticipated land uses. This is potentially appropriate for land on the Goldfields Highway (main street) where commercial land use is favoured as the ‘front door’ to the town, and due to noise impacts from traffic.</p> <p>Notwithstanding, while commercial should be the predominant use in this area, residential should still be available as a land use to maintain flexibility.</p> <p>The Residential zone could also be consolidated in and around the central commercial core to encourage a centralisation of activity, amenity and services.</p> <p>Specific, land use based zonings over the rest of the town may be restrictive in terms of the scope of land uses they provide for – and the ability of the Shire to approve appropriate development as far as possible, without having to update its Scheme on a case-by-case basis.</p>
	<p>Planning should not compel – except where unavoidable – potential proponents and residents to purchase two properties (one for business and one for living)</p>	<p>2. Rural Townsite zone over majority of town – except where a specific / preferred suite of land uses is known over a portion of land (commercial / residential) or there are specific potential land use conflicts to be avoided (commercial and/or industrial areas for example).</p>

Opportunity / Issue		
Description	Considerations	Options
		<p>Maximum flexibility is recommended through a Rural Townsite zone that allows a broad range of uses on lots within the town – and provides for unforeseen (but favoured uses) to be approved as ‘uses not listed.’</p> <p>This is the most appropriate zone for Scheme 2 to avoid impediments to investment.</p>
	<p>There is likely to be a greater level of tolerance for land use conflict than in, say, a purely suburban area – some cross over between residential and non-residential land use (like outdoor storage) is appropriate subject to relevant controls</p>	<p>3. Development controls in Scheme 2 – a flexible land use zone infers a higher level of development control may be required to avoid land use conflict. For example, if open air storage is to be permitted on a lot it is important to ensure the Shire can compel it to be kept neat and tidy.</p> <p>This can occur by placing development controls within the scheme itself – which then creates a high level of enforceability. The issue with this approach is that should Council wish to change those controls, a scheme amendment would be required, which is time consuming.</p> <p>Scheme provisions are also less flexible in their application than a planning policy, which can be implemented by the Shire in a pragmatic manner.</p>
	<p>Specific zoning / land use issues recommended to be addressed include:</p> <ul style="list-style-type: none"> - Residential land to have flexibility to accommodate other land uses such as 	<p>4. Incorporate development controls into policies that sit outside of the scheme. This approach gives the Shire enforceable means to control development outcomes in a flexible / as needs manner. It</p>

Opportunity / Issue		
Description	Considerations	Options
	<p>outdoor storage (only where a residence is also in place), limited rural activity and the like.</p> <ul style="list-style-type: none"> - Ability to undertake commercial and residential activity on the same lot - Residential to be permitted on the Service Station (Special Use) site - Future Caravan Park site located between Wilson Street and Brown Street - Other specific items identified in this strategy 	<p>can apply discretion in terms of the degree of enforcement, and can change the policy without requiring a scheme amendment process.</p>
	<p>There are active mining leases over Menzies town land.</p> <p>Section 2.5 confirms that there is ample land supply to accommodate growth within Menzies.</p> <p>There may be specific instances where there is conflict between a development proposal and mining.</p> <p>For example, The Department of Mines, Industry, Regulation and Safety (DMIRS) has previously advised that parts of the Menzies town area may not be suitable for residential and other uses due to mining activities. Buffers and tenement areas may also provide restrictions on land availability.</p>	<ol style="list-style-type: none"> 1. The DMIRS to provide information to the Shire about the survey methods used to determine the mineral prospectivity to enable assessment of development suitability and for reasonable provision of future land supply for Menzies town development. 2. All applications for planning approval on vacant land are to be referred to the DMIRS for comment. 3. All planning approvals relating to vacant land are to include a condition requiring a Geotechnical report to be prepared to the satisfaction of the Shire, confirming the suitability of the land to support the land use and development proposed.

Recommended Action:

- 1. Land adjacent to the Goldfields Highway to be zoned Commercial.**
- 2. Appropriate land within the town that is zoned Residential or Rural to be zoned Rural Townsite in Scheme 2.**
- 3. Scheme 2 Zoning Table to provide flexible land use permissibility in the Commercial and Rural Townsite zones.**
- 4. Rezone the Special Use (SS) site to Commercial – allow Service Station and Residential land uses on the land.**
- 5. Retain the Parks and Recreation reserve status or equivalent of the future caravan park site and allow for a caravan park as a potential land use on the site.**
- 6. Shire to identify a suite of policies to be developed and adopted as part of the new scheme – potential examples include an Open-Air Storage Policy, Buffers and a Short Term Workforce Accommodation Policy.**
- 7. The DMIRS to provide information to the Shire about the survey methods used to determine the mineral prospectively to enable assessment of development suitability and for reasonable provision of future land supply for Menzies town development.**
- 8. Future mining activity near Menzies to address dust suppression and noise mitigation and other strategies to minimise impact on amenity on townsite lots.**
- 9. All applications for planning approval on vacant land are to be referred to the DMIRS for comment.**
- 10. All planning approvals relating to vacant land are to include a condition requiring a Geotechnical report to be prepared to the satisfaction of the Shire, confirming the suitability of the land to support the land use and development proposed.**
- 11. For lots which are not able to be connected to a reticulated sewerage service, prior to lodgement or determination of an application for Development Approval, due regard be given to the Government Sewerage Policy requirements for the preparation of a Site and Soil Evaluation report.**
- 12. Development at R30 density to be subject to wastewater disposal occurring in accordance with State Policy.**

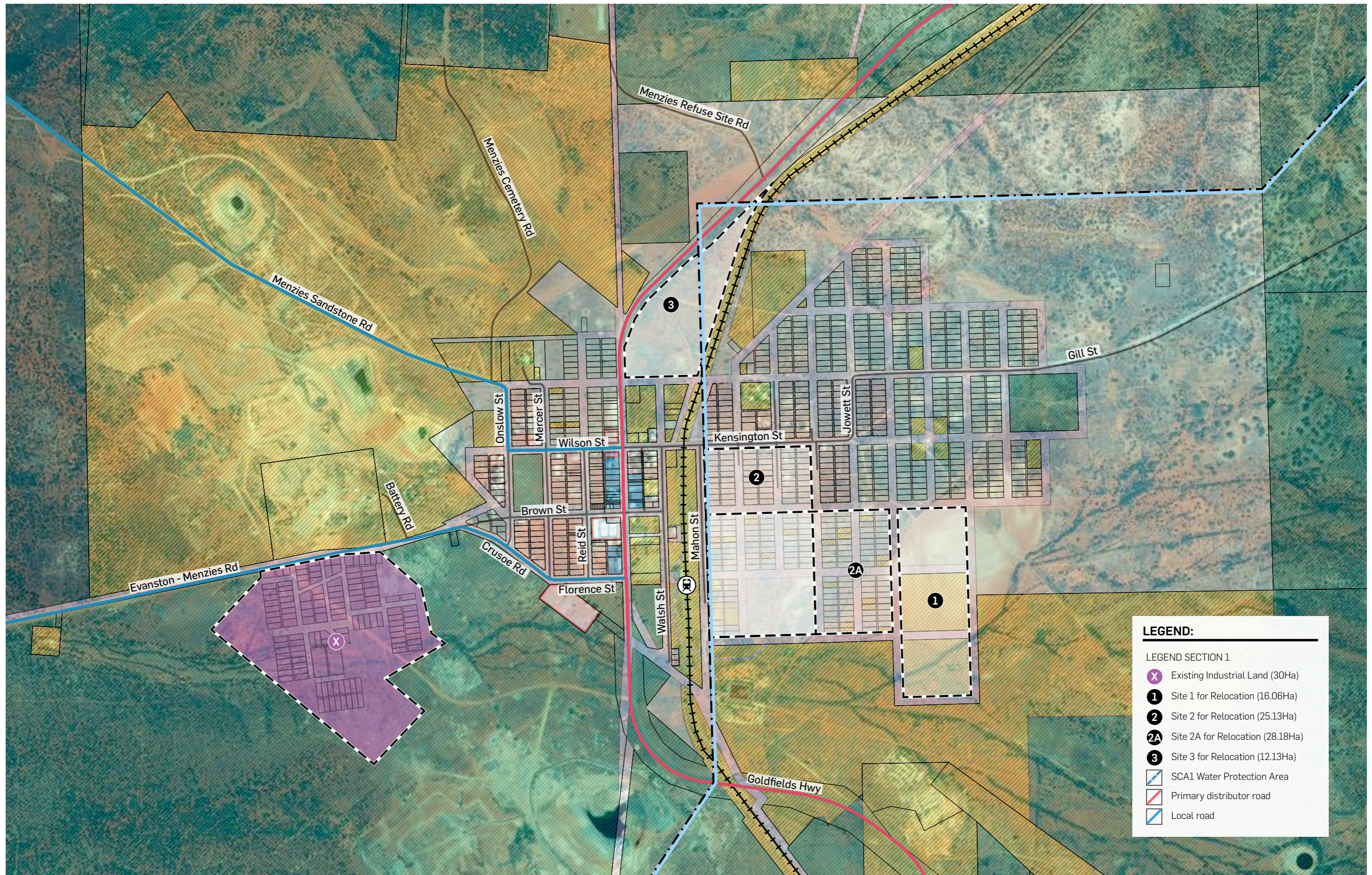
4.7. BUFFERS

Opportunity / Issue		
Description	Considerations	Options
<p>There are several land uses in and around Menzies town that are / may be associated with buffers. An appropriate level of control to minimise land use conflict is appropriate. Buffers are shown at Figure 12 – Separation Buffers Plan – Menzies Townsite.</p>	<p>The mine to the west of town is associated with informal buffers.</p>	<p>1. Incorporate buffers into Scheme 2 – this would be appropriate for the power station site where the buffer is known. Within that buffer, the scheme can require potentially conflicting land use like residential to include standards to limit potential conflict, or to locate compatible land use (such as industry) around the site.</p> <p>This option is less appropriate for any buffer to the mine because there is no known formal buffer in place.</p> <p>If the buffer were formal, then it may be possible to require higher standards of residential development (in relation to noise for example) or to allow temporary development only. But in the absence of formal buffers, such controls would represent an unnecessary constraint on potential development.</p> <p>This is particularly so given most development in Menzies is located to the west of the Goldfields Highway (the ‘mine side’ of town).</p>
	<p>The power station on Mahon Street has applicable buffers under Scheme 1.</p>	<p>2. Require proposals for land potentially affected by buffers to be referred to the relevant government agencies for comment – this is likely an effective option where the Shire can utilise informal mapping by the Department of Mines and Petroleum to</p>

Opportunity / Issue		
Description	Considerations	Options
		<p>identify potential land use conflicts.</p> <p>Where conflicts are confirmed as likely, Council will need a suite of options to control land use and development to an appropriate level</p> <p>A planning policy that sits outside of the scheme is recommended as it allows for flexible application and may be updated as technologies (both building and mining) change, along with government policy and mining timeframes.</p>
	The air strip is not considered so significant or regular of service that land use constraints via buffers are appropriate.	
	Water Protection areas need to be retained.	1. Retain the Special control area identified in Scheme 1 as the buffer for the water supply catchment land and include appropriate controls to avoid or manage the impacts of land use and development.
	<p>Capacity of existing waste refuse site has an anticipated lifespan of 10 years.</p> <p>The future of this waste refuse site beyond the anticipated lifespan is to be revisited in future reviews of Scheme 2.</p>	2. Retain the existing waste refuse site in a suitable Scheme 2 local reserve and require that any planning proposal for potential sensitive land use and development on land nearby provide information on the impacts from and on the operations of the waste refuse site / facility with a view to providing a suitable separation distance and or other measures to either avoid or manage any identified impacts.

Recommended Action:

- 1. Retain the buffer to the power station as a Special Control Area and provide appropriate land use/development controls to avoid or manage conflict within that area.**
- 2. Council develop a local planning policy that identifies applications which may present a potential land use conflict with mining activity, refer the application to the relevant government agency and sets out appropriate requirements, provisions and standards/decision options to respond to any conflict.**
- 3. Retain SCA1 in Scheme 2 that ensures the protection of important water sources.**
- 4. Retain waste refuse site in local scheme reserve – consider changing from Recreation to Government Services or Infrastructure Services and require that any planning proposal for potential sensitive land use and development on land nearby provide information on the impacts from and on the operations of the waste refuse site / facility.**



LEGEND:

LEGEND SECTION 1

- X Existing Industrial Land (30Ha)
- 1 Site 1 for Relocation (16.06Ha)
- 2 Site 2 for Relocation (25.13Ha)
- 2A Site 2A for Relocation (28.18Ha)
- 3 Site 3 for Relocation (12.13Ha)
- SCA1 Water Protection Area
- Primary distributor road
- Local road

4.8. BUSHFIRE

Opportunity / Issue		
Description	Considerations	Options
The majority of the Shire is designated as bushfire prone. The western third of the Shire is largely classified as “extreme” bushfire hazard level with the eastern two thirds as “moderate” bushfire hazard level.	State Planning Policy 3.7 – Planning in Bushfire Prone Areas is the policy instrument to address bushfire risk in Western Australia.	Adopt SPP 3.7 – Planning in Bushfire Prone Areas, to be read into the Scheme. Planning proposals should be accompanied by a level of information relevant to the scale and nature of the proposal, including a Bushfire Attack Level Assessment and that where practical future land use and development is to be directed to cleared areas, to avoid areas of bushfire risk and biodiversity.

Recommended Action:

1. **Adopt SPP 3.7 – Planning in Bushfire Prone Areas and associated guidelines, to be read into the Scheme. Planning proposals should be accompanied by a level of information relevant to the scale and nature of the proposal, including a Bushfire Attack Level (BAL) Assessment and that where practical future land use and development is to be directed to cleared areas, to avoid areas of bushfire risk and impact on biodiversity values.**
2. **In regard to pastoral leases, due regard be given to WAPC policy (including Position Statements) dealing with tourism in bushfire prone areas. Sites favoured for tourism development are those with, or in close proximity (within 10km) to, airstrips, in addition to good (all weather) road access, as such transport options will assist in the preparation of a satisfactory Emergency Evacuation Plan.**

4.9. TRUCK STOP SITE

Opportunity / Issue		
Description	Considerations	Options
<p>An informal truck stop is located on the north-eastern intersection of Wilson Street and the Goldfields Highway.</p> <p>The truck stop is important for road safety – and it encourages drivers to stop and utilise Menzies’ facilities and services.</p> <p>The land is presently zoned a combination of Rural and Special Use – Road Train Park.</p>	<p>The Special Use designation represents an additional layer to the Scheme and its available zones, the value of which is questionable given that Schedule 3 (Special Uses) does not attach any conditions to the use or development of the land (as a truck stop).</p> <p>The current Rural zoning over the remainder of the site does not reflect the ongoing, valued use of the land.</p>	<ol style="list-style-type: none"> 1. Apply Special Use RTP over the whole truck stop site – potentially acceptable though a consolidation of zones within the Scheme is favoured wherever possible. 2. Remove the zoning of the land and incorporate it into road reserve. This is not favoured as it does not reflect the strategic importance of the

Opportunity / Issue		
Description	Considerations	Options
The Road Train Park designation does not extend the full area of the stop.		stop site to the Shire, and it risks control of the site being relinquished to MRWA.
	MRWA endorsement of access into the site is required.	3. Apply an appropriate alternate zone and ensure that a truck stop or equivalent is a permissible land use on the land.

Recommended Action:

1. Support the truck stop site within the Rural Townsite zone in Scheme 2 and ensure that the truck stop use is a permissible land use within the zone.

4.10. TOWNSITE DIFFERENTIATION

Opportunity / Issue		
Description	Considerations	Options
<p>It can be tempting to bracket all town sites within a geographic area or local government area as the same – having the same characteristics, needs and objectives.</p> <p>However, the characteristics and aspirations of the towns in the Shire of Menzies do differ and the land use / development and other controls of Scheme 2 should reflect this difference.</p>	<p>Menzies town is the main centre and wishes to attract population and investment while retaining character and community. Availability of services and amenity is important.</p>	<p>1. Different zones for the different towns – this is unnecessary as it would add to the layers within / complexity of the scheme by including multiple zones to administer.</p> <p>Zones would need to be carefully selected to accommodate current, likely and intended land use. A simpler path would be to apply a single, highly flexible zone.</p>
	<p>By contrast, Kookynie town is not a formal townsite and does not have the same level of services that Menzies town would desire or consider appropriate. Anecdotal discussions indicate that the residents of this ‘living ghost town’ are attracted by the lifestyle it offers in terms of relative isolation, privacy and ‘living off-grid.’</p> <p>Within Kookynie town there does not appear to be an appetite to attract many more residents or development, or for the status quo to change.</p>	<p>2. Same zones but different objectives – acknowledging that it may be appropriate for different land uses between Kookynie town and Menzies town in some cases, which can be achieved through decisions on discretionary land uses based on objectives within Scheme 2 that capture the essence (current and intended) of each town.</p> <p>This is an efficient and flexible approach to scheme administration.</p>
	<p>The retention of formal townsite designations for the Shire’s ghost towns (i.e. parts of Kookynie and Goongarrie) are significant for the community from an historical perspective and with respect to tourism.</p>	

Recommended Action:

- 1. Apply the Rural Townsite Zone in Scheme 2 for most of Menzies town (excluding the main commercial area, the airfield and Crown reserves), part of Kookynie and Lots 122 and 501 of Reserve 46821 at Goongarrie, containing the historical railway workers cottages. The area of Kookynie to be zoned Rural Townsite are the townsite lots bounded by the railway reserve, the airstrip (and buffer area), Hope Street and UCL (PIN 790169).**
- 2. Reserve the Kookynie and Callion airstrips to Strategic Infrastructure reserve (i.e. area traversed by the runway and a 10m curtilage), while the balance of the townsite lots traversed by the airstrip and the rest of Kookynie (including townsite lots traversed by Kookynie Road) and other abandoned townsites be rezoned to Rural.**
- 3. Provide in Scheme 2 specific objectives for the Menzies and Kookynie towns that nominate these towns for intended land use and development focus.**

5. STRATEGIES AND ACTIONS

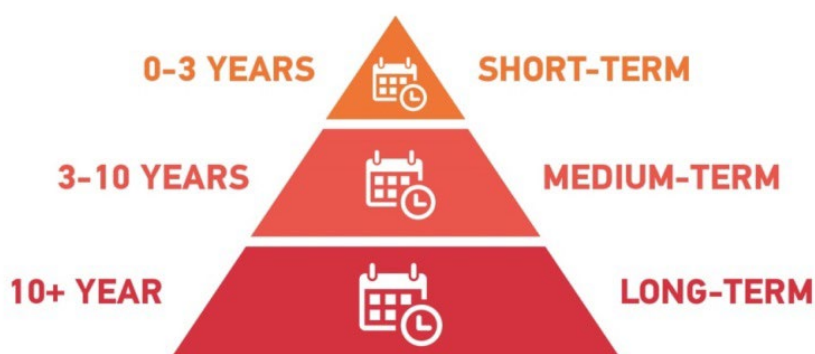
The vision for the Shire of Menzies is as follows:

‘To be a prosperous, sustainable and dedicated community in which all residents are able to participate in decision making and benefit from the Shire’s many opportunities and resources’. (source: Strategic Community Plan 2013)

In this context, previous sections have identified a series of opportunities and issues to be addressed in the new scheme (and reflecting the contextual information contained at section 2) that relate to:

- Rural lands.
- Aboriginal settlements.
- Industrial lands.
- Workforce accommodation.
- Public purpose land.
- Menzies town.
- Land use separation (buffer) measures.
- Bushfire.
- Truck stop site.
- Townsite differentiation.

The response is the range of strategies and actions included in this section. Each action has been categorised per its level of priority, to ensure that an integrated and sustainable approach is applied to future planning. Timeframes applicable to each priority level are outlined in below.



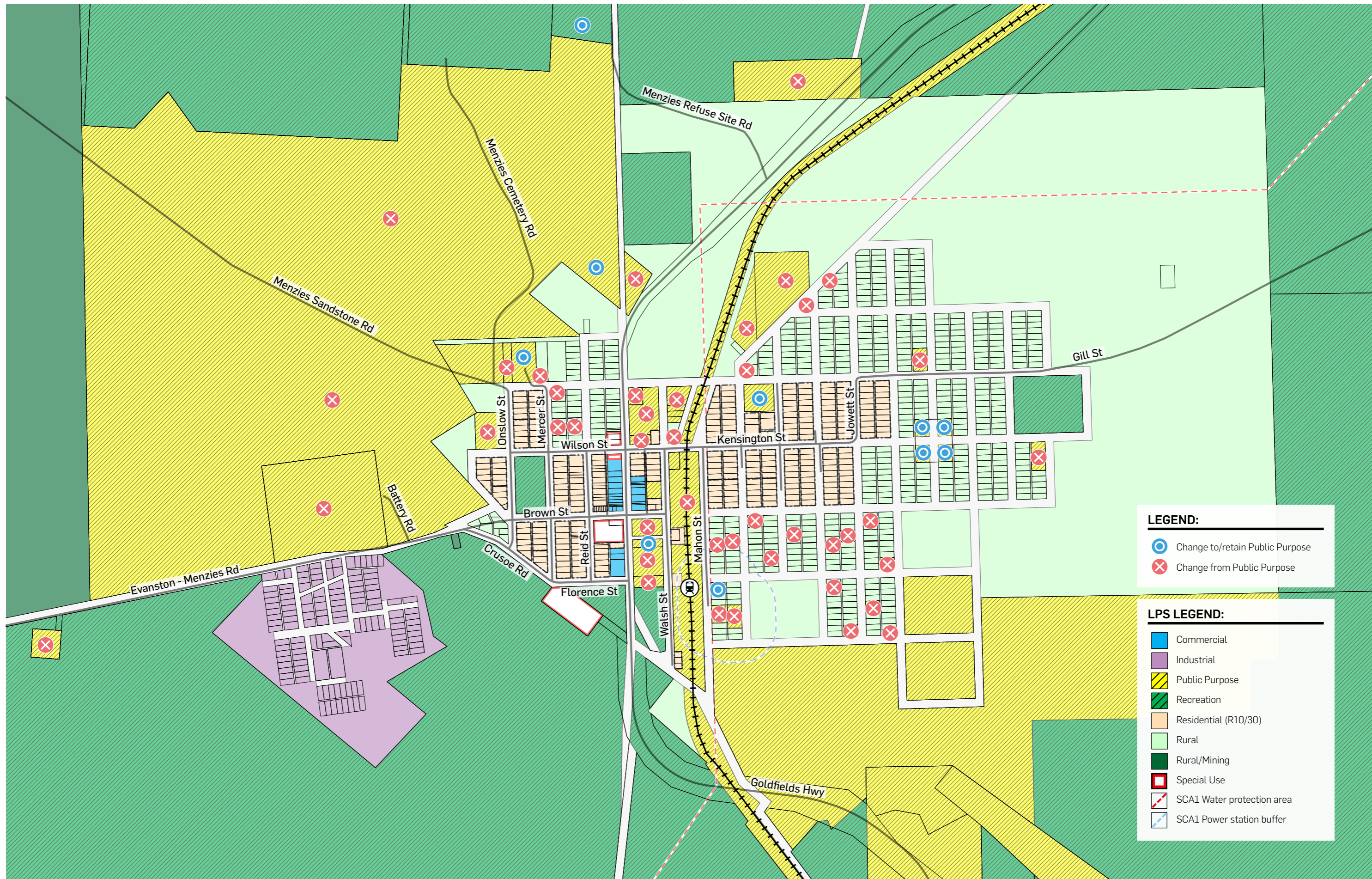
It is important to note that the timeframes relate to the commencement of an action and not its completion.

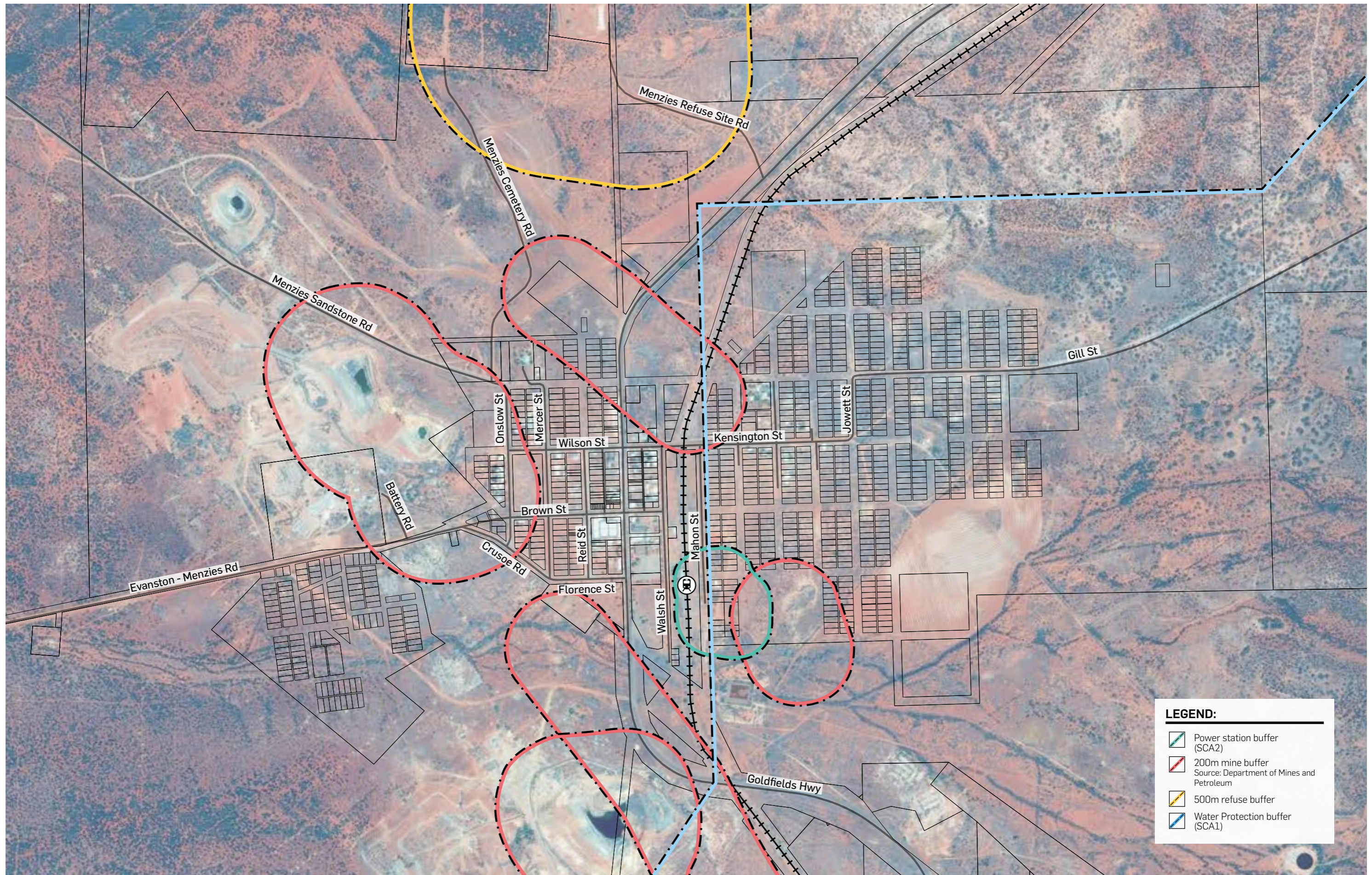
Each strategy and action in this section is described in the following format:

DIRECTION: A brief statement setting out the future direction of the Shire in the context of the items to be addressed.

OBJECTIVES: Sets out the specific objectives in addressing the key opportunities and issues identified in Section 4 of this Strategy.

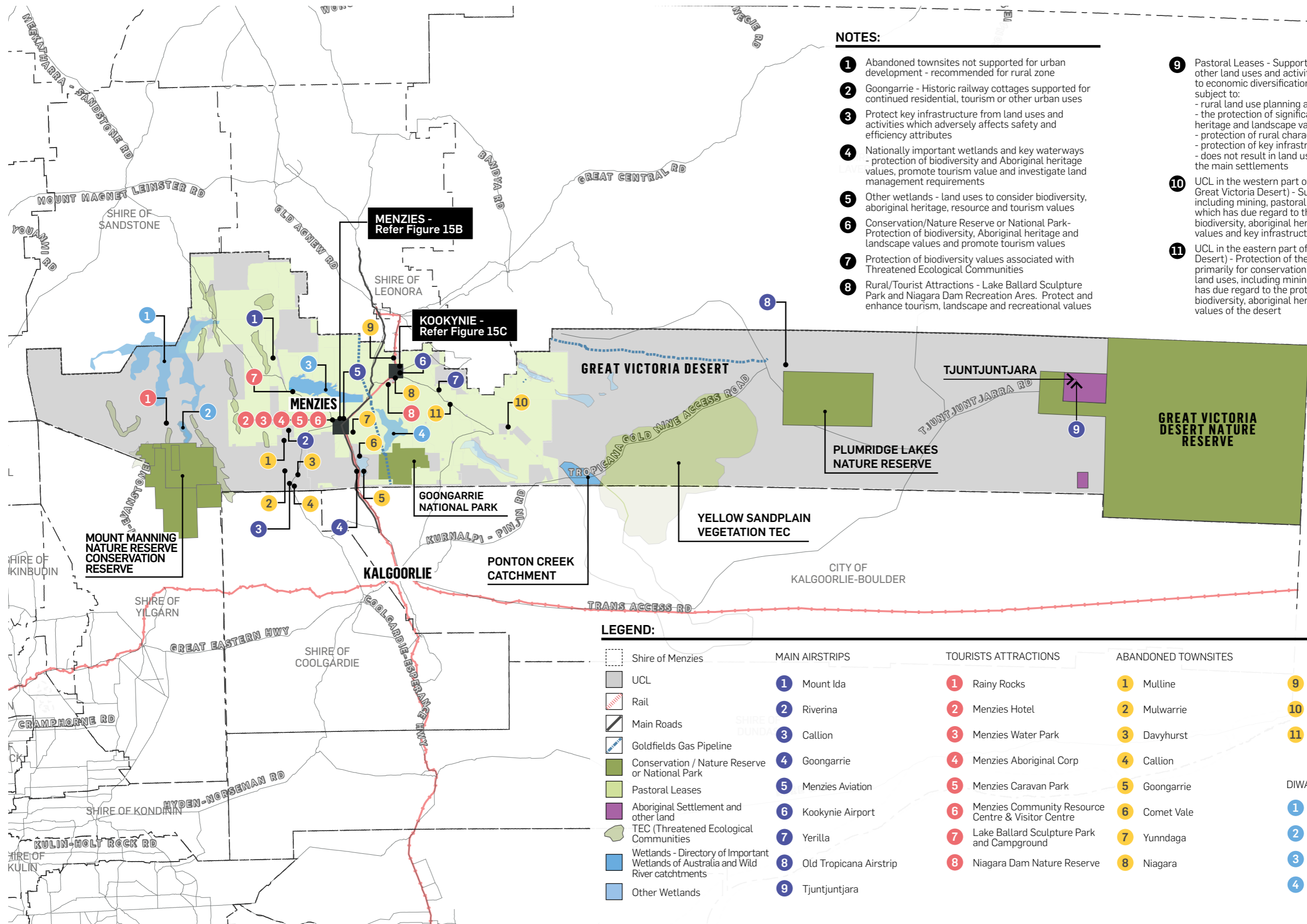
ACTIONS: The actions are divided into recommendations for the new Local Planning Scheme (LPS) Text, Local Planning Scheme Maps, the development and review of the Shire’s Local Planning Policy (LPP) framework, as well as other complementary actions outside the statutory planning framework.






LEGEND:

- Power station buffer (SCA2)
- 200m mine buffer
Source: Department of Mines and Petroleum
- 500m refuse buffer
- Water Protection buffer (SCA1)




- NOTES:**
- 1 Abandoned townsites not supported for urban development - recommended for rural zone
 - 2 Goongarrie - Historic railway cottages supported for continued residential, tourism or other urban uses
 - 3 Protect key infrastructure from land uses and activities which adversely affects safety and efficiency attributes
 - 4 Nationally important wetlands and key waterways - protection of biodiversity and Aboriginal heritage values, promote tourism value and investigate land management requirements
 - 5 Other wetlands - land uses to consider biodiversity, aboriginal heritage, resource and tourism values
 - 6 Conservation/Nature Reserve or National Park- Protection of biodiversity, Aboriginal heritage and landscape values and promote tourism values
 - 7 Protection of biodiversity values associated with Threatened Ecological Communities
 - 8 Rural/Tourist Attractions - Lake Ballard Sculpture Park and Niagara Dam Recreation Ares. Protect and enhance tourism, landscape and recreational values
 - 9 Pastoral Leases - Support pastoral activity and other land uses and activities which contribute to economic diversification on pastoral leases is subject to:
 - rural land use planning assessment,
 - the protection of significant biodiversity, aboriginal heritage and landscape values,
 - protection of rural character of the locality,
 - protection of key infrastructure, and
 - does not result in land use conflict with, or usurps, the main settlements
 - 10 UCL in the western part of the Shire (west of the Great Victoria Desert) - Support rural land uses, including mining, pastoral use and conservation, which has due regard to the protection of significant biodiversity, aboriginal heritage and landscape values and key infrastructure
 - 11 UCL in the eastern part of the Shire (Great Victoria Desert) - Protection of the Great Victoria Desert primarily for conservation, but support limited rural land uses, including mining and tourism, which has due regard to the protection of significant biodiversity, aboriginal heritage and landscape values of the desert


LEGEND:




Shire of Menzies




UCL




Rail




Main Roads




Goldfields Gas Pipeline




Conservation / Nature Reserve or National Park




Pastoral Leases




Aboriginal Settlement and other land



TEC (Threatened Ecological Communities)



Wetlands - Directory of Important Wetlands of Australia and Wild River catchments



Other Wetlands

MAIN AIRSTRIPS

1

Mount Ida

2

Riverina

3

Callion

4

Goongarrie

5

Menzies Aviation

6

Kookynie Airport

7

Yerilla

8

Old Tropicana Airstrip

9

Tjuntjuntjara

TOURISTS ATTRACTIONS

1

Rainy Rocks

2

Menzies Hotel

3

Menzies Water Park

4

Menzies Aboriginal Corp

5

Menzies Caravan Park

6

Menzies Community Resource Centre & Visitor Centre

7

Lake Ballard Sculpture Park and Campground

8

Niagara Dam Nature Reserve

ABANDONED TOWNSITES

1

Mulline

2

Mulwarrie

3

Davyhurst

4

Callion

5

Goongarrie

6

Comet Vale

7

Yundnaga

8

Niagara

DIWA LAKES

1

Lake Barlee

2

Lake Giles

3

Lake Ballard

4

Lake Marmion

9

Tampa

10

Yarri

11

Yerilla



- NOTES:**
- 1 Change all of Reserves 46874, 8509 and 9135 and adjoining land to Special Purpose reserve, except where mining buffers are required adjacent to the town and where indicated elsewhere
 - 2 R4531 is vested for caravan park - change to Tourism zone with additional use for workers accomodation
 - 3 Zone service station site Commercial, allow for service station and residential
 - 4 Zone to Rural Townsite - allow for truck stop
 - 5 Change zone to Public Purpose reserve (refuse site)
 - 6 Rural and Residential land in town to be zoned Rural Townsite
 - 7 Change zone to Railway Reserve
 - 8 Reflect buffer in scheme
 - 9 Retain for municipal uses and allow for short term tourist and workers accomodation
 - 10 Change to Rural Townsite zone
 - 11 Retain for industrial purposes and investigate an additional area for industrial purposes in proximity to Mahon Street
 - 12 Land adjacent to highway to be zoned Commercial
 - 13 Change all of Reserves 46874, 8509 and 9135 and adjoining land to Special Purpose reserve, except where mining buffers are required adjacent to the town and where indicated elsewhere
 - 14 Rationalise all public purpose lots - normalise where appropriate
 - 15 Retain Public Open Space reserve on portion of Reserve 8509 between existing industrial area and Florence Street and the unnamed road which connects the Goldfields Highway and Evanston-Menzies Road
 - 16 All of water reserve No. 5064 to be classified for Infrastructure Services reserve
 - 17 Lots 500, 501 and UCL Lot 7 Goldfields Highway south of Menzies are be to rezoned to Rural Zone
 - 18 UCL Lot 896 Wilson Street to be reclassified as Infrastructure Services reserve
 - Land use and development within informal mining buffers subject to a Local Planning Policy

LPS LEGEND:

Commercial	Rural Zone
Industrial	Special Use
Public Purpose	SCA1 Water protection area
Recreation	SCA2 Power station buffer
Residential (R10/30)	Infrastructure Services
Rural	Strategic Infrastructure



- NOTES:**
- 1 Key infrastructure to be reserved under the Scheme and protected against urban or other development. Land tenure to be addressed, if required
 - 2 Protection of biodiversity values associated with waterways and riparian zones
 - 3 Protection of historic heritage values in particular where buildings and structures exist and can be reused
 - 4 Mining Buffer areas to be considered where required
 - 5 Rural Townsite Zone - Encourage dwellings and other urban development proposals to occur within the consolidated core of the gazetted townsite, subject to consideration of historic and urban character values and a suitable level of servicing
 - 6 This area of the gazetted townsite is either unsuitable for urban development for reasons such as traversed by key infrastructure or motorways or is remote from main core area, absence of constructed road access, close proximity to existing or prospective mine. Developable lots to be considered for long term urban use.
 - 7 Reserve 8080 - Change to Public Open Space reserve to cater for local recreation needs and improve the amenity of the townsite

- LPS LEGEND:**
- Local Road
 - Rural Townsite
 - Rural
- Reserves**
- Cemetery
 - Special Purpose
 - Government Services
 - Recreation
 - Railway
 - Airstrip
 - Mining Site
 - Dwelling or other significant building

5.1. RURAL LANDS

Direction

The majority of the Shire is made up of rural lands. They accommodate both mining and pastoral uses, which are both big drivers of the local economy. These lands are critical to the long-term future of the Shire.

Objectives

- Protect rural lands for appropriate pastoral and mining activity
- Provide land use flexibility to diversify the local economy

Actions:

Actions	Implementation	Responsibility	Priority
Provide for flexible land use permissibility in the Rural zone.	LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Ensure land use diversity proposals at pastoral leases is subjected to the local planning scheme processes and has due regard to the local planning framework.	LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Prepare Local Planning Policy on tourism in rural areas.	Adoption of local planning policy under Scheme 2	Shire of Menzies	Short-medium term

5.2. ABORIGINAL SETTLEMENTS

Direction

All communities across the Shire to have maximum access to services, facilities and amenities that reflect their needs, aspirations and location.

Objectives

- Reflect regulatory requirements in terms of planning controls
- Reflect and respect Layout Plans for settlements
- Link Layout Plans with the new scheme
- Ensure the Layout Plans reflect the communities they have been prepared for

Actions:

Actions	Implementation	Responsibility	Priority
Reflect the recommended Settlement zone of the Tjuntjuntjara Layout Plan in Scheme 2.	LPS maps	Shire of Menzies WAPC Minister for Planning	Short term

Actions	Implementation	Responsibility	Priority
Zone Marmion Village land as Rural Townsite in Scheme 2.	LPS maps	Shire of Menzies WAPC Minister for Planning	Short term
In relation to the Settlement zone include provisions in Scheme 2 that require development to accord with the endorsed Layout Plan.	LPS text	Shire of Menzies WAPC Minister for Planning	Short term

5.3. INDUSTRIAL LANDS

Direction

Appropriately located (access, buffers, servicing etc.) industrial land is important to capture opportunities for investment.

Objectives

- Foster employment and economic opportunity
- Minimise barriers to industrial development and investment
- Ensure that industrial land can be readily available for new, including, unforeseen opportunities
- Flexible and responsive industrial land supply that meets market need - in terms of size and location, for example
- Minimise land use conflicts
- Recognise local context and expectations in terms of amenity, character and land use mix

Actions:

Actions	Implementation	Responsibility	Priority
Identify in Scheme 2 an industrial area in proximity to Mahon Street to provide alternate industrial development options.	LPS text LPS maps	Shire of Menzies WAPC Minister for Planning	Short term
Ensure that the Rural Townsite zone provides for a wide range of land uses on the same lot, including residential and light industry.	LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Liaise with water control authorities with respect to location of industrial land within water protection areas.	LPS text LPS maps	Shire of Menzies Department of Water and Environmental Regulation Water Corporation	Short Term

Actions	Implementation	Responsibility	Priority
		WAPC Minister for Planning	

5.4. WORKFORCE ACCOMMODATION

Direction

The Shire seeks to abide by the land use planning guidance contained in the WAPC Position Statement – Workforce Accommodation.

The Shire recognises that workforce accommodation is an essential component of construction, resource, agricultural and other industries. Therefore, the Shire will be supportive of workforce accommodation for operational workforces. Where workforce accommodation is not located on a mine site or directly associated with industries, the preferred location is in the Menzies town where determined to be integrated with town services and in consideration of site suitability, terms of operation and development standards. The Shire also seeks to encourage in the Menzies town permanent family accommodation as far as practical consistent with available services and infrastructure and that will support economic development as well as provide for the retention of town character.

Objectives

- Ensure that the development potential, character and amenity of the Menzies town and other existing towns are not adversely impacted by the establishment of off-site Workforce Accommodation associated with mining activities and other industries.
- Provide for limited temporary Workforce Accommodation in existing towns where determined to be integrated with town services and in consideration of site suitability, terms of operation and development standards.
- Provide for Workforce Accommodation in the Rural zone where required for operational needs and requirements subject to appropriate environment safeguards, retention of rural character and the protection of tourism assets.
- Encourage a limited number of families to reside in Menzies town to support local business and services, including the school.

Actions:

Actions	Implementation	Responsibility	Priority
Provide for temporary Workforce Accommodation in the existing towns subject to controls to provide for appropriate development standards and terms of operation.	LPS text LPP	Shire of Menzies WAPC Minister for Planning	Short term
Provide for temporary Workforce Accommodation in the Rural zone subject to controls to provide for appropriate development standards and terms of operation.	LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Include an objective for the Menzies Rural Townsite zone that states that Menzies town is to be the focus of land use and development.	LPS text	Shire of Menzies WAPC Minister for Planning	Short term

5.5. RATIONALISATION OF PUBLIC PURPOSE LAND

Direction

The zoning of land and associated land use permissibility/development control to reflect the current and future needs of the Shire.

Objectives

- Reduce planning barriers to land use and development
- Align zoning with current and intended land use
- Remove surplus planning scheme reserves and make land available for alternate uses
- Protect genuine public purpose sites through a local scheme reserve

Actions:

Actions	Implementation	Responsibility	Priority
Reclassify public purposes sites generally in accordance with Figure 11 and as determined during the Scheme 2 preparation and assessment process	LPS Maps	Shire of Menzies WAPC Minister for Planning	Short term
Provide for temporary tourism accommodation and Workforce Accommodation (in limited extent and circumstances) on the park to the south of the Council offices.	LPP	Shire of Menzies	Short term

5.6. SPECIFIC LAND USE ISSUES IN MENZIES TOWN

Direction

The zoning of land and associated land use permissibility/development control to reflect the current and future needs of the Shire.

Objectives

- Reinforce the land adjacent to the Goldfields Highway as the commercial focus and 'front door' of Menzies
- Maximise economic, cultural and community development
- Capitalise on forecast and as-yet unforeseen opportunities
- Minimise planning barriers to land use and development
- Maximise flexibility of land use and development control to reflect the needs of the Shire

Actions:

Actions	Implementation	Responsibility	Priority
Land adjacent to the Goldfields Highway to be zoned Commercial.	LPS Maps	Shire of Menzies WAPC Minister for Planning	Short term
Zone all other Residential zoned and appropriate Rural zoned town land to the Rural Townsite zone.	LPS Maps	Shire of Menzies WAPC Minister for Planning	Short term
Scheme 2 to provide for a variety of land use and permissibility in the Commercial and Rural Townsite zones.	LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Zone the special use sites as appropriate Settlement, Commercial, Rural Townsite and Tourism.	LPS Maps LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Retain the Parks and Recreation reserve status or equivalent of the future caravan park site and allow a caravan park as a potential use on the site.	LPS Maps LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Shire to identify a suite of local planning policies to be developed and adopted as part of the new scheme – potential policies include Open Air Storage, Buffers and Short Term Workforce Accommodation.	LPP	Shire of Menzies	Short Term
The DMIRS to provide information to the Shire about the survey methods used to determine the mineral prospectivity to enable assessment of development suitability and for reasonable provision of future land supply for Menzies town development.	Other	DMIRS Shire of Menzies	Medium-Term

Actions	Implementation	Responsibility	Priority
All applications for planning approval on vacant land are to be referred to the DMIRS for comment.	LPS Maps	Shire of Menzies WAPC Minister for Planning	Short term
All planning approvals relating to vacant land are to include a condition requiring a Geotechnical report to be prepared to the satisfaction of the Shire, confirming the suitability of the land to support the land use.	LPS Maps	Shire of Menzies WAPC Minister for Planning	Short term
For unsewered sites, all applications for planning approval to have due regard to the Government Sewerage Policy to determine the suitability of the site for effluent disposal, the required type of effluent treatment system, and if necessary landfill requirements to achieve sufficient separation to groundwater. Development to a maximum of R30 density needs to demonstrate wastewater disposal in accordance with State policy.	LPS Text	Shire of Menzies	Short term

5.7. LAND USE SEPARATION (BUFFER) MEASURES

Direction

Amenity for the community to be protected and the operational needs of mines and other land uses to be respected (though not at the expense of residential and economic opportunities).

Objectives

- Reflect formal buffers in land use planning
- Take a flexible approach to the implementation of informal buffers
- Work with relevant agencies to develop solutions in a pragmatic way that reflects the needs of the Shire

Actions:

Actions	Implementation	Responsibility	Priority
Retain the Special Control Area as identified in Scheme 1 as the buffer for the power station land and include appropriate land use / development controls to protect the power station from sensitive land use and development.	LPS Maps LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Retain the Special Control Area as identified in Scheme 1 as the buffer for the water supply catchment land and include appropriate controls to avoid or manage the impacts of land use and development. Refuse sites can be protected from sensitive land use and development by way of including the surrounding land in local reserves and the Rural zone in Scheme 2.	LPS Maps LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Develop a local planning policy to deal with planning proposals which may cause conflict with mine sites	LPP	Shire of Menzies Department of Mines and Petroleum	Short term

Actions	Implementation	Responsibility	Priority
and activities and that provides for the proposals to be referred to relevant government agencies and to be subject to appropriate requirements, standards and controls to avoid or manage any conflict.			
<p>Retain waste refuse site in local scheme reserve – consider changing from Recreation to Government Services or Infrastructure Services.</p> <p>Also require that any planning proposal for potential sensitive land use and development on land nearby provide information on the impacts from and on the operations of the waste refuse site / facility.</p>	<p>LPS Maps</p> <p>LPS text</p>	<p>Shire of Menzies</p> <p>WAPC</p> <p>Minister for Planning</p>	Medium term

5.8. BUSHFIRE

Direction

To minimise bushfire risk to life, property and infrastructure.

Objectives

- To apply planning instruments to manage the risk of bushfire to life, property and infrastructure.

Actions:

Actions	Implementation	Responsibility	Priority
Adopt SPP 3.7 – Planning in Bushfire Prone Areas, to be read into Scheme 2. Planning proposals should be accompanied by a level of information relevant to the scale and nature of the proposal, including a Bushfire Attack Level Assessment and that	LPS text	<p>Shire of Menzies</p> <p>WAPC</p> <p>Minister for Planning</p>	Short term

Actions	Implementation	Responsibility	Priority
where practical future land use and development is to be directed to cleared areas, to avoid areas of bushfire risk and biodiversity			
Ensure Local Planning Policy (LPP) for tourism in rural areas addresses bushfire risk mitigation.	LPP	Shire of Menzies	Short-medium term

5.9. TRUCK STOP SITE

Direction

To encourage stops within Menzies town to assist safe transit and to encourage local business opportunities.

Objectives

- To retain and reinforce the existing truck stop
- Align zoning with current and intended land use

Actions:

Actions	Implementation	Responsibility	Priority
Ensure Local Planning Policy supports the truck stop site within the Rural Townsite zone in Scheme 2, as per Figure 15, and define truck stop use as a form of transport depot. Design aspects to be addressed in LPP.	LPP	Shire of Menzies	Short term

5.10. TOWN SITE DIFFERENTIATION

Direction

Planning to reflect the different needs, characteristics and aspirations of settlements within the Shire.

Objectives

- Implementation of Aboriginal Settlement Layout Plans
- Align zoning with current and intended land use

Actions:

Actions	Implementation	Responsibility	Priority
Zone a large section of the Menzies town, part of Kookynie and part of Goongarrie (Lots 122 and 501 of R46821) to Rural Townsite and afford the same land use permissibility.	LPS Maps LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Include supplemental zone objectives for the Menzies and Kookynie towns to acknowledge that these towns are to be the intended focus of land use and development	LPS text	Shire of Menzies WAPC Minister for Planning	Short term
Adopt the Rural Townsite zone objectives from the Regulations to guide land use / development.	LPS text.	Shire of Menzies WAPC Minister for Planning	Short term
Zone the rest of Kookynie (including the area north of the railway reserve, west of the airstrip and land adjacent land to the airstrip and the lots traversed by Kookynie Road) and other abandoned townsites as Rural.	LPS Map	Shire of Menzies WAPC Minister for Planning	Short term
The railway land is to be reserved Railways and the Goldfields Highway is to be reserved Primary Distributor Road	LPS Map	Shire of Menzies WAPC Minister for Planning	Short term

Actions	Implementation	Responsibility	Priority
Include the recommended Settlement zone of the Tjuntjuntjara Layout Plan in Scheme 2.	LPS maps	Shire of Menzies WAPC Minister for Planning	Short term
Include the land identified in the Marmion Village Layout Plan in the Rural Townsite zone in Scheme 2.	LPS maps	Shire of Menzies WAPC Minister for Planning	Short term
Include provisions in Scheme 2 that require land use and development to accord with an endorsed Layout Plan.	LPS text	Shire of Menzies WAPC Minister for Planning	Short term

6. MONITORING AND REVIEW

Between local planning strategy / scheme reviews the planning landscape is often subject to change – through government priorities, government policy and the like.

This change is reinforced in Shires such as Menzies where the rate of growth (or decline), relationships between land uses and development control needs can alter depending on the price and rate of commodities.

On this basis, it will be important to ensure that the LPS is reviewed by the Shire on an annual basis in the context of its strategic goals – so that the LPS and Scheme 2 remain responsive and effective documents that reflect the needs of the Shire. This does not need to be a ‘formal’ review but instead would be a regular status-check of alignment between strategic / planned outcomes, actual outcomes and unforeseen circumstances.

As a minimum, the LPS and Scheme 2 will be subject to review every five years.

