

SHIRE OF COOLGARDIE

Local Planning Strategy



Endorsed by the
Western Australian Planning Commission

24 October 2016

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SHIRE OF COOLGARDIE

PART 1

LOCAL PLANNING STRATEGY

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SHIRE OF COOLGARDIE

PART 1

LOCAL PLANNING STRATEGY

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

- (a) set out the long-term planning directions for the local government;
- (b) apply State and regional planning policies; and,
- (c) provide the rationale for the zones and other provisions of the Scheme.

PREAMBLE

The Shire of Coolgardie's Local Planning Strategy has been prepared in two parts. The First Part (this Strategy) will contain an introduction with the main emphasis based on a series of **Objectives, Strategies** and **Actions**. This will provide an outline to guide the local government in the implementation of the Strategy, with an ability to monitor and track its progress.

The second part that includes background information provided in support of the Strategy.

The Strategy maps contained in this report have been included for convenience to the reader. Larger versions of this mapping (showing more detail) are available as separate documents.

Contents

THE COOLGARDIE LOCAL PLANNING STRATEGY	1
Preface	1
1 Snapshot of the Shire	1
2 Major Planning Issues Facing the Shire	1
3 Vision and Planning Principles	2
4 Overarching Strategy Objectives	3
5 Objectives, Strategies and Actions	4
5.1 Development Control	4
5.2 Population Growth and Settlements	4
5.3 Land Supply	5
5.4 Heritage Land (sites and other areas)	9
5.5 Environment	9
5.6 Employment, Business and Tourism	11
5.7 Mining	11
5.8 Transport and Infrastructure	12
6 Strategy Maps	13
6.1 Shire Strategy Map	13
6.2 Coolgardie (Townsite) Strategy Map	13
6.2.1 Residential	14
6.2.2 Commercial	14
6.2.3 Industry	14
6.2.4 Public purposes and recreation	14
6.2.5 Rural Residential	14
6.3 Kambalda West Strategy Map	15
6.3.1 Residential expansion	15
6.3.2 Commercial	15
6.3.3 Industrial	16
6.3.4 Public Purposes	17
6.3.5 Rural Residential	17
6.3.6 Recreation	17
6.3.7 Drainage	17
6.3.8 Special Control Areas (SCA)	17
6.4 Kambalda East Strategy Map	18
6.4.1 Residential	18
6.4.2 Commercial	18
6.4.3 Industrial	18
6.4.4 Drainage	19
6.4.5 Vehicle Parking	19
6.4.6 Special Control Areas (SCA)	19
7 Implementation, Monitoring and Review	20
7.1 Implementation	20
7.2 Monitoring and Review	20
ADVERTISING	21
ADOPTED	21
ENDORSEMENT	21

List of Figures

(Note: A3 Strategy Maps follow page numbers stated below)

FIGURE 1 - LOCATION PLAN	2
FIGURE 2 - COOLGARDIE (District) STRATEGY MAP	13
FIGURE 3 - COOLGARDIE (Townsite) STRATEGY MAP	13
FIGURE 4 - KAMBALDA WEST AREA STRATEGY MAP	15
FIGURE 5 - KAMBALDA WEST CONCEPT PLAN	16
FIGURE 6 - KAMBALDA EAST AREA STRATEGY MAP	18

THE COOLGARDIE LOCAL PLANNING STRATEGY

PREFACE

The following Local Planning Strategy (Strategy) is intended to be a leadership document that supports the Local Planning Scheme (Scheme) provisions and mapping – if the Shire decides to prepare such a Scheme, it will form the basis for future decisions regarding any changes to the Scheme. The whole Strategy, composed of the two parts as described in the preamble, will be a strategic guide for the Council over the next 10-15 years setting out the future path for growth and development. It is a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives.

It is a document that provides the basis for coordinated decision-making on future servicing of the local government area by local, State Government and any other service agency.

The Strategy assesses the adequacy of housing, industrial and commercial areas in the settlements. Population trends and projections will be examined to forecast the needs of the Shire in terms of accommodation, services and infrastructure.

1 Snapshot of the Shire

Coolgardie town was founded in 1892, when gold was discovered in the area. By 1898 Coolgardie was the third largest town in the colony, with a population of 15,000, and another 10,000 in the surrounding region.

The Shire is bounded on the north by the Shire of Menzies, on the west by the Shire of Yilgarn, on the south by the Shire of Dundas, on the east by the City of Kalgoorlie-Boulder.

The Shire of Coolgardie covers an area of 30,400 square kilometres with its closest border located about 558 kilometres east from Perth. The Shire is roughly rectangular in shape about 190 kilometres north-south and 227 kilometres east-west. The townsite of Kambalda West is located 630 kilometres from Perth and 60 kilometres from Kalgoorlie. Coolgardie is located 555 kilometres from Perth and 36 kilometres from Kalgoorlie.

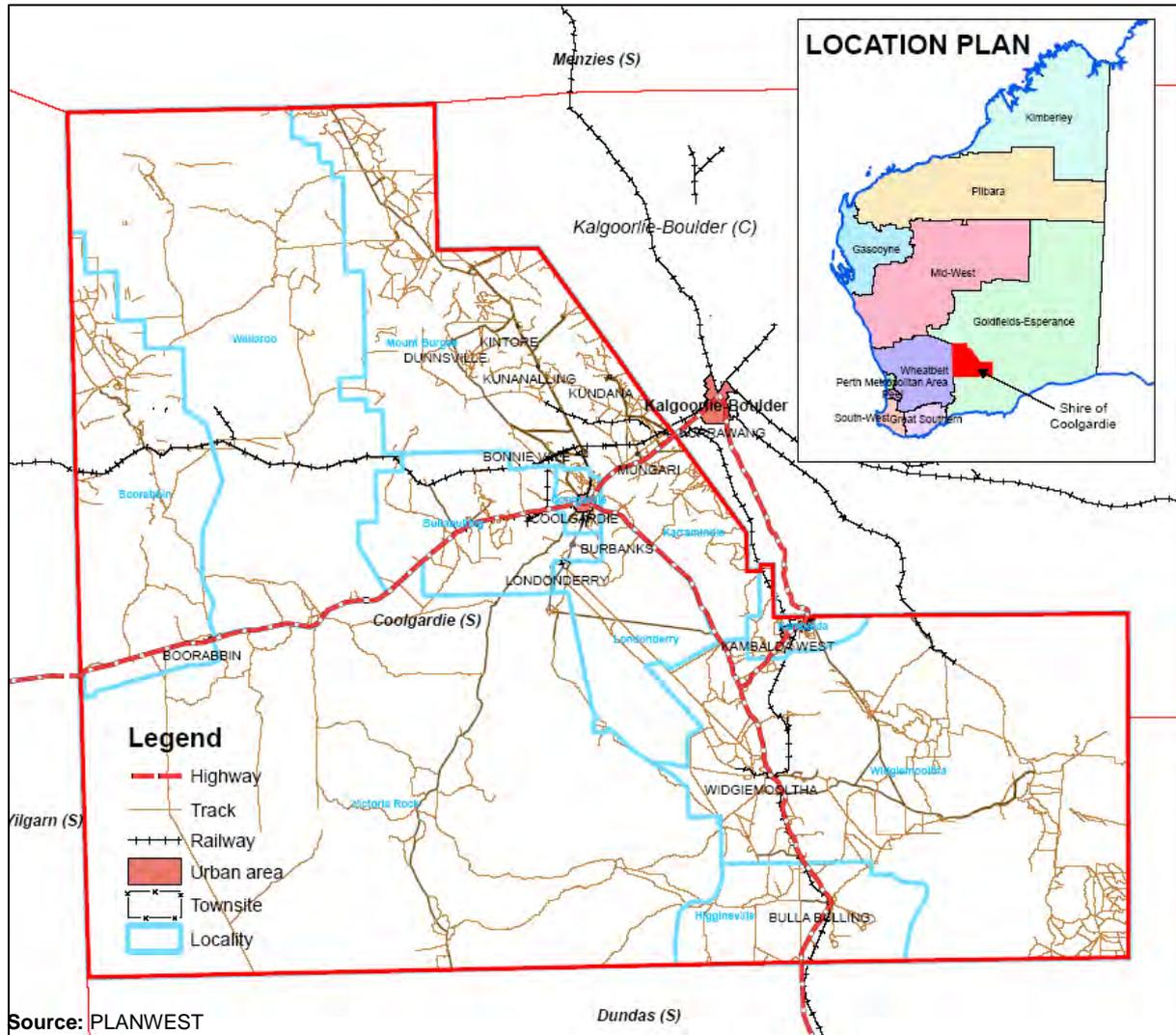
Figure 1 shows the location of the Shire in relation to Regions of Western Australia, Great Eastern Highway, the railway and the proximity of the Coolgardie townsites to Kalgoorlie and Boulder.

2 Major Planning Issues Facing the Shire

- Development control
- Population Growth and Settlements
- Land supply
 - Residential – including rural living
 - Industrial
 - Commercial
 - Recreation
 - Special Uses
- Heritage Land

- Environment
 - Vegetation
 - Salinity
- Employment, Business and Tourism
- Mining
- Transport and Infrastructure

FIGURE 1 - LOCATION PLAN



3 Vision and Planning Principles

The Shire of Coolgardie will endeavour to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic sustainability.

The Shire will continue to promote the use of best management practices in all its activities especially in the development of its culture, arts, tourism, hospitality and service sector.

Kambalda West will continue to provide modern and efficient services to meet the district service centre role and will be supported as the focus of recreation, administration, commercial and residential development for the Shire and District.

The Coolgardie Townsite will continue to be supported as an historic town maintaining its role as a residential and business centre servicing the important passing trade (both business and tourism). Coolgardie will also continue to provide for industrial activities to service the surrounding mining operations and as an alternative location to Kalgoorlie.

The Shire will continue to promote the creation of new industries, businesses and jobs based on economically sustainable principles. These jobs may be in a variety of disciplines including, mining accommodation, primary industry, solar power, geo-thermal power exploration, bio-diesel development, tourism and cultural awareness. The Shire will continue to promote the reticulation of essential services to properties in the key settlements and Mungari Strategic Industrial Estate.

The Shire will support the development of the Mungari Strategic Industrial Estate to provide land for a variety of industrial uses for the region.

The Shire will support closer development in rural areas where development complies with WA Planning Commission rural planning policies and the local planning framework.

The Shire will continue to promote its cultural resources and unique landscape without jeopardising the integrity of either asset.

The Shire will continue to protect its valuable indigenous cultural resources. To this end the Shire will promote continuing cooperation between itself, its residents and the relevant agencies set up to provide advice and assistance in these social and land management issues.

4 Overarching Strategy Objectives

The objectives of this Local Planning Strategy are to provide;

- a 'leadership' document which provides strategic planning direction for the next 15 years or longer and which manages that growth within a strategic framework;
- set out the strategic direction for sustainable resource management and development in the context of state and regional planning;
- a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives;
- a document that promotes and enhances public health of the community and its preparedness for natural disasters;
- a document which gives direction both to local government, the Department of Planning, the WA Planning Commission and the Minister for Planning in assessment of development proposals and provides strategic planning support for this decision-making;
- a document which provides the basis for coordinated decision-making on future servicing of the local government area by local, state government and any other service agency;
- a document which explains/justifies the strategic direction for growth and development to all stakeholders; and
- identify the need for further studies or investigation within a local government area to address longer-term strategic planning and development issues.

5 Objectives, Strategies and Actions

5.1 DEVELOPMENT CONTROL

Objective

To provide planning and development control throughout the Shire.

STRATEGIES	ACTIONS	RESPONSIBLE AUTHORITY
Ensure that the local government has the appropriate level of statutory development control over all development within the Shire	To prepare a new Local Planning Scheme incorporating the provisions of the Model Scheme Text (<i>Regulations 2015</i>).	Shire of Coolgardie
Ensure that the local government has a series of local planning policies dealing with specific issues that may not be appropriate to incorporate in the Scheme.	To develop and adopt a series of Local Planning Policies dealing with specific issues deemed inappropriate to be in the Scheme, including but not restricted to: <ol style="list-style-type: none"> The local government's position on homestead lots. The local government's position on repurposed and second-hand dwellings and transportable buildings. The provision, location and uses allowed in workers' accommodation sites and the variety of activities considered appropriate. The control of 'off-road vehicles' within 1 kilometre of townsites. The local government's position on mining exploratory work, mining operations and mining camps. The local government's position on the need for planning approval for minor development in the rural area that is associated with the carrying out of rural activities. 	Shire of Coolgardie

5.2 POPULATION GROWTH AND SETTLEMENTS

Objective

Promote and manage a sustainable settlement pattern to avoid unnecessary duplication of resources.

STRATEGIES	ACTIONS	RESPONSIBLE AUTHORITY
Identify a hierarchy of settlements.	Recognise Kambalda West, Kambalda East and Coolgardie as key settlements where urban development would be supported and be consolidated as the centres for cultural, recreation, business, social and administrative uses.	Shire of Coolgardie

Encourage the development of settlements that offer liveable neighbourhoods in a well serviced environment.	Pursue the promotion of health, tourism, mining and aged care employment opportunities in the region with Rural Chamber of Commerce, Rural Skills WA, and other employment promotion agencies.	Shire of Coolgardie
Provide for the strategic direction for the expansion of the key settlements.	Adopt the townsite expansion plans for key settlements. Maintain an ongoing working relationship with the essential service agencies.	Shire of Coolgardie
Ensure adequate accommodation, service infrastructure and social amenities are available to the key settlements.	Allow for the development of aged and frail accommodation and aged care facilities in the key settlements.	Shire of Coolgardie
Recognise that there are two areas identified as Kurrawang in the Shire - the Kurrawang townsite and the Kurrawang Aboriginal settlement.	Identify Kurrawang Aboriginal settlement as 'Settlement' zone in the scheme with development permitted in accordance with an adopted community layout plan.	Shire of Coolgardie
Promote creation of employment opportunities throughout the Shire in various sectors including tourism, cultural tourism and energy production.	Allocate adequate land in key settlements to cater for employment opportunities.	Shire of Coolgardie
Protect townsites from indiscriminate disturbance from mining operations.	Introduce a Rural zone to not acknowledge mining activities as default uses. Zone all townsite areas (except key settlements) to Rural to dissuade any mining activities. Zone areas of key settlements Rural where no other specific zone applies.	Shire of Coolgardie

5.3 LAND SUPPLY

Objective

To provide for an adequate land supply in key townsites and around the district for a variety of land use types.

STRATEGIES	ACTIONS	RESPONSIBLE AUTHORITY
RESIDENTIAL Ensure that a variety of lifestyles are achievable throughout the Shire by providing a range of different lot sizes and residential uses, including;	Make changes to the Scheme to provide for higher density residential development in residential areas of key settlements to R10/30 where sewerage is available, and up to R40 in commercial areas where the residential development does not occupy an area best suited for commercial uses like	Shire of Coolgardie

<ul style="list-style-type: none"> • Smaller residential lots of 300m² (R30) in key settlements where a reticulated water and sewer service is available. • Residential lots of around 1,000 - 2,000m² (R10-R5) where a reticulated water and sewer service is available. Alternatives to reticulated sewer may be considered in accordance with the Government Sewerage Policy. • Larger residential lots of 4,000m² (R2.5) where a reticulated water supply is available. • Lots, known as 'Horse Blocks', for the purpose of equine agistment, ranging from 4,000m² – 4ha. 	<p>shops, other retail or offices. The residential development density of R10/40 will allow for densities between R10 and R40 determined according to the appropriateness of the design, location, amenity and the impact on the surrounding uses.</p> <p>Allocate the proposed residential density codes and provisions in the local planning scheme to reflect the desired variety of lifestyle choices specified in Strategies</p> <p>Negotiate with LandCorp, and others, for assistance in creating a variety of lot sizes in and around the key settlements.</p> <p>Introduce a Rural Residential zone and require structure planning in accordance with the requirements of Part 4, Schedule 2- Deemed provisions for local planning schemes in the Planning and Development (Local Planning Schemes) Regulations 2015 in order to address issues such as flooding and access.</p>	
<p>Provide for other rural living areas within the Shire to provide a choice and range of lot sizes and lifestyle options.</p>	<p>Prepare and adopt a local planning policy for rural living lots to a minimum of 2ha subject to WAPC rural planning policy requirements and the where the following can be demonstrated:</p> <ul style="list-style-type: none"> • the land is located adjacent to a key settlement and has appropriate access to services, facilities and amenities; • future urban expansion areas of key settlements are avoided; • areas of high mineral prospectivity are avoided; • lots of 4ha or less can be provided with an appropriate reticulated water supply; • the land is not in an extreme bushfire risk area and any bushfire risk can be appropriately managed; • the land is not located in a flood prone area including access to the land; • the proposal will minimise the risk of detrimental environmental impacts, including land and water degradation, and may include environmental protection and/or rehabilitation; • the land is not subject to a buffer from an adjoining use; • that there is a demand for lots and the proposal adds to the diversity of residential development in the Shire. 	<p>Shire of Coolgardie</p>
<p>Provide for accommodation for tourists in caravan parks that may include caravan bays, short term</p>	<p>Prepare and adopt a local planning policy regarding the location, design and servicing of caravan parks, visitor/tourist</p>	<p>Shire of Coolgardie</p>

<p>accommodation for visitors in on-site vans or chalet/unit type developments and motel/hotel type units.</p> <p>Ensure separation of main activity areas associated with accommodation for workers involved in the mining industry, including campsite units and associated facilities, from residential areas due to the irregular working hours of the industry workers.</p>	<p>accommodation and mining camp complexes.</p> <p>The policy should ensure that the impacting components of these complexes (like access points, vehicle storage etc) are located to minimise impacts on adjacent or nearby residential areas.</p>	
<p>Provide for future residential areas.</p>	<p>Initiate actions to ensure land tenure issues are sorted ahead of demand for new residential areas.</p>	<p>Shire of Coolgardie</p>
<p>INDUSTRIAL</p> <p>Provide for a variety of industrial land in and around the key settlements.</p> <p>Support the creation of general industrial estates accessible to key settlements.</p> <p>Support the development of Mungari Industrial Park.</p> <p>Re-examine the industrial area in the Coolgardie townsite.</p>	<p>Allocate light industrial areas in settlements as their activities are not permitted to produce excessive dust, smell, noise etc. A degree of separation may be required on the basis of visual incompatibility.</p> <p>Research opportunities for future industrial areas to service the key settlements.</p> <p>Allocate additional industrial land north of Kambalda East townsite.</p> <p>Review the Coolgardie industrial area to ensure that land designated for industrial development is available for development and not the subject of any active mining tenements.</p> <p>Initiate the process to secure long term (21 year) leases for the existing area of 'General Industry' zone in the Coolgardie townsite.</p> <p>Examine opportunities for future industrial development in the area identified as 'Industrial Investigation Area' on the Coolgardie Townsite Local Planning Strategy Map (Figure 3).</p>	<p>Shire of Coolgardie</p>
<p>RECREATION, CIVIC & CULTURAL</p> <p>Ensure that there is adequate land to cater for the recreation, civic and cultural needs of each key settlement.</p>	<p>Prepare a public open space strategy for each key settlement to ensure that the provision, development and on-going management of recreation areas will be sustainable in the future. The strategy should ensure that there is an overall design of a pedestrian and cycle network that interconnects strategic recreation areas and other popular facilities and examine the multiple use of recreation and other public purpose assets.</p>	<p>Shire of Coolgardie</p>

Secure land for public purposes in key settlements.

Examine the use of Unallocated Crown Land in the district and assess if the lands may be excess to their respective vesting authorities.

Identify an area to the north of West Kambalda as 'Development Investigation Area - Car Club Facility'.

A local development plan is to be prepared in accordance with the requirements of Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015* prior to the zoning of the land for use as a car club facility. The local development plan may be advertised concurrently with a local planning scheme amendment and must address the following:

- Consultation with mining leaseholders on the design of the car club facility;
- Avoid existing infrastructure and ensure proposed development does not have a detrimental impact on safety to mining company staff or the general public;
- Maintain appropriate access to existing infrastructure and demonstrate how access to proposed development will be managed.

COMMERCIAL

Ensure that there is adequate area for commercial and mixed use development to meet the future needs of the projected population of the key settlements.

Allocate adequate land in the key settlements for commercial uses.

Shire of Coolgardie

Examine the viability of creating new mixed business areas in Kambalda West.

OTHER USES

Examine the benefits of acquiring Crown land considered surplus to Government requirements.

Examine the opportunity for the local government to gain control of Unallocated Crown Land where it is excess to government requirements. If so, it may be advantageous for the Council to acquire these properties for future uses as determined by the Council.

Shire of Coolgardie and Department of Lands

5.4 HERITAGE LAND (SITES AND OTHER AREAS)

Objective

To recognise and protect heritage sites and places in the district.

STRATEGIES	ACTIONS	RESPONSIBLE AUTHORITY
Ensure that a schedule of culturally significant sites is appropriately recorded with the Department of Aboriginal Affairs (DAA).	Setup and maintain a close liaison with the Department of Aboriginal Affairs (DAA) to ensure the continued currency of the Schedule of heritage sites.	Shire of Coolgardie and DAA
Ensure that these sites are recognised with the relevant level of protection.	Insert Scheme provisions to reinforce compliance with reporting and protection of sites.	Shire of Coolgardie and DAA
Provide advice to developers of their obligations under Section 17 of the <i>Aboriginal Heritage Act 1972</i> regarding sites protected by this Act whether they are known to the DAA or not.	Provide standard advice to all developers of their obligations under the <i>Aboriginal Heritage Act 1972</i> .	Shire of Coolgardie and DAA
Ensure that the Shire Heritage Register is properly maintained.	Update the Shire's Local Government Inventory. Identify buildings and places of heritage value to be included in the Shire's Local Government Inventory in accordance with the Shire's Strategic Directions Plan 2012-2021..	Shire of Coolgardie
Protect buildings and places recognised as having heritage value.	Include appropriate heritage protection provisions in the scheme.	Shire of Coolgardie

5.5 ENVIRONMENT

Objective

To recognise and protect areas identified as environmentally significant.

STRATEGIES	ACTIONS	RESPONSIBLE AUTHORITY
Identify areas of significant and sensitive vegetation, flora or fauna.	Protect identified areas of environmentally significant land from adverse development by including such areas in a local scheme reserve of the scheme.	Shire of Coolgardie and DPaW
	Maintain an appropriate level of bushfire readiness.	

<p>Ensure appropriate fire management measures are maintained.</p>	<p>Ensure compliance with WAPC State Planning Policy 3. 7- Planning in Bushfire Prone Areas and the associated Guidelines for Planning in Bushfire Prone Areas;</p>	<p>Shire of Coolgardie and DFES</p>
<p>Encourage maintenance of vegetated buffers adjacent to watercourses to prevent erosion and maintain habitat.</p>	<p>Support the preparation of studies to identify environmentally significant areas.</p> <p>Prepare a policy for identification, protection and conservation of environmentally sensitive areas relating to Development Approval applications impacting watercourses..</p>	<p>Shire of Coolgardie</p>
<p>Ensure activities that may raise salinity levels are restricted.</p> <p>Support environmental assessment of lands and environment in the Shire.</p>	<p>Seek the assistance of local environmental officers for measures to reduce or mitigate any further occurrence of any degradation problems in order that they may send out information packages to people in areas that have been identified as having salinity problem areas.</p> <p>Resolve to not support activities and practices that are likely to increase the onset of salinity problems, or the conditions that cause salinity problems.</p>	<p>Shire of Coolgardie and DER</p>
<p>Liaise with Department of Parks and Wildlife to identify land that warrants protection with local scheme reserves.</p>	<p>Facilitate planting of new vegetation areas including broad-acre saline land, revegetation areas, street trees, local community parks, wind rows, amenity planting and buffer screens.</p> <p>Support 'best practice' management strategies to control, or even eliminate, any further increases to salinity levels.</p>	<p>Shire of Coolgardie and DPaW</p>
<p>Promote the integration of land and water planning in accordance with Department of Water and WA Planning Commission <i>Better Urban Water Management Guidelines.</i></p>	<p>Complete a District Water Management Strategy.</p>	<p>Shire of Coolgardie and DoW</p>
<p>Liaise with Department of Health to promote public health and minimise impact of natural disasters.</p>	<p>Promote and enhance public health in the community by addressing the potential issues in relation to disaster preparedness, recovery management or the associated impacts on public health.</p>	<p>Shire of Coolgardie and DoH</p>

5.6 EMPLOYMENT, BUSINESS AND TOURISM

Objective

To promote employment, business and tourism in the Shire.

STRATEGIES	ACTIONS	RESPONSIBLE AUTHORITY
Ensure tourism opportunities are appropriately catered for in a sustainable and responsible manner.	Designate adequate serviced land for new businesses in the key settlements and rural areas to provide for a range of employment opportunities.	Shire of Coolgardie
Enable the Shire to capitalise on the visitor economy.	Provide for a variety of tourism accommodation types, ensuring that the development and management of sites maximise the interest value and tourism appeal.	Shire of Coolgardie and Tourism WA
Ensure that these increasingly popular isolated landscapes are appropriately catered for in a sustainable and responsible manner.	Prepare a tourism strategy to include DPaW reserves and proposed reserves, Golden Quest trail, Great Western Woodlands conservation areas and Green trails.	Shire of Coolgardie

5.7 MINING

Objective

To encourage exploratory work and mining operations on the natural resources of the Shire.

STRATEGIES	ACTIONS	RESPONSIBLE AUTHORITY
Support the mining operations in the Shire.	Maintain a close working relationship with mining operators to ensure that their planning takes due consideration of existing settlement environments.	Shire of Coolgardie
Encourage co-operation between the mining operations and the Traditional Owners of the land.	Facilitate or host negotiations between Traditional Owners and mining operators.	Shire of Coolgardie and DAA
Ensure that mining transport routes used to move minerals are appropriately maintained to a safe and responsible standard.	Put processes in place to gazette main transport routes.	Shire of Coolgardie and Landgate
Ensure that any mining activities have no detrimental social impacts on the residents of the established settlements.	Prepare a Local Planning Policy relating to how the Council will consider mining exploratory work, mining operations and mining camps.	Shire of Coolgardie
Only support the use of a fly in/fly out operation as a last	Provide for mining camp sites to be established within easy access to services and supply outlets of key settlements.	

option to the establishment of a permanent workforce.		
Promote the use of the geothermal technology as a sustainable alternative energy source for mining operations.	<p>Allow renewable power generation in the rural zone and facilitate applications for federal funding.</p> <p>Make changes where necessary to the Scheme to provide for alternative power sources.</p>	Shire of Coolgardie
Support the provision of industrial mining services within mining leases.	Only support industrial uses within mining leases where they are exclusively used for that mining activity.	Shire of Coolgardie

5.8 TRANSPORT AND INFRASTRUCTURE

Objective

To improve the Shire's system of transport and service infrastructure.

STRATEGIES	ACTIONS	RESPONSIBLE AUTHORITY
Ensure that the land tenure of the road system in the Shire is appropriate.	Survey and gazette all public roads in the Shire particularly in Coolgardie townsite.	Shire of Coolgardie and Landgate
Facilitate on-going negotiations and co-operation between the Shire and the essential service agencies.	Maintain active and ongoing liaison relationships with relevant service agencies.	Shire of Coolgardie and LandCorp
Promote the reticulation of natural gas to properties in the key settlements and Mungari Industrial Park.	Facilitate landing strip upgrades where settlements are not accessible by air due to inadequate airstrip standards.	
Support the forward planning of essential services to ensure land in settlements can be properly serviced when required.	Designate land in the key settlements for essential services.	Shire of Coolgardie and servicing agencies
Promote the on-going provision of Optic Fibre communications to all settlements in the Shire.	Confirm an implementation program for the provision of Optic Fibre communications to each settlement within the Shire.	Shire of Coolgardie and Telstra/NBN
Protect sensitive land uses from undesirable impacts from specific activities like rubbish tips, chlorine stores and the like.	Allocate special control areas in the scheme to protect impacting infrastructure facilities from encroaching sensitive uses.	Shire of Coolgardie and DER
Support the establishment of the Port Link project.	Allocate land and resources to facilitate the Port Link project.	Shire of Coolgardie and LandCorp

6 Strategy Maps

There are four Strategy Maps, one covering the overall Shire and three covering the key settlements of Coolgardie, Kambalda East and Kambalda West.

6.1 SHIRE STRATEGY MAP

The Shire Strategy Map (**Figure 2**) provides an overview of the strategy proposals following the preceding analysis of the district. Other than supporting the continued operation of the two major primary industries (of mining and pastoral) there is little impact that the Council has on climate change and its consequences to the productivity of the land.

The over-arching objective of the strategy is to achieve the Shire's Vision for the future as outlined at the beginning of the Strategy Report.

The main components of the Shire Strategy Map include the identification of;

- Existing Conservation areas (Reserves),
- Other existing Reserves,
- Potential Conservation areas,
- Areas of Aboriginal Interest;
- Major transport routes,
- Existing mining tenements (live and pending);
- Existing mining operations; and
- Key Settlements and other townsites.

6.2 COOLGARDIE (TOWNSITE) STRATEGY MAP

The Coolgardie townsite faces some of the most challenging issues relating to the harmonious relationship between the surrounding mining operations and the continued enjoyment of the urban environment. The continued survival of the town, to a degree, relies on the survival of the mining industry, however this is the industry that most threatens the town's development.

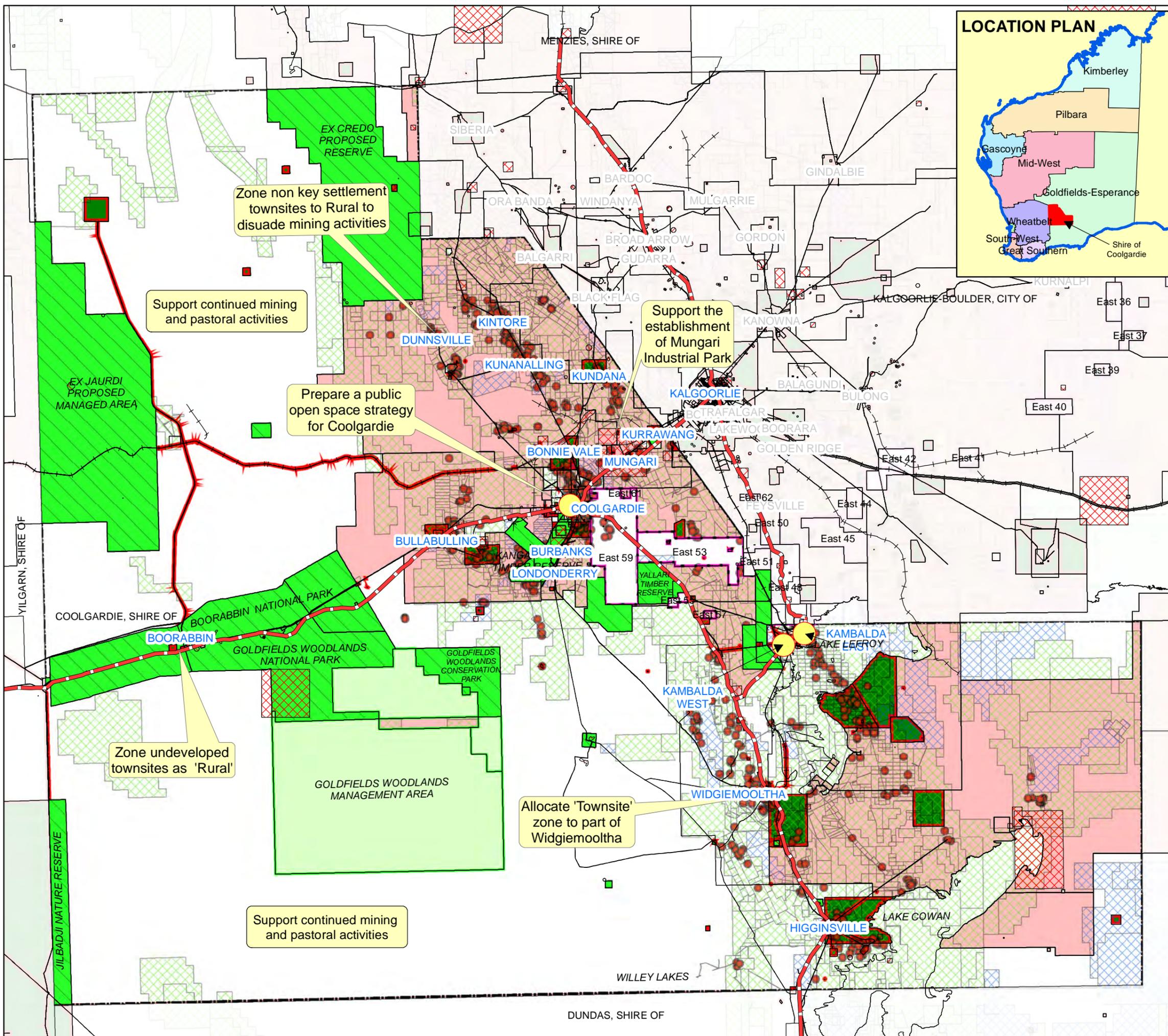
The Coolgardie townsite strategy map is shown in **Figure 3** and includes;

- existing and proposed residential areas, including areas where increased densities could be supported;
- the main commercial centre straddling the Highway;
- protect areas around the townsite from encroaching mining operations by designating areas for 'recreation';
- areas for industrial development ranging from light to service and general industries;
- an area to the west of the townsite for rural-residential development and horse blocks.
- sites included in the Council's Municipal Inventory;
- the location of the Great Eastern Highway and other roads;
- the location of the Mundaring Kalgoorlie pipeline; and
- the main recreation, civic and cultural precinct.

These proposals are based on a townsite strategy that examined the existing zonings, built environment, landform, land tenure, noise contours, live and pending mining tenements, vegetation and geology (prospectivity).

Part 7.2.4 of the Background Report provides a copy of the Townsite Strategy Map as prepared in 1996. All of these factors were analysed to create opportunities and constraints mapping on which the final recommendations were based.

COOLGARDIE DISTRICT LOCAL PLANNING STRATEGY



Legend

- Coolgardie Shire Boundary
- Key Settlement
- Major transport routes
- Railway
- Area of Aboriginal Interest
- Mining activity
- Crown Reserve
- Crown Land (incl UCL etc)
- Potential Conservation
- DPaW Management Area

Mining tenements

- LIVE
- PENDING

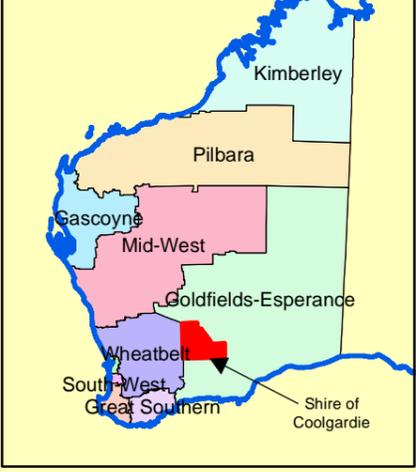


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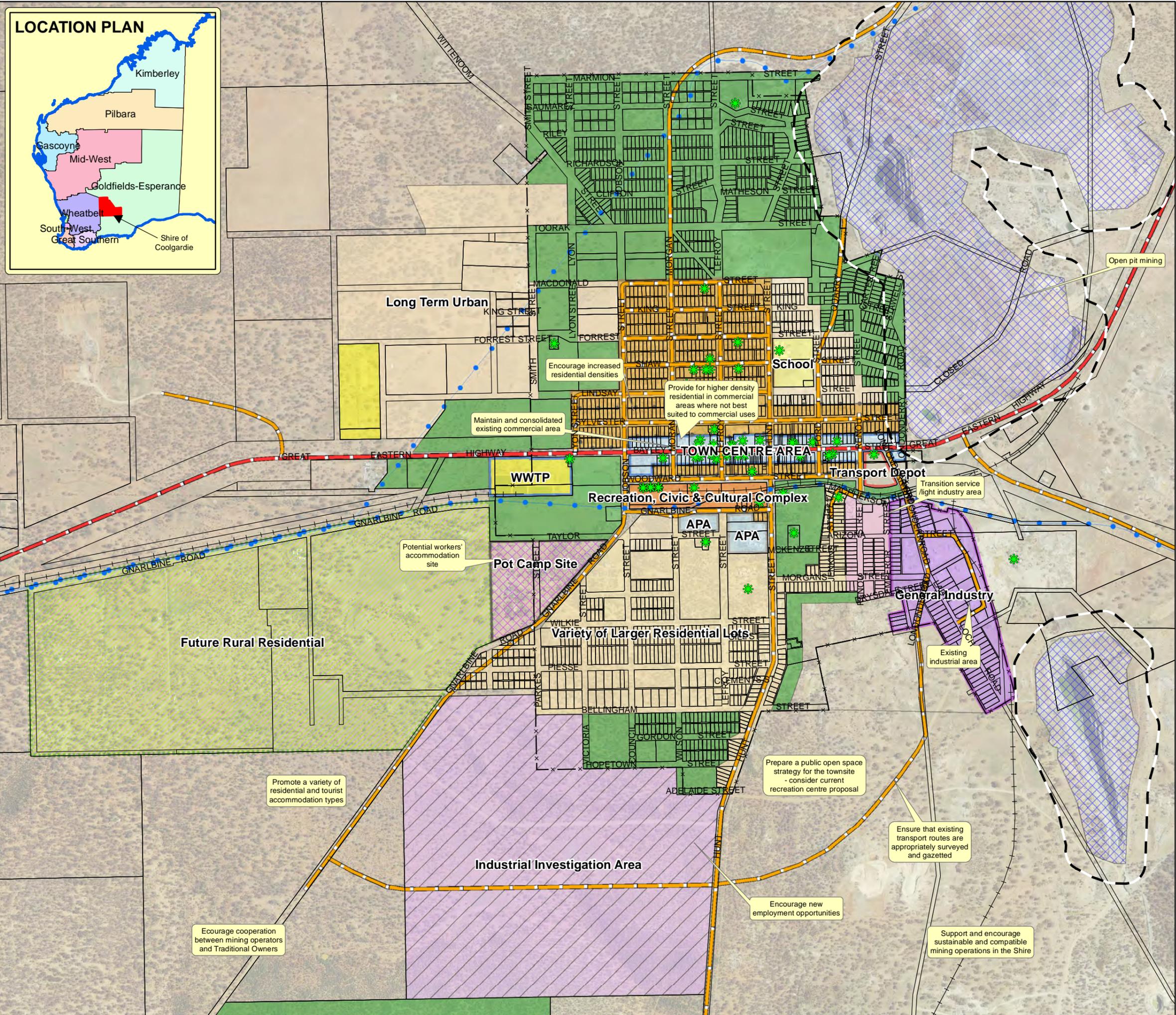


FIGURE 2

LOCATION PLAN



COOLGARDIE TOWNSITE LOCAL PLANNING STRATEGY



Legend

- Existing Townsite Boundary
- Future Residential
- Increase densities
- Aged Persons Accommodation
- Potential Mining Camp Site
- Existing Urban
- Future Rural-Residential
- Mine workings
- 100m mine working buffer
- Commercial Centre
- Recreation, Civic & Cultural Complex
- Existing General Industry
- Future Light/Service Industry
- Public Purpose
- Industrial Investigation Area
- Recreation
- Essential Services
- Great Eastern Highway
- Other roads
- Pipeline
- Municipal Inventory sites



Scale 1:17,500 (at A3)

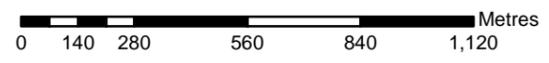


FIGURE 3

6.2.1 RESIDENTIAL

The proposals provide for ample lots and areas for future expansion of residential development. There are numerous lots available for development, and some new areas recently developed by LandCorp. The incursion of the mining activities close to urban development has to be closely monitored to ensure that the residential environment is not detrimentally impacted. A wider choice of lifestyles will be more attractive to would-be settlers. The plan also provides for a potential site for a mining camps or workers' accommodation. This area is somewhat separated from the normal residential areas due to their land requirements, shift work movements and visual impacts.

A site bounded by Gnarlbine, Taylor and Parkes Roads has been designated for a workers accommodation site. This area is well placed to access the amenities and facilities in the town without interrupting any of the existing residential areas.

6.2.2 COMMERCIAL

The commercial area of Coolgardie is not fully developed and has the capacity to expand substantially mainly with infill development. The highway properties need to be intensified in a visually sympathetic manner to the existing streetscape.

6.2.3 INDUSTRY

The industrial area located in the south east of the town is partially developed. LandCorp commissioned a redesign of this area in 1994 however this was never implemented as the land was later found to be prospective. It is recommended that a transition zone (light industry) be introduced to provide for landuses with lesser impacts to be located between the general industrial areas and sensitive uses (housing). The area designated as general industrial has been extended southwards to allow the Council to create additional industrial lots to satisfy the current demand.

6.2.4 PUBLIC PURPOSES AND RECREATION

The town has adequate areas for public purposes; however the location and status of the recreation facilities will need to be assessed in the near future. The Council already has a recreational centre in Sylvester Street but is currently considering the relocation of this facility to a new site bounded by Lindsay, Jobson, Forrest and Smith Streets. A cost benefit analysis will need to assess the longer-term advantages of a new centre.

6.2.5 RURAL RESIDENTIAL

The area west of Coolgardie townsite, known as the 'horse blocks', consists of about 100 hectares of land that has been used for the keeping of horses for many years. There has been a presumption against the approval of any residential component due to rumoured flooding. Closer investigation by the Council has established that only a relatively small area located on the north-west corner of the site is actually ever flooded. The flooding has been caused by works that have prevented the proper drainage of the land in an eastwards direction. The Council has plans to rectify this situation. Both water and power services are available.

The Council supports the designation of this area, along with the disused golf course to the east, as a rural-residential area subject to structure planning. This process will require further confirmation that the drainage in the area can be suitably managed and designated, and that specific areas can be safely used for residential purposes. The structure planning process may adopt building envelopes for each lot.

6.3 KAMBALDA WEST STRATEGY MAP

The strategy elements for Kambalda West are shown in **Figure 4**.

6.3.1 RESIDENTIAL EXPANSION

Other than the minimal infill of vacant blocks, there is very little land that is readily available within the existing townsite. The exceptions are the land on the east side of Atriplex Road and the large area in the north west of the townsite.

An increase in residential densities from R10/20 to R10/30 is proposed for existing 'Residential' zoned land. Special application of the Residential Design Codes will apply to dual coded lots.

LandCorp has had a concept plan prepared for the northwest area that provides for over 450 lots in total. The area shown as 'Future Residential' on the Strategy Map provides for 45 lots in parts 1A and 1B of the first stage. Stage 1 has a total of 107 lots. An enlargement of the subdivision design for this area is shown in **Figure 5**.

Expansion of the Aged Persons Accommodation area is shown between Salmon Gum and Bluebush Roads. The site will be determined by the new FESA building and site requirements shown adjacent. It is important that the aged person accommodation is in a central location with easy access to medical services, shopping and community activities.

The area of land between Salmon Gums Road and Bluebush Road is not required for recreation. The Council has determined that this area of about 3.5 hectares would be more appropriate for medium density residential development up to R40 density. The townsite is already well served with recreation facilities. The main town oval is located adjacent to the new Kambalda Community Recreation Facility which incorporates a community resource centre and other facilities. The school also has its own oval and recreation facilities. There is an abundance of undeveloped recreation and drainage areas throughout the town.

The Council is keen to concentrate its facilities and recreation land holdings into fewer, but better serviced, areas and has determined that the recreation area between Salmon Gums Road and Bluebush Road is not part of its overall recreation needs.

6.3.2 COMMERCIAL

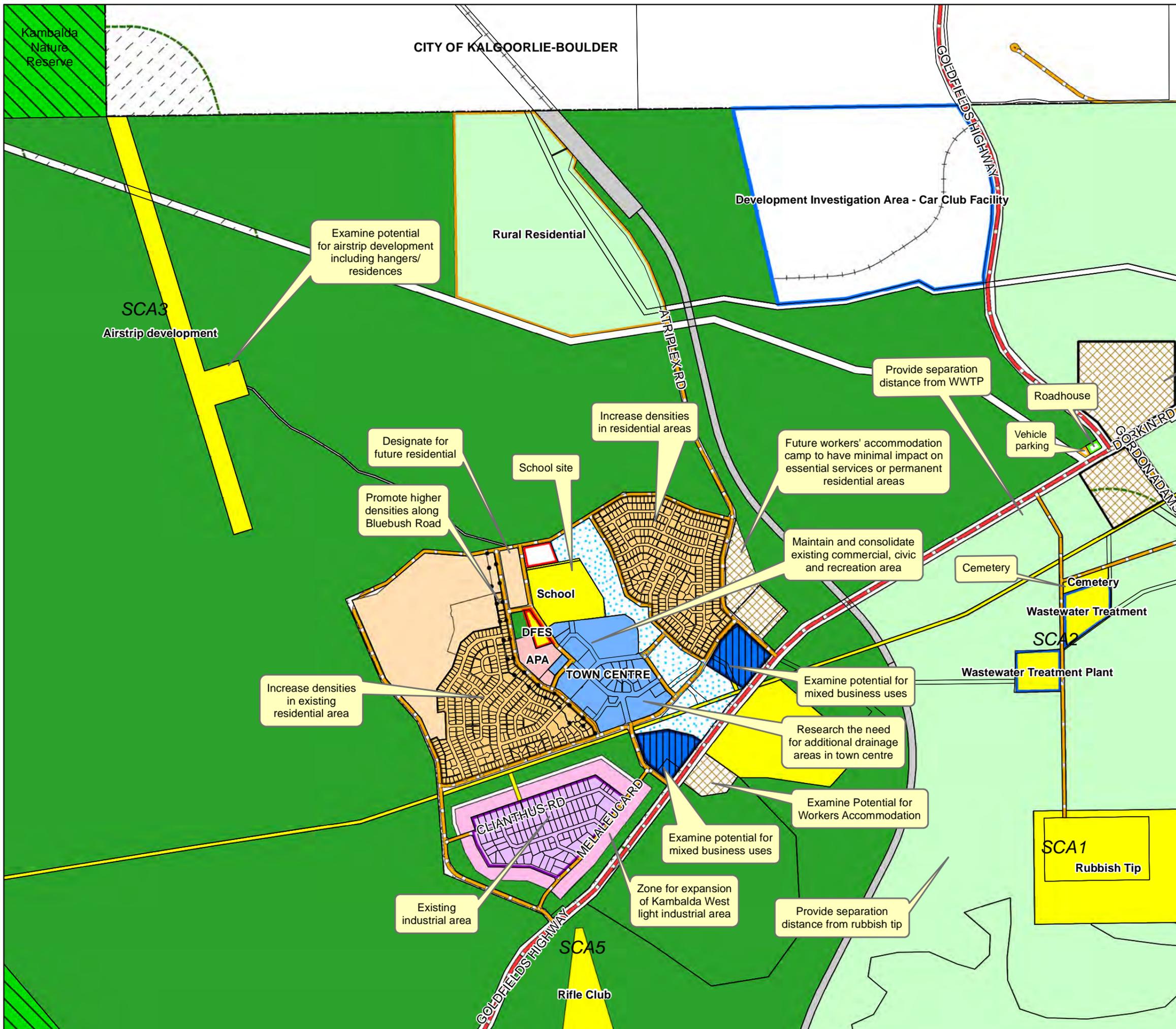
There is ample land allocated for commercial development, however the focus of the town centre is changing. The \$13 million redevelopment of the recreation centre has provided a new social and cultural focus rather than a commercial focus. The Council had previously adopted a Town Centre Plan for the future development of the Kambalda West Town Centre which sought to establish a town square as the focus of the town. It is clear that this town square is unlikely to eventuate due to the low priority of shopping in Kambalda West.

Most of the weekly shopping appears to be carried out in Kalgoorlie which reduces the variety of the goods offered for sale in Kambalda West. It is probable that, unless there are substantially more permanent residents rather than FIFO workers, this impact on local shopping will stay.

Recently seven day trading for Woolworths in Kambalda has been both a welcome development for many, but a significant negative impact on the smaller businesses. This may well see a major increase in empty commercial premises and a change in land use needs.

The Council sees the need to provide for an area to cater for mixed businesses in areas that are currently unused and under-used. The Strategy Map shows two such areas – each of which will require further investigation in regard to drainage, demand, and design criteria.

KAMBALDA WEST LOCAL PLANNING STRATEGY



Legend

- Existing Townsite Boundary
- Existing Urban
- Increased Residential Densities
- Future Residential
- Aged Persons Accommodation
- DFES Site
- Mixed Business
- Existing Short Stay Accommodation
- Potential Workers Accommodation Site
- Car Club Investigation Area
- Commercial/Town Centre
- Existing Light/Service Industry
- Future Light/Service Industry
- Drainage Area
- Place of Worship
- Public Purposes
- Wastewater Treatment Plant
- Special Control Area
- Recreation, Civic & Cultural
- Conservation
- Rural Residential
- Vehicle parking
- Major Road
- Other Roads



Scale 1:20,000
(at A3)

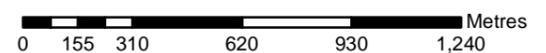


FIGURE 4

These issues will be determined as the basis for a subsequent scheme amendment if substantiated.

FIGURE 5 - KAMBALDA WEST CONCEPT PLAN

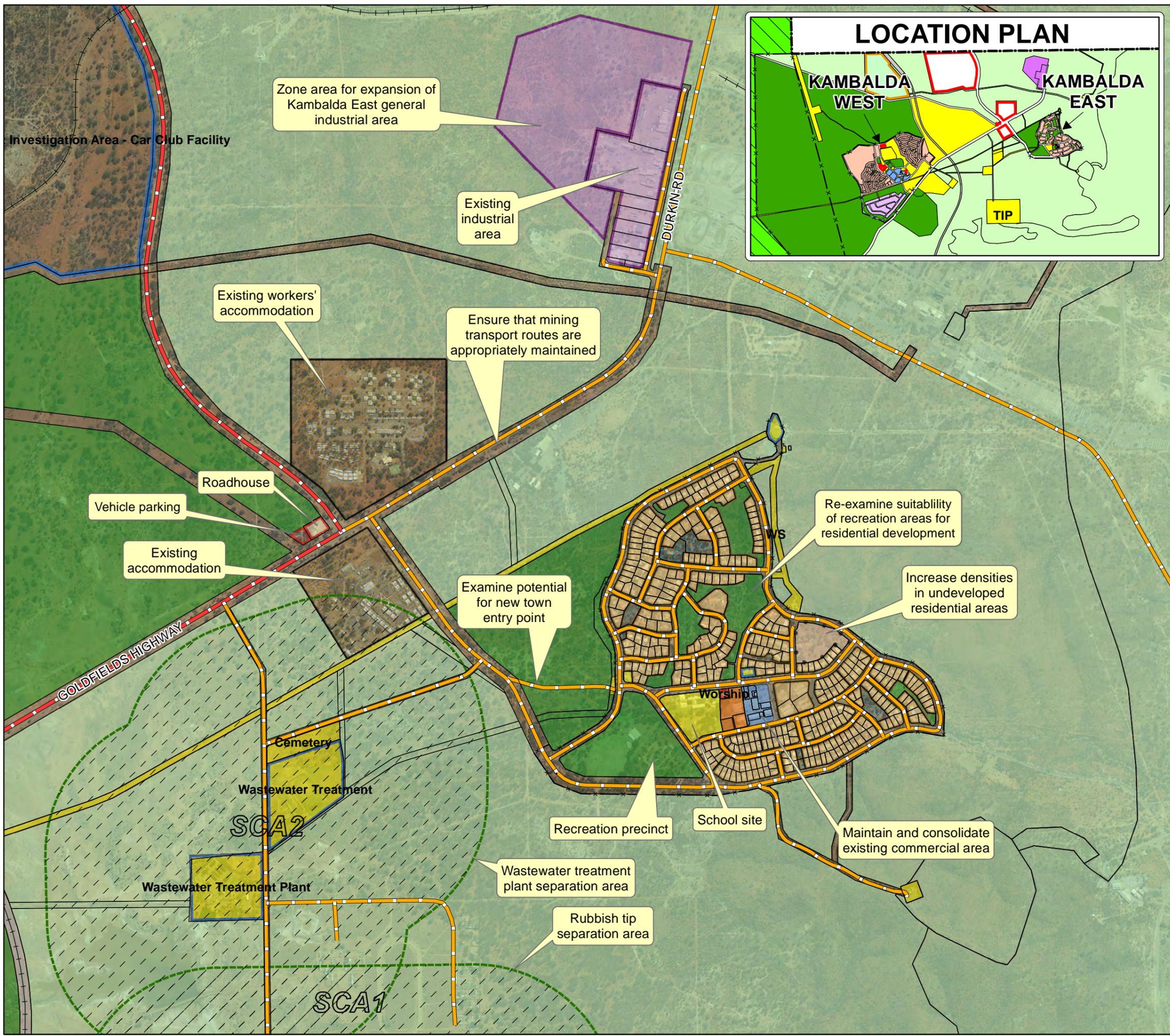
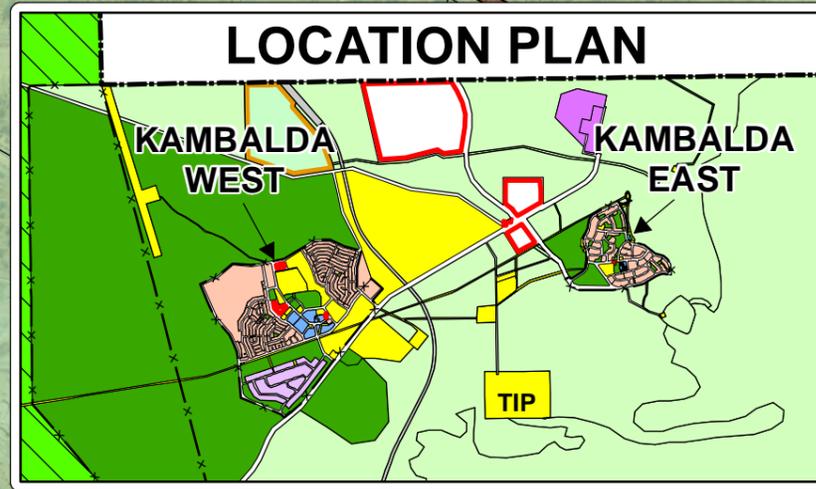


Source: PLANWEST (WA) Pty Ltd

6.3.3 INDUSTRIAL

Although there are still some lots available for development to the south west of the town, it is proposed to increase this number by allocating additional land as shown on the Strategy Map. This area can either create more lots of the same type or some larger lots to cater for larger activities all of which are limited to light and service industries. The generous allocation of a recreation buffer is not considered necessary due to the light industry zoning. The Council

KAMBALDA EAST LOCAL PLANNING STRATEGY



- Legend**
- Existing Townsite Boundary
 - Existing Urban
 - Increased Residential Densities
 - Future Residential
 - Existing Short Stay Accommodation
 - Commercial Centre
 - Existing Industry
 - Future General Industry
 - Recreation
 - Drainage Area
 - Place of Worship
 - Roadhouse
 - Public Purposes
 - Essential Services
 - Special Control Area
 - Civic & Cultural
 - Development Investigation Area - Car Club Facility
 - Railway
 - Major Road
 - Other Roads



Scale 1:12,500 (at A3)



FIGURE 6

considers the expansion of the light industrial area a more effective use of the land within the townsite.

In any event it is recommended that a new general industrial estate be established near the townsites to cater for more general industries servicing the mining industry and the private sector. The Durkin Road industrial area in Kambalda East has adequate setbacks from sensitive uses but may not be adequate for future general industries.

6.3.4 PUBLIC PURPOSES

The Council has identified an area south of the townsite for a rifle range and associated club facilities. The Council has identified the need to designate areas for a variety of sporting activities as a way of encouraging residents to remain in the area.

Although the site is Unallocated Crown Land (UCL) the scheme includes a 500m special control area around the site to restrict any sensitive uses encroaching on the area that may be impacted by the activities on the site.

The site on the corner of Barnes Drive and Salmon Gum Road, previously designated as a medical centre, will now be recreation as the medical facilities are located on the corner of Salmon Gum Road and Gum Nut Place.

6.3.5 RURAL RESIDENTIAL

The Council has selected an area about a kilometre north of the townsite off Atriplex Road for future rural-residential development. This area measures about 85 hectares and will provide for a variety of lot sizes that are close enough to Kambalda for access to its amenities and facilities, but far enough away to provide a change in environment. The proposal is subject to the structure planning process in the Scheme

The area avoids future urban expansion areas, avoids any areas of high mineral prospectivity. If the area is identified as bushfire prone on the Department of Fire and Emergency Services Map of Bushfire Prone Areas then all planning and development proposals will be subject to the requirements of SPP 3. 7- Planning in Bushfire Prone Areas. Other matters such as drainage, environmental assessment and demand will be assessed through the structure planning process. Both water and power is available to the area.

6.3.6 RECREATION

The town is well provided with recreational facilities however the Council has determined that there is a demand for a car club circuit north of the town. This facility will have a 500 metre separation distance to preclude sensitive uses being built too close to the facility. The area of the car club designation is nearly 133 hectares and is located about 1.3 kilometres from the edge of the townsite boundary.

6.3.7 DRAINAGE

The areas identified on the Strategy Map as 'Drainage Area' should be examined more closely to assess whether drainage can be dealt with in a more efficient manner consistent with the WA Planning Commission's *Better Urban Water Management Guidelines*. There are large areas set aside for drainage designed to cater for the irregular downfall events. In this type of country such downpours do not penetrate the soils straight away and can cause flooding. A system of channelling and flood water retention basins may free up some of this land for future use for other purposes in the form of a District Water Management Strategy.

6.3.8 SPECIAL CONTROL AREAS (SCA)

There are five proposed SCAs shown in **Figure 4** that provide specific planning control for the land surrounding:

- the rubbish tip and wastewater treatment plants;
- the airstrip;
- the rifle club; and
- Mungari Industrial Park

These will be included in the Scheme to manage potential land use conflicts with sensitive land uses. In the absence of site specific studies, a generic distance of 500 metres has been adopted. This distance is considered adequate as there is no privately owned land surrounding these facilities.

6.4 KAMBALDA EAST STRATEGY MAP

The strategy elements for Kambalda East are shown in **Figure 6**.

Generally the townsite is fairly well developed, however a few areas may need a closer examination. Other than the land use topics discussed below a new townsite entry road should be examined to provide a more direct and logical access to the town centre and school.

6.4.1 RESIDENTIAL

Other than the minimal infill of the single vacant blocks, there is very little land that is readily available within the existing residentially zoned areas of the town. The exception is the land on the corner of Acacia Road and Mason Street. Although this area is about 1.8 hectares not all of the land may be suitable for residential development. Drainage requirements need to be carefully considered in any future designs.

There are several areas designated for drainage and recreation in the townsite. These areas should be re-examined to determine, firstly whether they are actually required for drainage or recreation, and whether the areas not required, would be suitable for additional residential development. The Council considers that it has more than adequate recreation facilities and land designated for recreational uses in the townsite.

An increase in residential densities from R10/20 to R10/25 is proposed for existing 'Residential' zoned land. Special application of the Residential Design Codes will apply to dual coded lots.

Longer term residential development could be examined in the area on the north side of the entry road (Gordon Adams Road). This is a large area that will evidently need to be carefully planned to make the appropriate allowances for drainage, environmental considerations and recreation requirements. This development could be considered in conjunction with the new town entry.

6.4.2 COMMERCIAL

The existing town centre should be consolidated rather than expanded. It is unlikely that an increase in area would be required in the foreseeable future.

The Council will encourage additional residential dwelling development in the Commercial area provided it does not occupy an area best suited to commercial development. Areas considered acceptable for additional residential development includes areas above street level or areas not at the street frontage.

6.4.3 INDUSTRIAL

Although there is no industrial area in the Kambalda East Townsite there is the Durkin Road area (about 11 ha). This area has now been 'normalised' and is zoned to reflect the current landuse. Additional land shown on the Strategy Map provides for another 26.8 hectares to

meet future needs. This area will need to be subject to a structure planning process to determine lot sizes, drainage requirements, servicing needs and demand for additional general industrial land. The area is well separated from any sensitive uses and should be appropriately exploited to capitalise on the area's proximity to the main mining activities and the land availability.

6.4.4 DRAINAGE

Many parts of the townsite area are allocated as either recreation and/or drainage. Many of the areas currently allocated as Recreation are used for drainage. There needs to be some clarity as to which areas are actually required for drainage so that the rest can potentially be developed, retaining vegetated areas where appropriate. A review of these drainage requirements should be carried out in accordance with the WA Planning Commission's *Better Urban Water Management Guidelines* in the form of District Water Management Strategy

6.4.5 VEHICLE PARKING

The Council has designated an area of about 2,600m² on the west side of the roadhouse on the corner of the Goldfields Highway in Kambalda East. The site will cater for the storage of workers' vehicles off the highway to avoid any potential conflict with highway traffic.

6.4.6 SPECIAL CONTROL AREAS (SCA)

There are no SCAs that directly impact the townsite, however the impact of the rubbish tip and wastewater treatment plant separation distance area (as shown in **Figure 6**) will be applied to the Scheme (also shown in **Figure 4**). In the absence of specific studies a generic distance of 500 metres has been adopted. This distance is considered adequate as there is no privately owned land surrounding these facilities.

7 Implementation, Monitoring and Review

7.1 IMPLEMENTATION

This Local Planning Strategy has established a land use framework for the next 10-15 years for the Shire of Coolgardie and has informed the preparation of the local planning scheme review. The Strategy has been prepared through an analysis of known social, economic and environmental issues and considerations affecting the local community at this time and those likely to have an impact over that period.

The analysis of the key issues and considerations included in this Strategy raise awareness to key stakeholders of the possible scenarios facing the Shire into the future and the inclusion of the strategies and actions send a message about the priority attributed to particular projects by the Shire and the community more generally, and their importance to the Shire of Coolgardie.

It will be important for all government agencies and key stakeholders to work collaboratively into the future to realise the key aspirations of the community as detailed in the Shire's Community Strategic Plan and further highlighted in this Strategy.

7.2 MONITORING AND REVIEW

Whilst the Coolgardie Local Planning Strategy is designed to provide a vision for the potential land use and development within the Shire over the next 10 to 15 years, it is inevitable that given this time-frame the land use issues and pressures affecting the Shire will evolve and change over time. In addition to having an adopted Strategy that provides a level of certainty to both State and local authorities and the community, it is equally important to establish a time frame for the regular review of the Strategy.

It is recommended that an audit of the Strategy be undertaken every five years, preferably in conjunction with any review of the Local Planning Scheme, unless the Shire or the WA Planning Commission considers an earlier review appropriate. A review of the strategy should be undertaken in ten years.

The audit would assess the performance of the strategy in relation to the objectives that have been achieved at each audit stage – acknowledging that many objectives are on-going.

The review of the Coolgardie Local Planning Strategy should follow the formal procedure as outlined in the Regulations 2015.

ADVERTISING

The Shire of Coolgardie Local Planning Strategy certified for advertising on

26 May 2015

Signed for and on behalf of the WA Planning Commission.

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

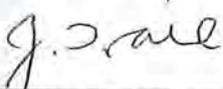
Date

10/06/15

ADOPTED

The Shire of Coolgardie hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 20th day of DECEMBER 2016.


SHIRE PRESIDENT


CHIEF EXECUTIVE OFFICER



ENDORSEMENT

Endorsed by the WA Planning Commission on 24/10/2016

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

Date

30/01/2017



SHIRE OF COOLGARDIE

PART 2

LOCAL PLANNING STRATEGY BACKGROUND INFORMATION AND ANALYSIS

December 2016

PLANWEST

(WA) PTY LTD A.B.N. 77 665 477 168

**CONSULTANTS IN PLANNING,
DESIGN AND MANAGEMENT**

Contents

- 1. Introduction 1
- 2. Preamble..... 1
- 3. Objectives 1
- 4. Purpose of a Local Planning Strategy..... 1
- 5. Vision Statement 2
- 6. Location and Snapshot of The Shire..... 2
- 7. State and Local Planning Context 4
 - 7.1 State 4
 - 7.1.1 State Planning Framework 4
 - 7.1.2 Statutory Planning Legislation 5
 - 7.1.3 State Planning Policies (SPP) 5
 - 7.1.4 State Sustainability Strategy..... 7
 - 7.1.5 Regional Strategies 7
 - 7.1.6 Roads 2025 Strategy..... 8
 - 7.2 Local Government.....10
 - 7.2.1 Local Government Act 199510
 - 7.2.2 Services provided by the Shire10
 - 7.2.3 Existing Statutory Scheme10
 - 7.2.4 Coolgardie Townsite Strategy11
 - 7.2.5 Kambalda Outline Development Plan.....12
 - 7.2.6 Kambalda West Town Centre Concept Plan12
- 8. Shire Profile and Planning Considerations13
 - 8.1 Human Environment.....13
 - 8.1.1 Recent History.....13
 - 8.1.2 Settlement Hierarchy14
 - 8.1.3 Lifestyle.....27
- 9. Population27
- 10. Townsite Housing and Land Supply30
 - 10.1 Kambalda West.....30
 - 10.2 Coolgardie.....30
 - 10.3 Kambalda East.....31
- 11. Education Facilities32
- 12. Land Ownership33
 - 12.1 Land Ownership33
 - 12.2 Areas of Aboriginal Interest34
- 13. Natural Environment.....35
 - 13.1 Climate.....35
 - 13.2 Vegetation, Topography and Conservation Areas35
 - 13.3 Landform and Geology.....37
 - 13.4 Natural Resource Management.....38
 - 13.4.1 Water38
 - 13.4.2 Biodiversity.....39
- 14. Economic Activity40
 - 14.1 Tourism.....41
 - 14.2 Mining Tenements and Activities42
 - 14.3 Mungari Industrial Park43
 - 14.4 Service and Light Industry44
 - 14.5 Business and Commercial.....44
- 15. Transport and Infrastructure45
 - 15.1 Transport Facilities45
 - 15.2 Services46
 - 15.3 Sport, Recreation and other Organisations.....47

List of Figures

FIGURE 1 - LOCATION PLAN SHOWING REGIONS AND LOCALITIES	3
FIGURE 2 - GOLDFIELDS-ESPERANCE REGION PLAN EXTRACT	7
FIGURE 3 - EXTRACT FROM ROADS 2025 STRATEGY	8
FIGURE 4 - COOLGARDIE TOWNSITE - RECOMMENDED STRATEGY	11
FIGURE 5 - KAMBALDA WEST - OUTLINE DEVELOPMENT PLAN	12
FIGURE 6 - KAMBALDA WEST – TOWN CENTRE CONCEPT PLAN	12
FIGURE 7 - LOCALITY AND TOWNSITE LOCATION MAP	14
FIGURE 8 - COOLGARDIE TOWNSITE AND LOCALITY MAP	15
FIGURE 9 - COOLGARDIE TOWNSITE OWNERSHIP MAP	16
FIGURE 10 - KAMBALDA WEST TOWNSITE AND LOCALITY MAP	17
FIGURE 11 - KAMBALDA EAST TOWNSITE AND LOCALITY MAP	18
FIGURE 12 - WIDGIEMOOLTHA TOWNSITE AND LOCALITY MAP	19
FIGURE 13 - DEVELOPED AREA OF WIDGIEMOOLTHA TOWNSITE	20
FIGURE 14 - BOORABBIN TOWNSITE	20
FIGURE 15 - BULLABULLING TOWNSITE	21
FIGURE 16 - BURBANKS TOWNSITE	22
FIGURE 17 - DUNNSVILLE TOWNSITE	22
FIGURE 18 - MUNGARI TOWNSITE	23
FIGURE 19 - BONNIE VALE TOWNSITE	23
FIGURE 20 - KINTORE TOWNSITE	24
FIGURE 21 - KUNANULLING TOWNSITE	24
FIGURE 22 - KUNDANA TOWNSITE	25
FIGURE 23 - LONDONDERRY TOWNSITE	25
FIGURE 24 - KURRAWANG COMMUNITY	26
FIGURE 25 - KURRAWANG TOWNSITE	26
FIGURE 26 - POPULATION AGE PYRAMID 2001-2011	28
FIGURE 27 - POPULATION FORECASTS 2006-2026	29
FIGURE 28 - COOLGARDIE LAND TENURE	33
FIGURE 29 - AREAS OF ABORIGINAL INTEREST AND NT CLAIMANT AREAS	34
FIGURE 30 - KALGOORLIE AIRPORT CLIMATIC DATA	35
FIGURE 31 - SHIRE FEATURES AND CONSERVATION AREAS	36
FIGURE 32 - GEOLOGY	37
FIGURE 33 - SURFACE WATER DRAINAGE AND SUB-CATCHMENTS	38
FIGURE 34 - INTERIM BIOGEOGRAPHIC REGIONALISATION FOR WA (IBRA)	40
FIGURE 35 - MINING TENEMENTS	42
FIGURE 36 - MINING RESOURCES	43

1. INTRODUCTION

Regulation 12A (3) of the *Town Planning Regulations 1967* requires that a Local Planning Strategy shall:

- (a) set out the long-term planning directions for the local government;
- (b) apply State and regional planning policies; and,
- (c) provide the rationale for the zones and other provisions of the Scheme.

2. PREAMBLE

The Shire of Coolgardie's Local Planning Strategy has been prepared in two parts. The First Part (the Strategy) will contain an introduction with the main emphasis based on a series of **Objectives**, **Strategies** and **Actions**. This will provide an outline to guide the local government in the implementation of the Strategy, with an ability to monitor and track its progress.

The second part (this part) includes background information provided in support of the Strategy.

3. OBJECTIVES

The objectives of this Local Planning Strategy are to provide;

- a 'leadership' document which provides strategic planning direction for the next 10 years or longer and which manages that growth within a strategic framework;
- a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives;
- a document which gives direction both to local government, the Department of Planning, the WA Planning Commission and the Minister in assessment of development proposals and provides strategic planning support for this decision-making;
- a document which provides the basis for coordinated decision-making on future servicing of the local government area by local, state government and any other service agency;
- a document which explains/justifies the strategic direction for growth and development to all stakeholders, and;
- a basis on which the Local Planning Scheme may be reviewed.

4. PURPOSE OF A LOCAL PLANNING STRATEGY

The Local Planning Strategy (Strategy) is intended to be a 'leadership' document that supports the Local Planning Scheme (Scheme) provisions and mapping – if the Shire decides to prepare such a Scheme, it will form the basis for future decisions regarding any changes to the Scheme. The Strategy will be a strategic guide for the Council over the next 10-15 years setting out the future path for growth and development. It is a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives.

It is a document that provides the basis for coordinated decision-making on future servicing of the local government area by local, State Government and any other service agency.



The Strategy assesses the adequacy of housing, industrial and commercial areas in the settlements. Population trends and projections will be examined to forecast the needs of the Shire in terms of accommodation, services and infrastructure.

5. VISION STATEMENT

The Shire of Coolgardie will endeavour to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic sustainability.

The Shire will endeavour to diversify its current economic base (of pastoral and mining industries) by establishing rural industries that rely on similar environmental conditions but alternative and more diversified markets.

The Shire will continue to promote the use of best management practices in all its activities especially in the development of its culture, arts, tourism, hospitality and service sector.

Coolgardie, West and East Kambalda will continue to provide modern and efficient services to meet their district service centre role and will be supported as the focus of recreation, administration, commercial and residential development for the Shire and district. To this end the Council will encourage the supply of a range of residential lifestyles (and lot sizes) to provide a choice of living environments to meet a wide range of prospective residents.

The Coolgardie and West Kambalda Townsites will continue to be supported in their role as residential and business centres servicing the important passing trade (both business and tourism), whereas Kambalda East will remain a residential townsite. Coolgardie and Kambalda West will also continue to provide for industrial activities to service the surrounding mining operations.

The Shire will continue to promote the creation of new industries, businesses and jobs based on economically sustainable principles. These jobs may be in a variety of disciplines including, primary industry, solar power, geo-thermal power exploration, bio-diesel development, tourism and cultural awareness.

The Shire will support closer development in rural areas where development complies with WA Planning Commission rural planning policies and the local planning framework.

The Shire will continue to promote its cultural resources and unique landscape without jeopardising the integrity of either asset.

The Shire will continue to protect its valuable indigenous cultural resources. To this end the Shire will promote continuing cooperation between itself, its residents and the relevant agencies set up to provide advice and assistance in these social and land management issues.

6. LOCATION AND SNAPSHOT OF THE SHIRE

Figure 1 shows the location of the Shire in relation to the Regions and the Perth Metropolitan Region. Coolgardie townsite is about 555 kilometres from Perth by road via the Great Eastern Highway, and Kambalda East and West are about 630 kilometres from Perth.



The Shire of Coolgardie covers an area of 30,400 square kilometres with its closest border located about 403 kilometres in an easterly direction from Perth (as the crow flies). The Shire measures up to about 227 kilometres in an east-west direction and nearly 190 kilometres in a north-south direction.

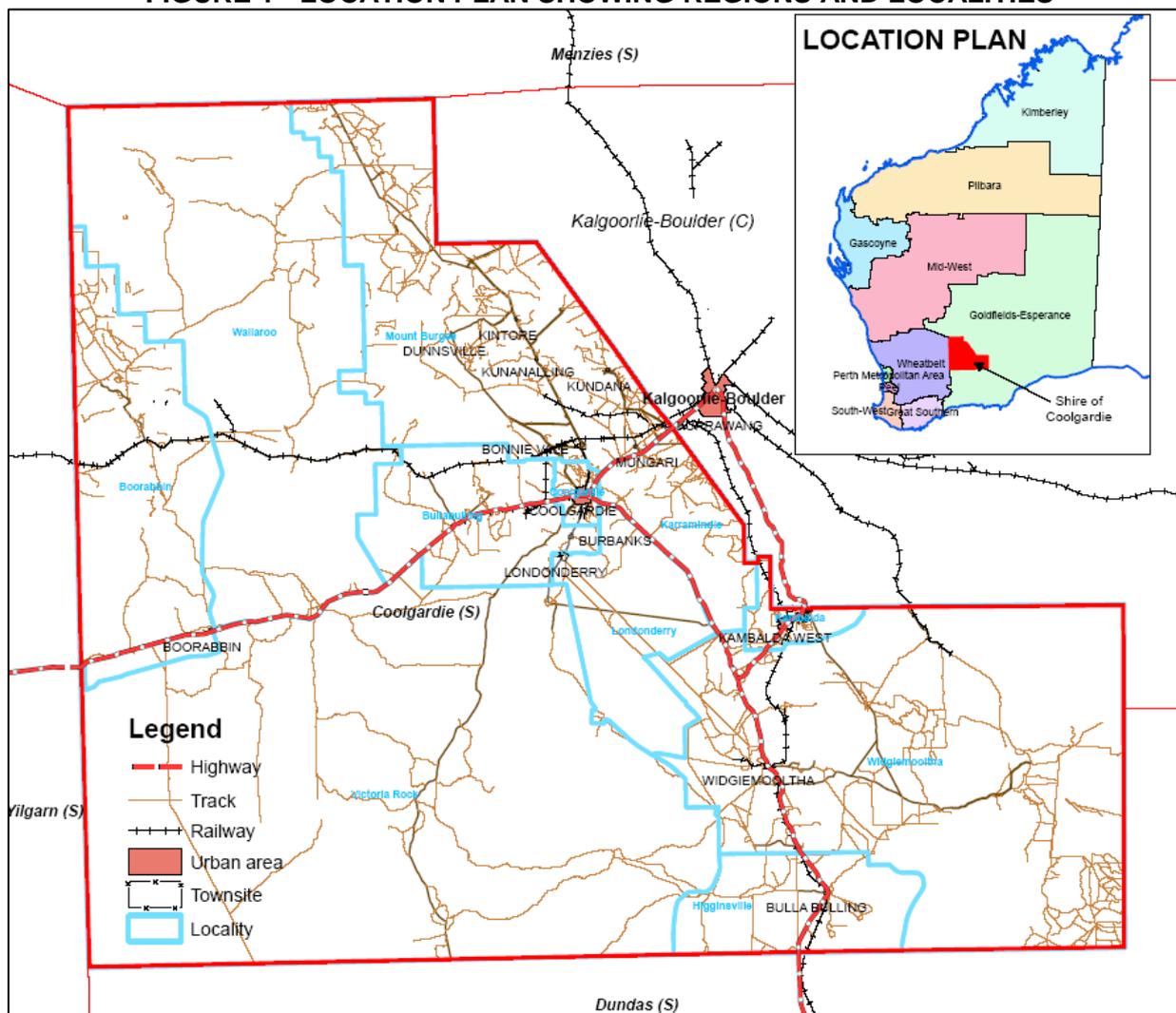
The Shire is located in the Goldfields-Esperance Region of Western Australia.

Some additional Council Statistics include the following;

Population	5,800
Number of dwellings	1,673
Length of sealed roads	427.5km
Length of unsealed roads	800.4km
Area	30,400km ²
Number of Employees:	69
Number of Electors:	2,165
Total Rates Levied:	\$5,011,648
Total Revenue:	\$9,987,250

Source: WA Local Government Directory 2013

FIGURE 1 - LOCATION PLAN SHOWING REGIONS AND LOCALITIES



Source: Nat Maps, PLANWEST



7. STATE AND LOCAL PLANNING CONTEXT

7.1 STATE

7.1.1 STATE PLANNING FRAMEWORK

In 2014 the WA Planning Commission released a State Planning Strategy (SPS) for public comment. The SPS proposals are pitched at a regional level and suggest that the Coolgardie Shire townsites are identified as; an economic activity area; part of an infrastructure band; part of a State movement network; potential for wind energy; and the area is in a resource area. Providing the recognition of these components result in priorities for State infrastructure spending the Shire will be well-placed in terms of the SPS outcomes.

The SPS acknowledges the State's locational context, population forecasts, economy, climate change and several other factors that may influence the future of the State. The Shire of Coolgardie is included in the Central Sector.

The SPS states that the Central sector is poised to be a significant contributor to the nation's mining, scientific, technological, research and innovation industries by 2050. This sector encompasses some of the most iconic landscapes and diverse climatic conditions in Western Australia.

With a diverse economy underpinned by mining, agriculture, fisheries and tourism, the Central sector contributes significantly to the Western Australian economy. The mining and resources industry is a major contributor to the Central sector's economy and the State's gross product.

The Central sector produces a diverse range of mineral resources including gold, iron ore, minerals and many other base and precious metals.

The SPS deals with a series of topics at the wider state level. The majority of these are discussed in more detail through this Local Planning Strategy.

These topics include;

Economic Development – including the provision of land, infrastructure, global competitiveness, economic diversity and innovation, research and industrial synergies.

Education, training and knowledge transfer – covering items including knowledge and learning, creativity, workforce and skill development.

Tourism – the supply of infrastructure, tourism planning, conservation, investment and cultural acknowledgement.

Environment – securing biodiversity, planning for climate change, resource conservation and consumption, and protection of the atmosphere environment.

Agriculture and food – including food security, protection of prime agricultural land, provision of appropriate infrastructure and ensuring global competitiveness.

Movement of people, resources and information – planning and protection of major movement networks connecting communities and freight logistics.

Water, energy, waste and telecommunications – including security of services, efficiency and conservation, wastewater harvesting, promoting sustainable servicing projects.



Social Infrastructure – promotion of livable, inclusive communities and the identity, accessibility and livability of spaces and places.

Affordable and Healthy living – by promoting housing diversity, compact settlements, resource efficient designs and the provision of appropriate social and physical services and amenities.

Land availability – including the provision of supply and demand information, affordability and infrastructure.

Remote Settlements – ensuring that issues like land tenure (including Native Title) and social services are available through integrated planning.

Security – a strategic approach includes defence land and infrastructure and border control.

7.1.2 STATUTORY PLANNING LEGISLATION

The *Planning and Development Act 2005* is the enabling Act for the preparation of local planning schemes and strategies. The *Town Planning Regulations 1967 (as amended)* provide the necessary format for the preparation and processing of schemes.

7.1.3 STATE PLANNING POLICIES (SPP)

Environment and Natural Resources Policy (SPP 2) defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy. SPP 2 recognises that Planning Strategies, Schemes and decision making should consider any relevant accredited natural resource management regional strategy, or catchment management strategies prepared by catchment groups and endorsed by the State Government agencies, with a view to integrating implementation of appropriate and relevant parts through town planning schemes and assessment of developments.

Basic Raw Materials (SPP 2.4)

While this policy is not specific to areas outside of Perth and adjoining areas, the main objectives of identifying and protecting the location of land for the extraction of basic raw materials is relevant to the Shire of Coolgardie. The Council does not operate a quarry in the Shire but has various sites used to supplement required needs for sand and gravel.

Land Use Planning in Rural Areas (SPP 2.5)

The main objectives of this policy are to protect productive agricultural land from incompatible activities; promote regional development and sustainable development in and adjacent to urban areas; protect and improve the environment and landscape assets; and minimise landuse conflicts. The selection of rural living land in the Shire will be guided by this policy.

Water Resources (SPP 2.9)

This policy aims to protect, conserve and enhance water resources that have significant economic, social, cultural and/or environmental values. It also aims to assist in ensuring the availability of suitable water resources to maintain living environments, while maintaining or improving water resource quality and quantity.

Urban Growth and Settlement (SPP 3)

This State Planning Policy was released in February 2006 and applies throughout Western Australia. The objectives of this policy are;



- To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
- To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The Shire of Coolgardie acknowledges the sentiment of this Policy – especially as they relate to remote settlements - and has prepared its Strategy to be consistent with the objectives of this policy.

Residential Design Codes (SPP 3.1)

The Residential Design Codes detailed in this policy assist with planning for residential development. SPP 3.1 is incorporated in all Western Australian local planning schemes, requiring Council's to have regard to its content when considering approvals for residential development.

Aboriginal Settlements (SPP 3.2)

The WA Planning Commission gazetted State Planning Policy 3.2 *Aboriginal Settlements* (SPP 3.2) in May 2011. This policy provides a framework for the planning of Aboriginal settlements and is to be read in conjunction with three sets of guidelines. These guidelines address layout plans, the provision of housing and infrastructure and layout plan exclusion boundaries. Planning Bulletin 108/2013 (Layout Plans) explains SPP 3.2 in further detail and supports the implementation of the policy.

SPP 3.2 (and the associated guidelines and planning bulletin) guide planning in Aboriginal settlements throughout Western Australia and form the basis for decision-making by the WA Planning Commission under the *Planning and Development Act 2005*.

Historic Heritage Conservation (SPP 3.5)

The WA Planning Commission gazetted State Planning Policy 3.5 *Historic Heritage Conservation* (SPP 3.5) in May 2007. The objectives of this policy are to conserve places and areas of historic heritage significance to avoid any development that may adversely affect the significance of heritage places and areas; and to ensure that heritage significance at both the State and local levels is given due weight in planning decision-making and to provide improved certainty to landowners and the community about the planning processes.

SPP 3.5 requires that the Commission and local governments should have regard to heritage places and areas in the preparation of local planning strategies and schemes.

Government Sewerage Policy – draft Country Sewerage Policy

The Government Sewerage Policy is currently under review. The draft policy sets out wastewater disposal requirements for subdivisions and developments with an objective to protect public health, the environment and water supplies. The draft policy includes



discretionary provisions where subdivision and development may be possible without requiring connection to reticulated sewerage.

7.1.4 STATE SUSTAINABILITY STRATEGY

The State Sustainability Strategy establishes a sustainability framework containing principles, visions and goals. It seeks to ensure that sustainability is considered and incorporated into decisions and actions for the future of Western Australia at all levels. The Shire of Coolgardie will ensure that the overall economic and social sustainability of the town will be sensitively managed in the Strategy to acknowledge the rise and fall cycles of the resource sector.

7.1.5 REGIONAL STRATEGIES

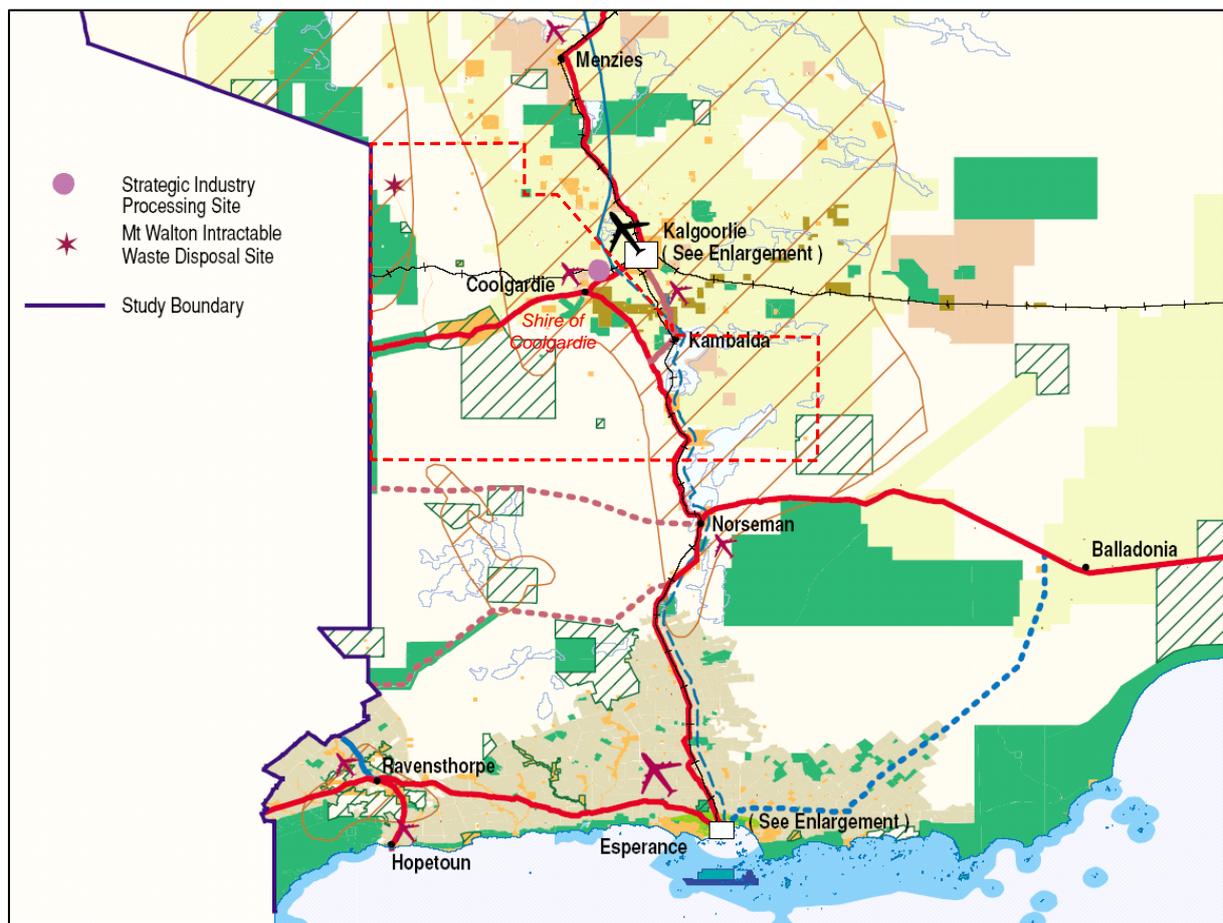
Goldfields Esperance Regional Planning Strategy

This Strategy was published in July 2000 by the WA Planning Commission to integrate the whole region by providing an overall vision for its future growth and development.

The document acknowledges the size and diversity of the region and suggests that the region including the desert areas, scattered with communities, would have potential to incorporate Aboriginal culture and heritage as an ecotourism opportunity.

Figure 2 provides an extract from the Strategy Plan.

FIGURE 2 - GOLDFIELDS-ESPERANCE REGION PLAN EXTRACT



Source: Goldfields-Esperance Regional Planning Strategy, WA Planning Commission, 2000

The strategy identifies several broad issues and sets out objectives and recommendations for addressing these topics.



Draft Goldfields Esperance Regional Planning Infrastructure Framework

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

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

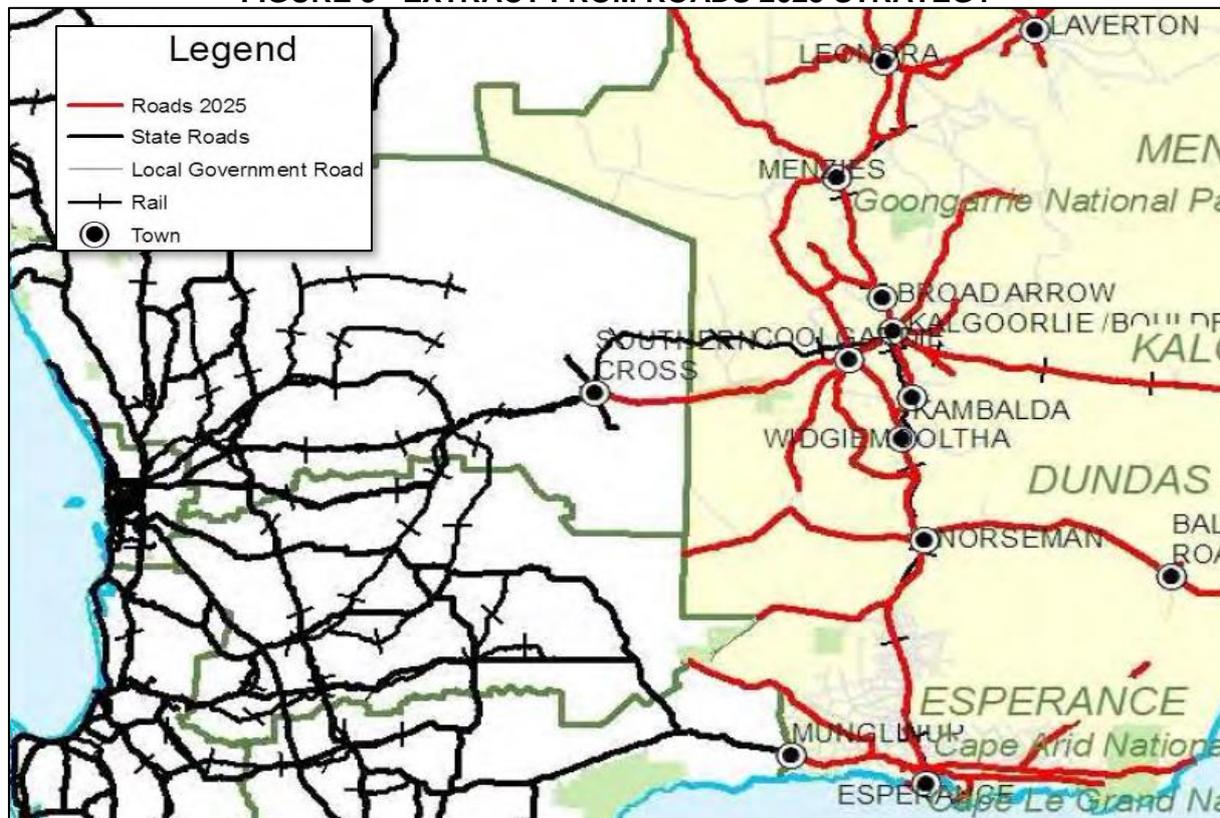
It is considered that this Strategy is consistent with the draft Framework.

7.1.6 ROADS 2025 STRATEGY

Figure 3 shows part of the regional map in the Roads 2025 Strategy.

In 2007 the Main Roads WA produced a series of reports dealing regions of WA titled *Roads 2025 Regional Road Development Strategy (2007)*. The Shire of Coolgardie is included in the Goldfields-Esperance Report.

FIGURE 3 - EXTRACT FROM ROADS 2025 STRATEGY



Source: Roads 2025, Main Roads WA 2007

The Roads 2025 strategy document presents road network in two parts: State Roads and Local Government Roads. Road development strategies for the State Roads are based upon



the strategies defined in Main Roads' Road Asset Planning Investment Database. Local Governments have reviewed and updated the road development strategies for the Local Government Roads.

STATE ROADS

Great Eastern Highway

Great Eastern Highway is part of the primary East-West freight route for Western Australia (WA). It provides access to the West Kalgoorlie Industrial Estate and the major rail facility at this location. It is the primary route for intra-regional travel between the Goldfields and the Perth metropolitan area and the Southwest of the State.

This road provides inter-town access between Southern Cross, Coolgardie and Kalgoorlie and to surrounding mining areas. It also serves as a tourist route, being part of the 'Golden Pipeline Heritage Trail' and is also used by travellers driving between WA and the Eastern States.

The majority of the link displays significant width, roughness and strength deficiencies. The road pavement has been constructed over a 55 year period. Shoulder maintenance is a constant problem due to the seal width and the heavy vehicle usage. Continuing growth in mineral development in the region will lead to increased numbers of mining related heavy and oversize vehicles.

A high percentage of heavy vehicles (38%) use this route including interstate vehicles. There is mix of long haul transport, very large oversize loads and tourist traffic.

The development strategy will maintain the current status of the road as a minimum standard in the short term to ensure no loss of existing productivity and service levels. Proposals will also increase formation and seal width and rehabilitate sections of the existing pavement that have high roughness counts or strength deficiencies, and undertake relevant geometric improvements to improve the safety and efficiency of this road. Works will provide adequate overtaking opportunities to reduce the incidence of driver frustration due to delays.

Coolgardie-Esperance Highway

The Coolgardie-Esperance Highway is a major inter-town link between Coolgardie, Norseman and Esperance. It also plays a significant role in the access to and from Kalgoorlie and areas to the south and east. It is identified as a strategic freight, tourist, inter-town as well as part of an interstate route.

The Highway facilitates the export of large volumes of grain, iron ore and minerals. The road also provides access for a high volume of tourist traffic (including east-west) to many areas of interest in this extended region.

This road plays a key role in the distribution of freight to and from the eastern states as it forms a major part of the east-west link between the WA/SA border and all points within Western Australia.

The development strategy will maintain the existing road in its current state as a minimum with a view to undertaking the required upgrades. Shoulder widening, increasing the seal width and some road geometry enhancements are required to improve the safety on this road.

Several geometric improvements will increase the efficiency and decrease operating costs for heavy vehicles, while pavement rehabilitation works are required in some areas to reduce the roughness and strength deficiencies.



Goldfields Highway

This road services the requirements of a number of pastoral stations and tourist destinations. The road has been identified as a strategic freight and inter-town route that provides for the access needs of the billion dollar mining industry.

The road suffers from periodic road closures due to flooding. The majority of the road displays significant width and strength deficiencies and the pavement age ranges up to 45 years.

The development strategy will maintain the current service levels as a minimum short term standard with the view to increasing the existing seal width to 8m on a 10m formation on this road. Provide for additional parking bays and overtaking opportunities as well as suitable acceleration and deceleration lanes at major heavy vehicle access points. This will improve the safety and efficiency of this road.

LOCAL GOVERNMENT ROADS

There are several local government roads throughout the Shire. These roads include; Burra Rock Road, Cave Hill Road, Coolgardie-Menzies Route, Durkin Road, Nepean Route and Victoria Rock Road.

As mentioned, these roads are the responsibility of the local government and form an integral part of the road hierarchy network.

7.2 LOCAL GOVERNMENT

7.2.1 LOCAL GOVERNMENT ACT 1995

Section 5.56 (Planning for the future), of the *Local Government Act 1995* (Local Government Act), requires that all local governments are to plan for the future of the district.

Section 1.3 (Content and intent) of the Local Government Act, also requires, amongst other matters, that a local government in carrying out its functions, including a plan for the future of the district, as set out under Section 5.56, must:

use its best endeavours to meet the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity.

7.2.2 SERVICES PROVIDED BY THE SHIRE

Supervisory staff are employed to ensure local government obligations are met under the Local Government Act. These services include, administration, rubbish collection, litter control, management of rubbish tips, dog control, youth recreation activities, recreation area maintenance, swimming pool, street lighting, road construction and maintenance, health services, building services, youth development program and the provision and maintenance of other amenities and facilities – including the sewerage system in Coolgardie. The latter includes public ablutions, libraries, public hall and active recreation clubs.

Where a full time position is not considered sustainable in any of these areas, the work is either shared with adjoining Local Governments, or consultants are used.

7.2.3 EXISTING STATUTORY SCHEME

The existing scheme is the Shire of Coolgardie Town Planning Scheme No. 4 (District Scheme) Consolidated Scheme and covers the whole district. The Scheme was consolidated on 15 April 2003 and originally prepared November 1991 from an amalgamation of the previous three townsites schemes for Coolgardie, Kambalda East and Kambalda West.



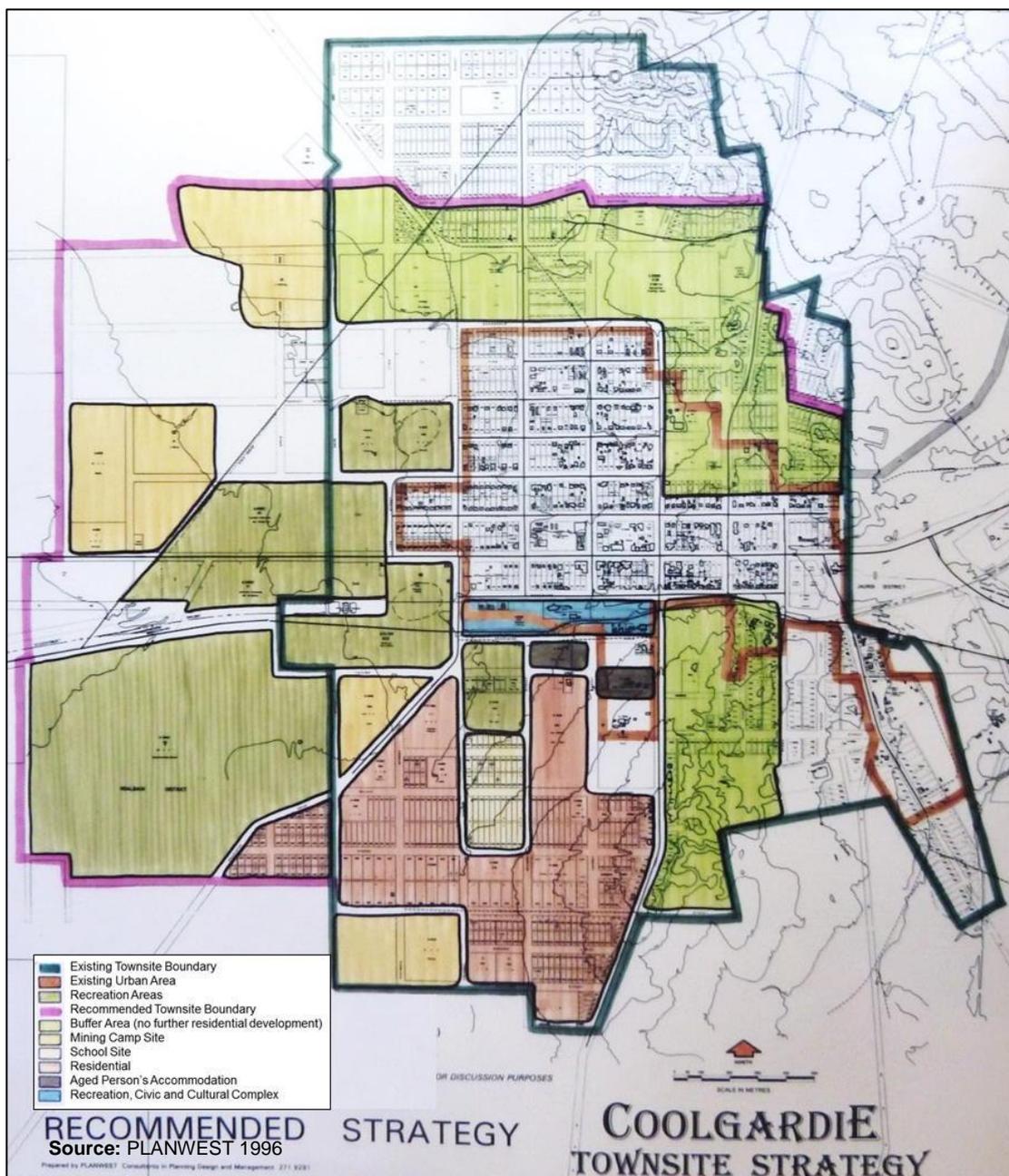
The Scheme provides the authority for the Shire to determine all applications for planning consent (except the first single dwelling on a lot) for all development throughout the district.

The Shire has kept the Scheme current through the years with 15 amendments being initiated. Amendments 1-8, 10, 12, 13 and 17 related to rezonings. Amendment 9 inserted a new definition for 'Moveable Buildings'. Amendment 11 related to commercial vehicles in residential areas.

7.2.4 COOLGARDIE TOWNSITE STRATEGY

In 1996 the Shire prepared a townsite strategy for Coolgardie. The strategy examined the opportunities and constraints including areas of prospectivity, open-cut affected areas, VCL (Vacant Crown Land), live mining tenements and vacant land. **Figure 4** provides an extract of the recommended strategy.

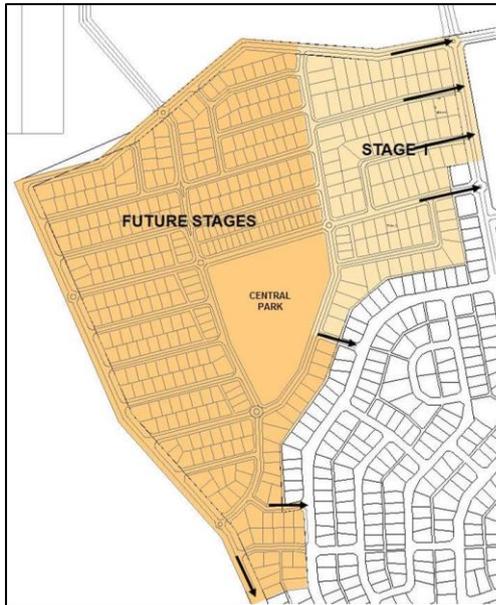
FIGURE 4 - COOLGARDIE TOWNSITE - RECOMMENDED STRATEGY



7.2.5 KAMBALDA OUTLINE DEVELOPMENT PLAN

In 2005 LandCorp had an ODP (Outline Development Plan) prepared for the north east section of Kambalda West townsite.

FIGURE 5 - KAMBALDA WEST - OUTLINE DEVELOPMENT PLAN



The design shown provides for about 450 lots, 120 of which are in Stage 1. It was anticipated that the lot configuration may be reviewed as time goes on and trends change. As far as the Council is concerned this is still the current plan.

The design provides for the consolidation of the public open space provision and the use of the grid system allowing for drainage and ease of access and readability.

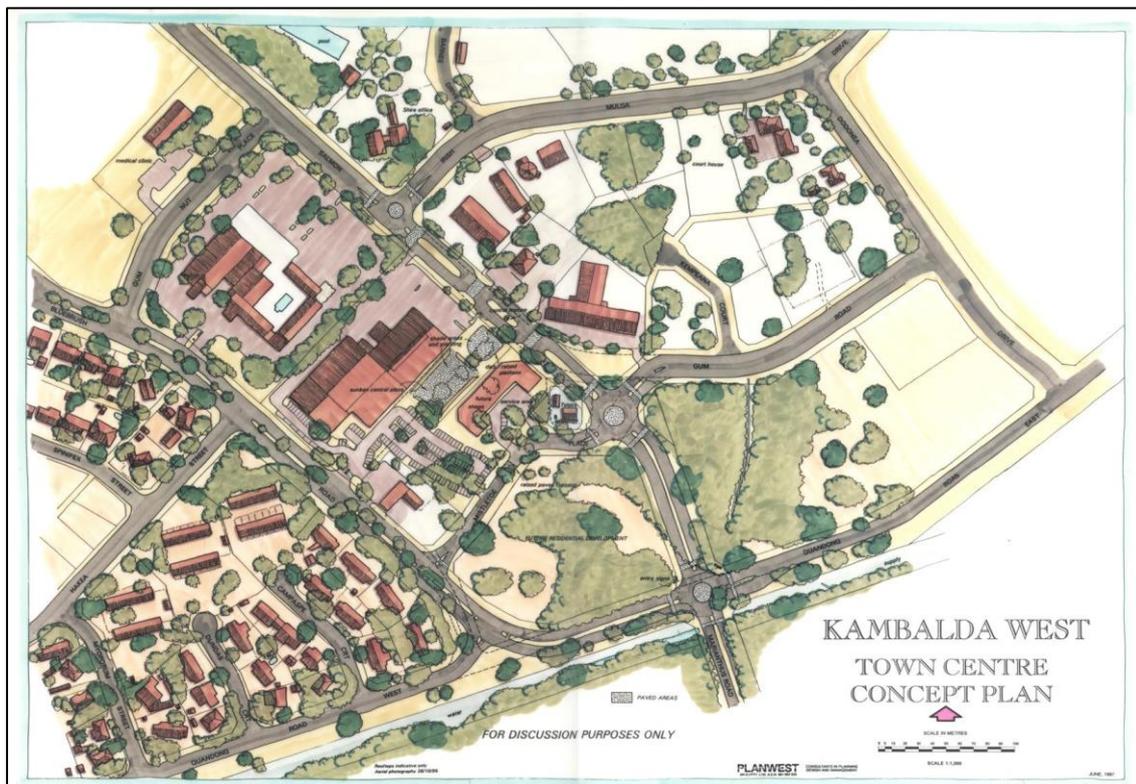
Lot sizes are around the 600m² size with wider frontages allowing for the 'second recreational vehicle' that is commonly used in these towns.

Source: PLANWEST 1996

7.2.6 KAMBALDA WEST TOWN CENTRE CONCEPT PLAN

In 1997 the Council adopted a concept plan for the future development of Kambalda town centre. The road arrangement has already been implemented.

FIGURE 6 - KAMBALDA WEST – TOWN CENTRE CONCEPT PLAN



Source: PLANWEST 1997



8. SHIRE PROFILE AND PLANNING CONSIDERATIONS

8.1 HUMAN ENVIRONMENT

8.1.1 RECENT HISTORY

Coolgardie town was founded in 1892, when gold was discovered in the area. Over the previous three decades there had been several major gold rushes around Australia mostly centred on the east coast, but by the 1890s these had mostly been exhausted. By 1898 Coolgardie was the third largest town in the colony, with a population of 15,000, and another 10,000 in the surrounding region. At its peak, 700 mining companies based in Coolgardie were registered in London. The town also supported a wide variety of businesses and services, many hotels and several newspapers.

The gold began to decrease in the early 1900s, and by World War I, the town was in serious decline. The federal electorate was abolished in 1913 due to the diminished population as many of its residents left for other towns where the gold was still plentiful, and it soon ceased to be a municipality. The situation remained unchanged throughout the century, as its population slipped to around 200 and it became a virtual ghost town.

Despite this, many of the buildings from its peak were retained, which in recent years has helped shape the town's character. The development of a tourist industry has once again created some employment in the town, resulting in a small increase in population, and it appears to be no longer in danger of dying completely.

The Coolgardie safe is a low-tech refrigeration unit named after the small mining town; it was invented in the 1890s.

The following provides a summary of some dates of interest in the history of Coolgardie.

1863 - Local region first explored by HM Lefroy.

1864 - CC Hunt also visits the area using waterholes to travel from the western coast across the southern half of Western Australia. Hunt's work as an explorer results in the area becoming accessible for settlement.

1892 - Gold discovered in the area by Arthur Bayley and William Ford. On 17 September these men deposit 554 ounces (16.8 kg) of gold found at Fly Flat with the Mining Warden at Southern Cross. Within hours the greatest movement of people in Australia's history begins.

1893 - Town laid out and named Coolgardie.

1895 - Post Office opens.

1896 - Electricity available and a swimming pool opens.

1897 - Over 700 mining companies floated on the London Stock Exchange.

1898 - The town is third largest in Western Australia; population reaches 15,000 with another 10,000 in the surrounding area. Two stock exchanges, three breweries, six newspapers, 60 stores, 26 hotels and many churches are open to provide services to the throng.

1902 - State Battery built.

1903 - Water arrives at Coolgardie from the Mundaring Weir, over 500 kilometres to the west.

The construction of the water pipeline is one of the most remarkable engineering feats in Australia, hailed by many as impossible. Nevertheless, the pipeline exists today and continues to bring fresh water to the eastern towns.

By World War 1, many had moved on to richer gold bearing ground of Kalgoorlie and the town was in decline. The name 'ghost town' was used as the population dropped to less than

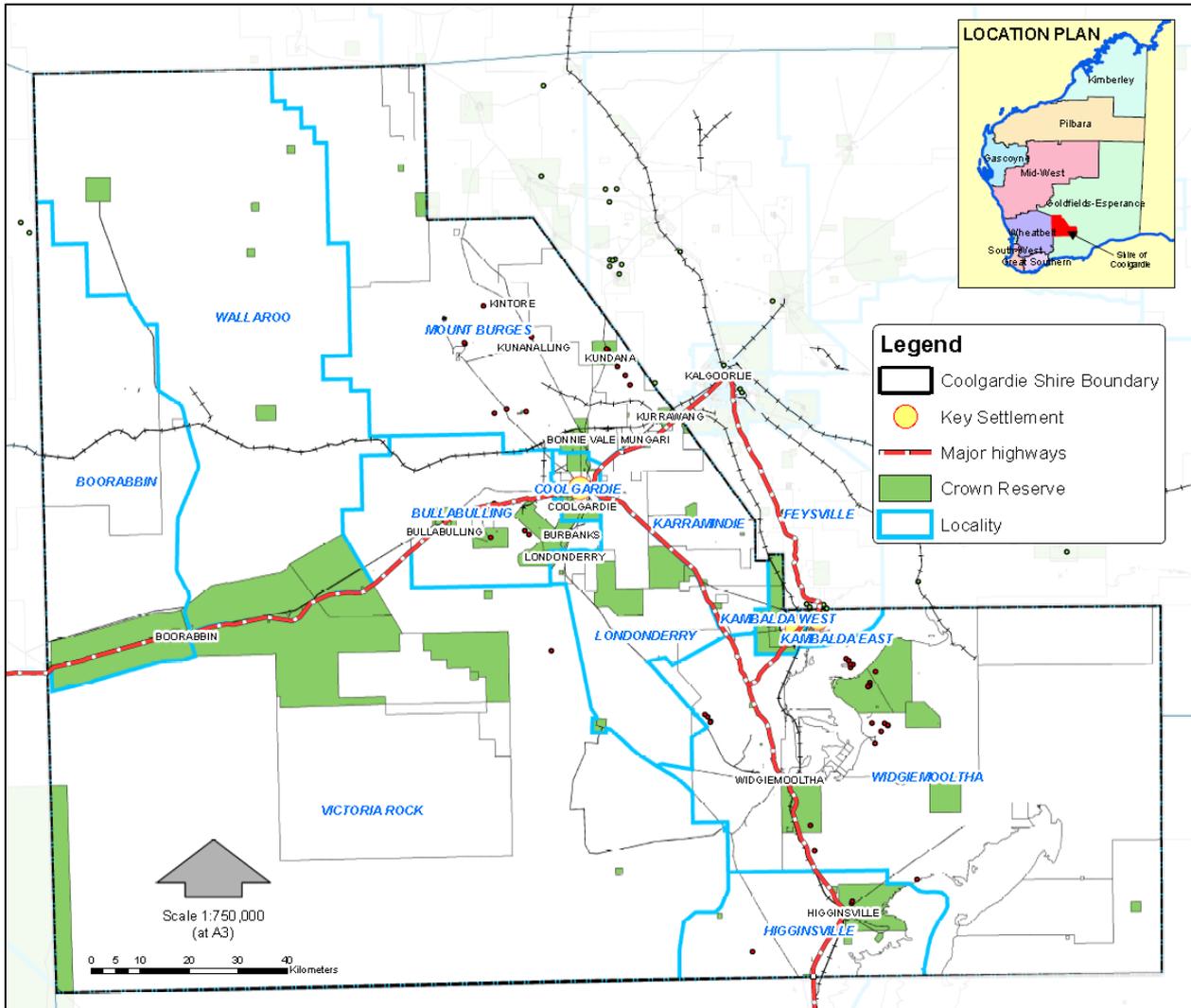


200. However, soaring gold prices in the 1980s sparked renewed interest in Coolgardie. The price of gold is once again on the increase.

8.1.2 SETTLEMENT HIERARCHY

Figure 7 shows the location of these townsites and the locality areas (in blue).

FIGURE 7 - LOCALITY AND TOWNSITE LOCATION MAP



Source: PLANWEST

The Shire has eleven localities including Wallaroo, Boorabbin, Bullabulling, Karamindie, Mount Burges, Coolgardie, Kambalda, Widgiemooltha, Higginsville, Londonderry and Victoria Rock.

All the following figures contain aerial photographs sourced from Landgate along with the latest townsite and cadastral data. The sixteen Townsite boundaries are shown in light blue with the ownership map adjacent. The ownership categories include Crown land, freehold land owned by the State of WA, freehold land owned by local government, or freehold land owned by private or corporate ownership, leasehold land, VCL (Vacant Crown Land) and Crown Reserves. Their respective locations are shown in **Figure 7**.

Coolgardie townsite has a total of 602 hectares in area and includes 424 vacant lots that are zoned 'Residential' in the Scheme. Only 126 of these 'Residential' zoned lots are north of Great Eastern Highway. There are 17 vacant 'Commercial' zoned lots and 80 'Industrial'



Figure 9 provides the ownership status of land in the townsite.

FIGURE 9 - COOLGARDIE TOWNSITE OWNERSHIP MAP



Source: Landgate, 2012

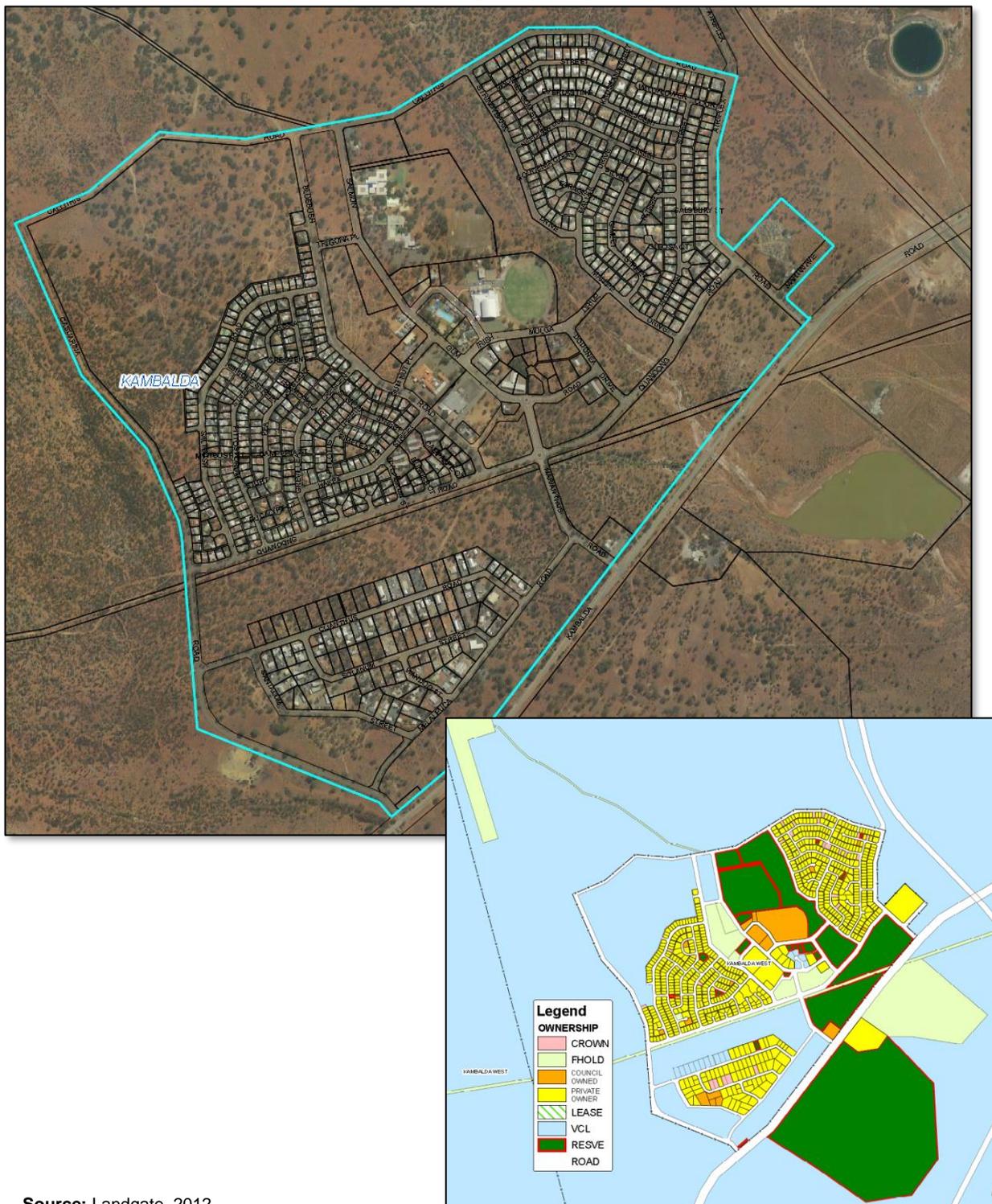


Kambalda West is 339 hectares in area and the majority of the existing lots are fully developed. The large area in the north-west part of the townsite is currently the subject of a LandCorp proposal to create additional residential lots (see **Figure 5**).

The ‘normalisation’ of the town has increased the demand for housing blocks, and as a consequence the demand for other services.

Figure 10 shows both the town dam and reservoir.

FIGURE 10 - KAMBALDA WEST TOWNSITE AND LOCALITY MAP



Source: Landgate, 2012

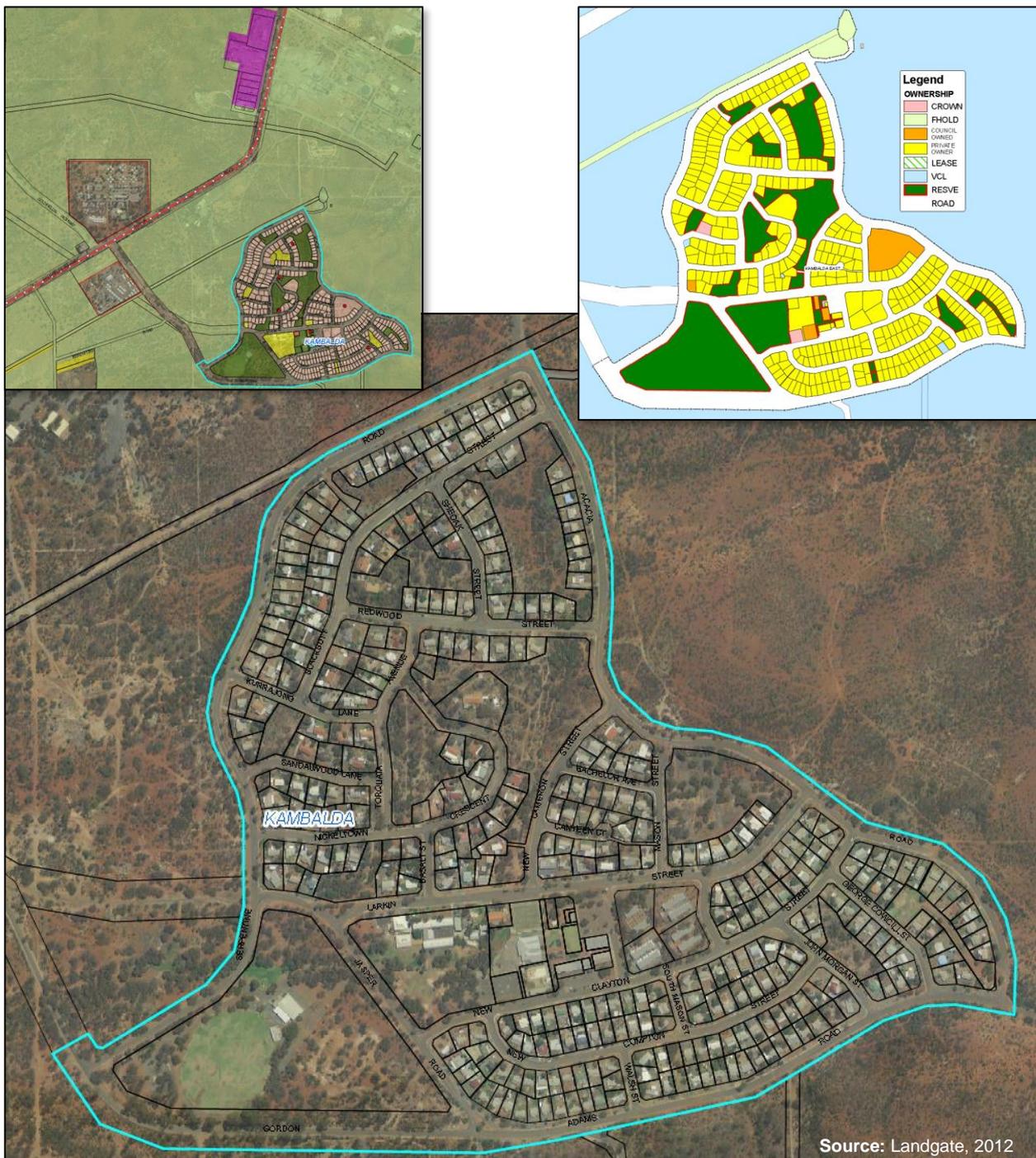


Just off the photograph extent to the north-west is the town's gravel landing strip. The ownership plan more clearly shows the location in relation to the townsite. The airstrip provides for jets similar to those using Kalgoorlie-Boulder airport.

Large areas through town are set aside for drainage channels that are required in times of downpours. The area to the south of the town is the industrial area where many of the lots are currently developed. The estate has a good buffer area to any residential zones.

Figure 11 shows **Kambalda East** Townsite (blue border) but also shows the town's proximity to the two main worker accommodation sites and the industrial area servicing the nickel refinery to the north of the photograph.

FIGURE 11 - KAMBALDA EAST TOWNSITE AND LOCALITY MAP



Kambalda East covers an area of 10.2 hectares and has very few vacant residential lots. In the townsite there are 5 such land parcels. Some of the vacant land parcels currently designated as recreation/drainage could be re-examined for their potential for higher density residential development – if the demand can be demonstrated.

Widgiemooltha Townsite has part of the development outside the townsite boundary (blue border of **Figure 12**).

FIGURE 12 - WIDGIEMOOLTHA TOWNSITE AND LOCALITY MAP



Source: Landgate, 2012

Widgiemooltha townsite measures about 119 hectares and only has minimal properties retained in private ownership.

The developed portion of the Townsite will be included in the 'Townsite' zone to provide for a degree of flexibility of landuses in the remote settlement. It is unlikely that the rest of the townsite will be developed due to servicing issues and Government land ownership.

Figure 13 provides an enlargement of the developed area.



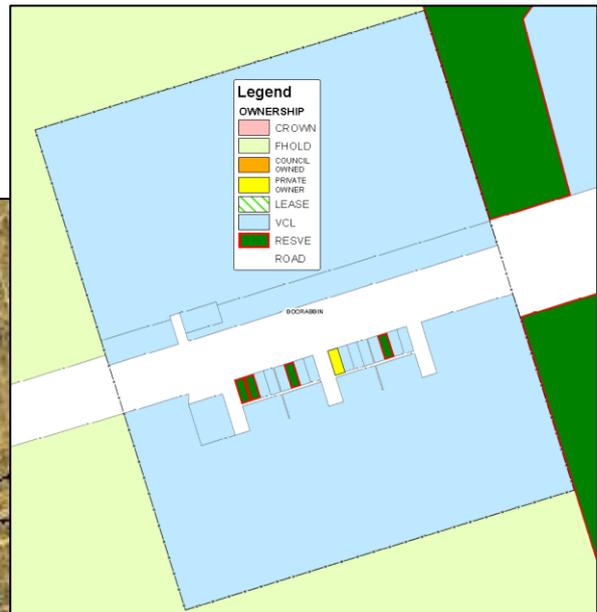
FIGURE 13 - DEVELOPED AREA OF WIDGIEMOOLTHA TOWNSITE



Source: Landgate, 2012

FIGURE 14 - BOORABBIN TOWNSITE

Boorabbin Townsite measures about 79 hectares - all of which remains vacant. There is no privately owned land.



Source: Landgate, 2012



Bullabulling Townsite measures about 11 hectares and includes no privately owned land, however there is a single dwelling located in the southern part of the townsite.

FIGURE 15 - BULLABULLING TOWNSITE

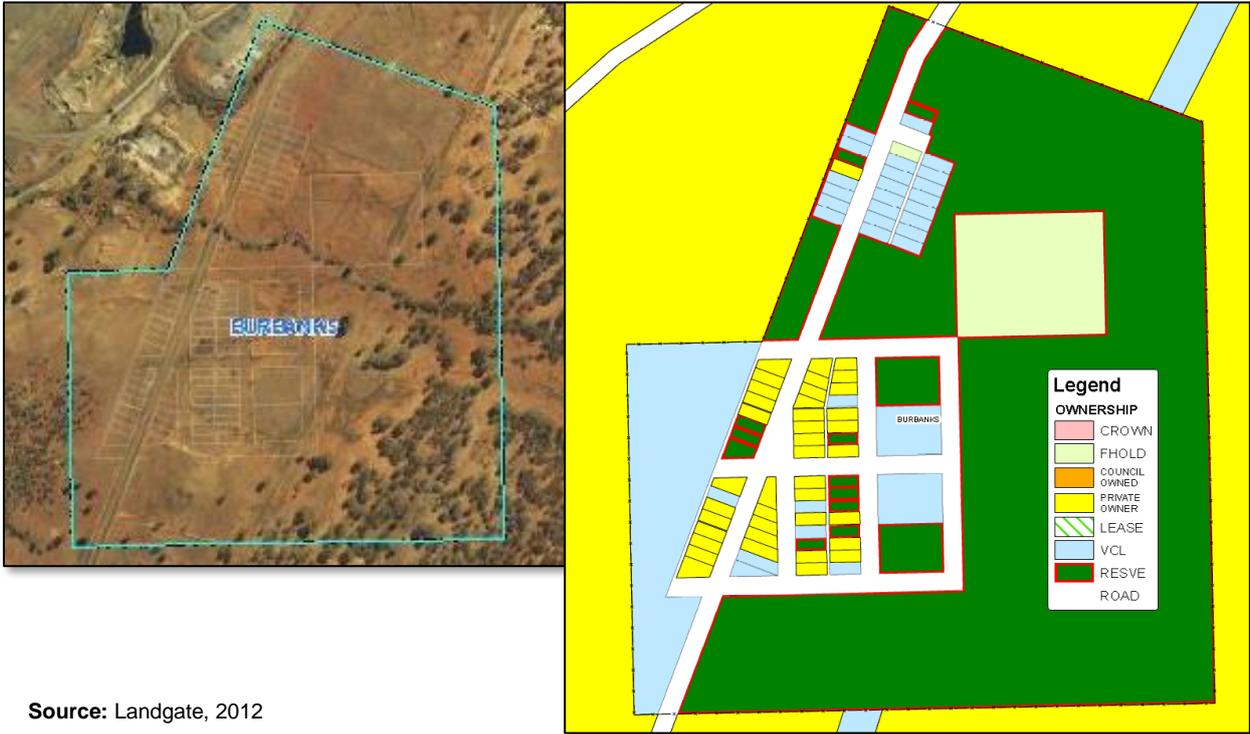


Source: Landgate, 2012

Burbanks Townsite is about 90 hectares in area, has no development and no privately owned land. **Figure 16** provides an aerial photograph and an ownership plan.

Likewise **Dunnsville Townsite** has no development and no privately owned land. **Figure 17** provides an aerial photograph and an ownership plan. The townsite area measures about 40 hectares.

FIGURE 16 - BURBANKS TOWNSITE



Source: Landgate, 2012

FIGURE 17 - DUNNSVILLE TOWNSITE



Source: Landgate, 2012



FIGURE 18 - MUNGARI TOWNSITE



Mungari Townsite measures about 58 hectares in area. As can be seen from the aerial photograph in **Figure 18** there is no development and no privately owned land.



Source: Landgate, PLANWEST

FIGURE 19 - BONNIE VALE TOWNSITE

Bonnie Vale Townsite is a very large townsite measuring about 212 hectares.

As the ownership map demonstrates there are only two privately owned properties – both remain undeveloped.



Source: Landgate, PLANWEST



FIGURE 20 - KINTORE TOWNSITE

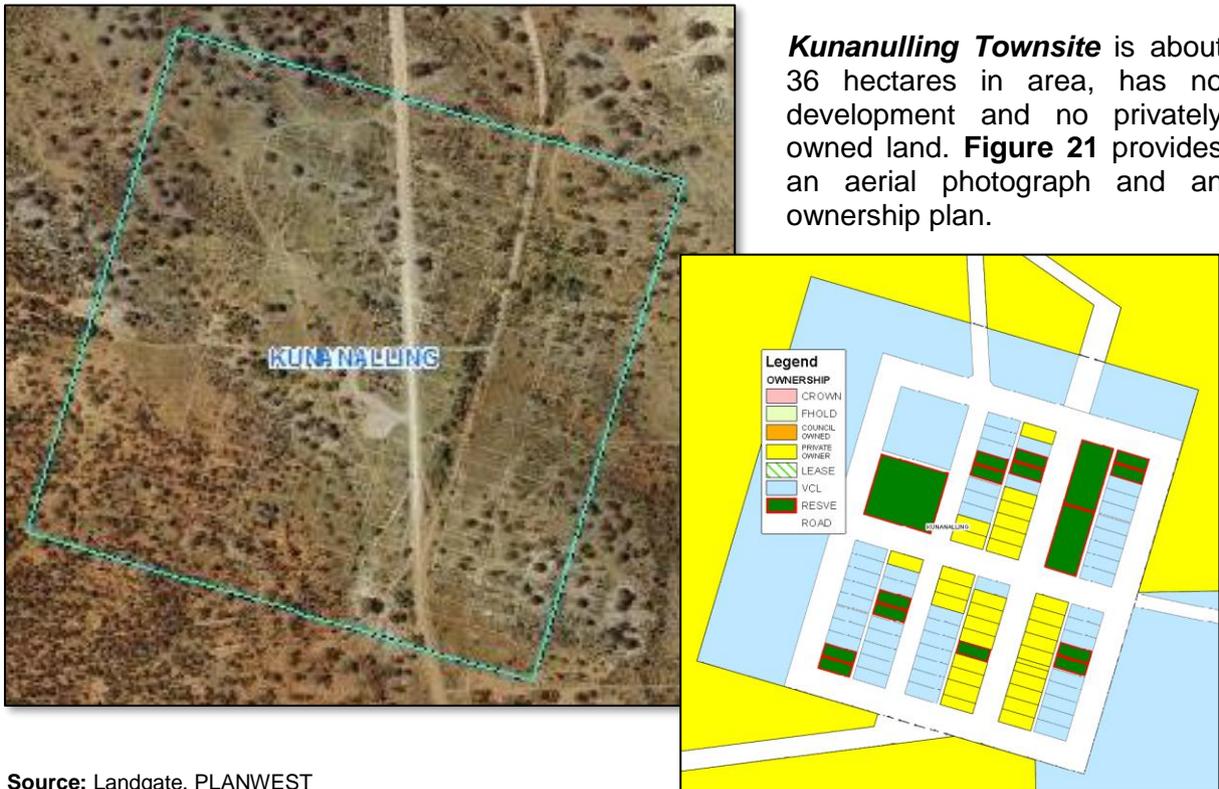
Kintore Townsite is about 40 hectares in area, has no development and no privately owned land. **Figure 20** provides an aerial photograph and an ownership plan.



Source: Landgate, PLANWEST

FIGURE 21 - KUNANULLING TOWNSITE

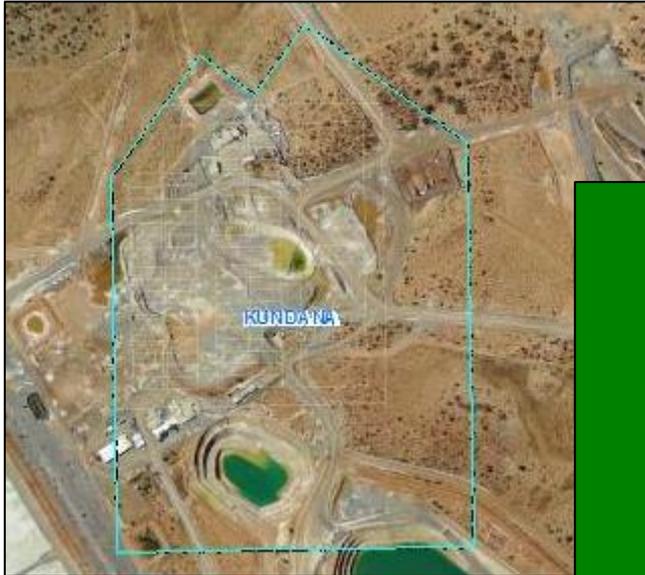
Kunanulling Townsite is about 36 hectares in area, has no development and no privately owned land. **Figure 21** provides an aerial photograph and an ownership plan.



Source: Landgate, PLANWEST



FIGURE 22 - KUNDANA TOWNSITE



Kundana Townsite is more than 80% used for a mining operation - as can be appreciated from the photograph. The townsite covers an area of 43 hectares.



Source: Landgate, PLANWEST

FIGURE 23 - LONDONDERRY TOWNSITE



Londonderry Townsite remains undeveloped and has no privately owned land- as can be appreciated from the photograph.

The townsite covers an area of 246 hectares.



Source: Landgate, PLANWEST



FIGURE 24 - KURRAWANG COMMUNITY



The **Kurrawang Community** is not located within a townsite but is developed as if it were a townsite. The land is Crown land.

The community hosts a school that was established in 1988 when the community approached the CAPS Coolgardie Board (Christian Aboriginal Parent-directed School) to set up a Christian based school.

The school caters for approximately 45 primary school age students. Secondary students travel by bus to the nearby Coolgardie campus of CAPS on a daily basis.

Source: Landgate, PLANWEST

CAPS Kurrawang aims to provide a quality education for Indigenous students, in a caring, Christian environment. Its aim is to equip students with the necessary literacy, numeracy and social skills to enable them to participate in society in a meaningful and dignified way. The prime objective of the Kurrawang campus is to ensure that children in the community have consistent access to education. Kurrawang also has children coming from Kalgoorlie. Kurrawang caters for Primary students Y1-7 and takes Kindergarten and Pre-Primary children on a part-time basis. The school employs three non-Aboriginal teachers and one Aboriginal and Islander Education Officer.

FIGURE 25 - KURRAWANG TOWNSITE



Kurrawang Townsite is about 42 hectares in area, has no development and no privately owned land.

Figure 25 provides an aerial photograph and an ownership plan.



Source: Landgate, PLANWEST



In the Shire there are two areas identified as Kurrawang. **Figure 24** shows the Kurrawang community, an Aboriginal settlement, with a population of approximately 81 people. The Kurrawang Aboriginal settlement has an existing Community Layout Plan, adopted and endorsed in accordance with SPP 3.2.

Directly to the east of the settlement is the Kurrawang townsite. **Figure 25** shows the townsite comprising 14 cadastral lots and associated roads.

Relevance to Strategy

It is evident from the preceding information that some townsites remain undeveloped, some used as part of mining operations and others developed. The Strategy objective will be to acknowledge the developed key townsites (Coolgardie, Kambalda East and Kambalda West) by designating the appropriate detailed zones in the Scheme. With the smaller townsites, that have no development and no privately owned land, these should remain as either 'Rural' or 'Rural/Mining'. The latter zone applying where there is no history to protect.

In cases where the DMP (Department of Mines and Petroleum) approves such an operation the Council considers that, as part of the DMP approval, the townsite should be cancelled and the lots amalgamated. To leave these components in their current form leaves an undesirable legacy and inappropriate collection of land parcels. It is evident that little negotiation has occurred at the planning or land tenure levels.

8.1.3 LIFESTYLE

The Shire offers a variety of townsites and rural areas to live in. Whilst Coolgardie has traditionally been the main location of the Shire, the normalisation of the Kambalda Townsites has provided the opportunity for residents to be permanent in these towns too. The positive nature of the resources industry has attracted many people to call the district their home thus consolidating the core of permanent residents – a feature that has been lacking in the past.

The increase in fly in/fly out (FIFO) has had mixed impacts. On one hand the additional workforce provides a valuable resource to the mining industry, but the infrastructure built to manage this workforce has largely ignored the local service businesses. The culture of FIFO implies that the host company will provide food and accommodation to employees without necessarily sourcing their materials (including food) from the region. There is little spin-off to local businesses, yet the servicing infrastructure is evidently adequate enough to service the daily needs of the increasing resource industry workforce.

Relevance to Strategy

As part of the Strategy the Shire will consider a wider choice of living environment in which to offer prospective residents, workers and perhaps retirees. It is important for the Shire to set up and be able to offer a variety of lifestyles and locations within the District to ensure that potential residents are captured and retained in the Shire.

9. POPULATION

The Shire of Coolgardie, like most inland areas of Western Australia has had declining population numbers since the mid-1970s, however 2011 Census data sees a minor reversal of this trend in Coolgardie. **Table 1** shows statistics from the Australian Bureau of Statistics (2011) of the change in population over the last 3 Census periods.

Australian Bureau of Statistics actual data, as at June 2001 was 4230, 3798 by 2006 and 3999 by 2011 - an increase of 201 people.

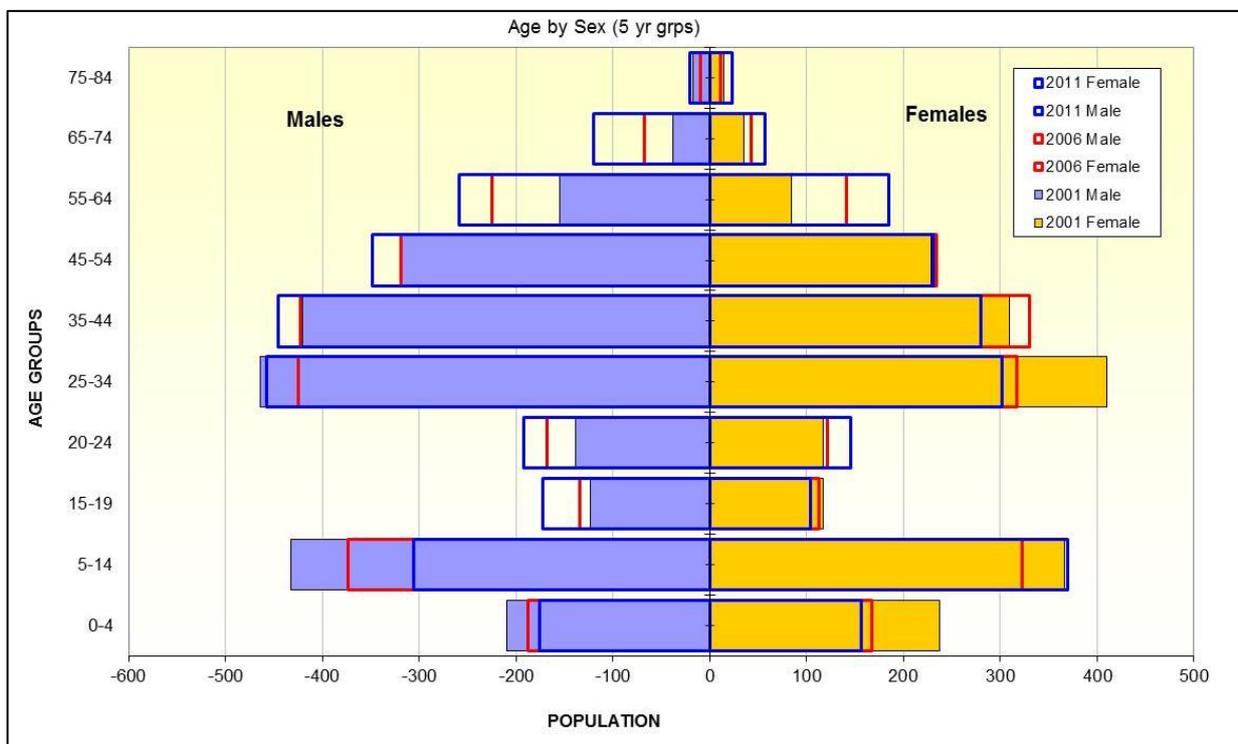


TABLE 1 - POPULATION STATISTICS FOR COOLGARDIE LGA

Year	Gender	Count	TOTAL	Pop Change
2001	m	2312	4230	
	f	1918		
2006	m	2073	3798	-432
	f	1725		
2011	m	2180	3999	201
	f	1819		

Figure 26 provides a chart demonstrating the change of population over the last three Census periods by gender and age bracket.

FIGURE 26 - POPULATION AGE PYRAMID 2001-2011



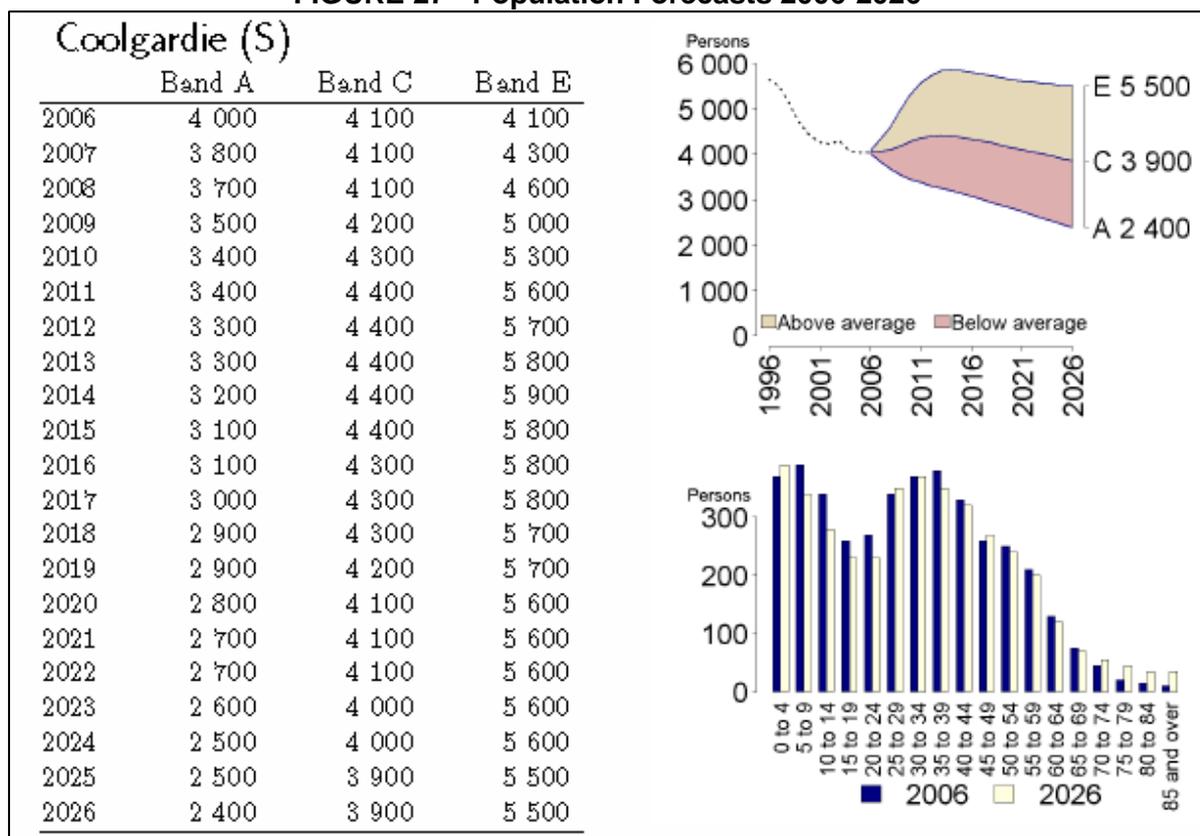
Source: ABS 2001-2011 Census

The WAPC, the State agency responsible for population forecasts, published an updated series of population forecasts in February 2012 titled *Western Australia Tomorrow - Population Report No 7*. An extract is shown in Figure 27.

The 2026 forecasts shown in Figure 27 suggest that there will be increases in the 0-4, 25-34, 45-49 and the over 75 age brackets, with the other brackets decreasing, significantly in some cases. These forecasts appear to conflict with the more recent trends as shown in Figure 26 where there is actual growth, although variable, in the older age groups (from 55 and older).



FIGURE 27 - Population Forecasts 2006-2026



Source: Western Australia Tomorrow, Report No 7, WAPC 2012.

Relevance to Strategy

The Shire's distance from Perth, its climate and employment opportunities will remain the main factors affecting the rate of growth in the population. Coolgardie Townsite's location on the Highway provides for a strategic stopping point for passing tourists and trade; however Kambalda West and Kambalda East are less strategically located, and thus are more reliant on the continued mining operations in the District.

In order to provide a choice for prospective residents in the District the Council is keen to ensure that a range of alternative residential lifestyle options be made available. Other than townsites and farms, it is suggested that a greater variety of rural-residential lots be created. These lots should be grouped into a 'Rural Residential' or 'Small Rural Holdings' environment but preferably have access to urban services and amenities. The selection of these areas should be determined on a set of criteria including the following;

- Proximity to services, amenities and facilities
- Land suitability
- Environmental values and risks
- Potential for land use conflict
- Potential impacts on adjacent land uses
- Existence of any buffer areas from incompatible uses.

The interests of all age groups need to be addressed to attract families to permanently settle in the area. These age groups needs include child care facilities, a variety of sporting and hobby clubs – with the appropriate managers and facilitators, education options, men's shed and other interest groups.



The Council is prepared to cater for an expected increasing number of people over 65 and their demands on future aged persons' facilities. One can assume that this aging population may want to settle in the district and as such will be demanding the appropriate services. If these services are not provided, this population will seek an alternative town as a location to settle. The implications of an aging population profile include the need to adequately cater for appropriate accommodation, medical facilities and support services.

Aged persons' accommodation precincts need to be established. The area could incorporate a 'seniors' precinct' including recreation facilities and senior support amenities. Accommodation facilities need to be well located within walking distance the main commercial and community facilities and could benefit by grouping of these facilities serving residents with similar interests and needs.

The Shire will encourage the consolidation and growth of established community settlements and will seek to improve communications and services between these centres. The hierarchy of settlements must be agreed to avoid duplication of resources and maximise the use of available funding sources.

10. TOWNSITE HOUSING AND LAND SUPPLY

10.1 KAMBALDA WEST

Kambalda West townsite has only a few undeveloped residential lots available for development at any one time. The demand also is difficult to assess given the vacant properties may not be available. However it is evident from the sale values that new residential land is warranted in the town to cater for new workers.

The challenge is to determine the number of lots needed without flooding the market and leaving too many undeveloped lots amongst the new areas.

There are 8 vacant commercial lots in the townsite. This is considered adequate to satisfy the future demands if the whole townsite is developed.

There only 3 vacant residential lots, but there are two land parcels of 45 hectares and 5.7 hectares that are zoned for residential development but remain vacant (LandCorp land and land east of Atriplex Road). These two sites could provide an adequate supply for many years to come.

The industrial area has 17 vacant lots with 4 new areas shown in the Strategy of 8,000 and 6,700m², and 4.3 and 5.6 hectare areas. These will be subject to a more detailed investigation and design.

10.2 COOLGARDIE

The majority of the undeveloped lots in Coolgardie North are Reserved Lands vested in the Shire. The Coolgardie South areas are mostly privately owned with some Crown Reserves without vestings. The challenge again is to assess the demand for residential lots and ensure the supply stream is capable of satisfying this demand without a lag time.

Given the static population of the townsite it is a given that the commercial and community land supply is ample for the foreseeable future. Protecting the heritage buildings (especially on the Highway) will need to be dealt with by ensuring new buildings are sympathetic in



design, bulk and height etc. Denser residential development could be considered in the commercial area by the Shire if the street level could be used for commercial purposes.

The assessment of vacant residential land is seen in two parts; north and south of the highway. North of the highway there are 130 lots currently zoned residential that remain vacant with a further 51 designated from areas previously designated for open space. South of the highway there are 291 lots that will require essential services to be made available including roads, water, sewerage and power. South of Woodward Street there are less than 30 houses - mainly along Hunt Street. Another 23 lots have been designated from areas previously shown as open space. West of the townsite there is a cluster of 'horse blocks' used to agist horses. There is no formal subdivision in this area due to inadequate water supplies, rumoured flooding and access issues. The Council is currently investigating alternative sites for agisting horses however is limited due to the extent of the impact of areas of potential prospectivity identified by the Department of Mines and Petroleum.

As part of the rationalisation of the Coolgardie industrial area a new zone will be introduced to the Scheme. Light Industry will provide a transition between sensitive (including residential) uses and general industrial uses. Light industry uses are those that do not create any undue impact on sensitive uses. There are 13 light industrial lots and about 67 general industrial lots that remain vacant.

All these industrial lots need to be revisited as the main road southwards intersects many of these properties and most have no access to constructed roads. A more detailed investigation will establish the presence or availability of essential services. Previous issues have arisen with the high prospectivity of the surrounding area. Any design study should further examine these issues.

There are 17 vacant commercial lots with all but one in the main street. Development of these lots may be encouraged for residential development at the rear or second storey with commercial ground floor being retained on the boundary frontage of Bayley St.

10.3 KAMBALDA EAST

Kambalda East has even fewer vacant residential lots ready for development. This townsite is again restricted in its ability to expand due to the prospectivity of the surrounding Vacant Crown Land. There is a single lot of 1.78 hectares on the corner of Mason Street and Acacia Road that remains vacant and is already zoned 'Residential'. With a higher density this site could be developed to significantly increase the housing capacity of Kambalda East.

Commercial and community land is adequate for anticipated future demands.

There are no industrial areas in Kambalda East. The industrial area north of the Townsite (Durkin Road) is fully developed.

Relevance to Strategy

Land supply has direct implications for future development in the Shire. A shortage in any sector may persuade a prospective resident, developer or investor to go elsewhere due to the time involved in creating new lots.

The Council will ensure that this time is minimised by providing for the creation of a variety of lot sizes. The latter involves minimal expense but may need to be followed up with a more comprehensive examination of the details of environment and servicing.



This supply must be able to respond to the demand in any one sector. Each sector also should, theoretically, provide a variety of options. For example, in the residential sector the Council will ensure that a variety of lifestyles (lot sizes) will be made available. This includes small residential (urban) lots; larger more spacious lots for other residential activities; larger lots of about one hectare for those requiring a good separation from neighbours; and lastly the large lots of 4 hectares suited for horses or other rural living pursuits.

The same principles could be applied to industrial and commercial land supply.

The existing 'horse blocks' area located 2.5 kilometres west of Coolgardie townsite has been established for some time. The area provides for the agistment of horses on paddocks varying in size from 4,000m² to 4 hectares. Block capacities are determined by Department of Agriculture and Food standards.

Access to this area needs to be further investigated through the structure plan process; however current access is gained directly from Great Eastern Highway over the pipeline to the blocks.

The Council is keen to formalise the sale or lease of these areas with the proviso that no dwellings are permitted as the land is subject to flooding. Water supplies are currently only adequate for stock. By formalising the estate the Council will better be able to control access standards, fencing and stocking rates per lease.

The Council is currently investigating the possibility of replacing these blocks elsewhere in the Shire

11. EDUCATION FACILITIES

There are five schools in the Shire located in Kurrawang, Coolgardie, Kambalda and Kambalda West. Two of these schools, located in Kurrawang and Coolgardie, are Christian Aboriginal Schools. There is a primary school in Coolgardie (Hunt St) and Kambalda (Larkin St) and a District High School in Kambalda West (Salmon Gum Road).

The student numbers have varied dramatically over the years. For example the Coolgardie Primary School peaked in 1997 with 178 student enrolments. In 2013 the student enrolments were down to 41.

The Kambalda West District High School (including the Primary School) had 353 enrolments in 2009 down to 307 in 2013. However, the drop was in primary school students rather than secondary students; from 265 in 2009 to 214 in 2013.

There are no proposed school sites in the area and future plans will depend on the projected student numbers arising from population changes in the Shire.

Relevance to Strategy

There is no relevance of the education statistics on the Strategy; however the provision of school sites will need to be monitored by DET to assess any change in requirements where population changes are projected to occur.

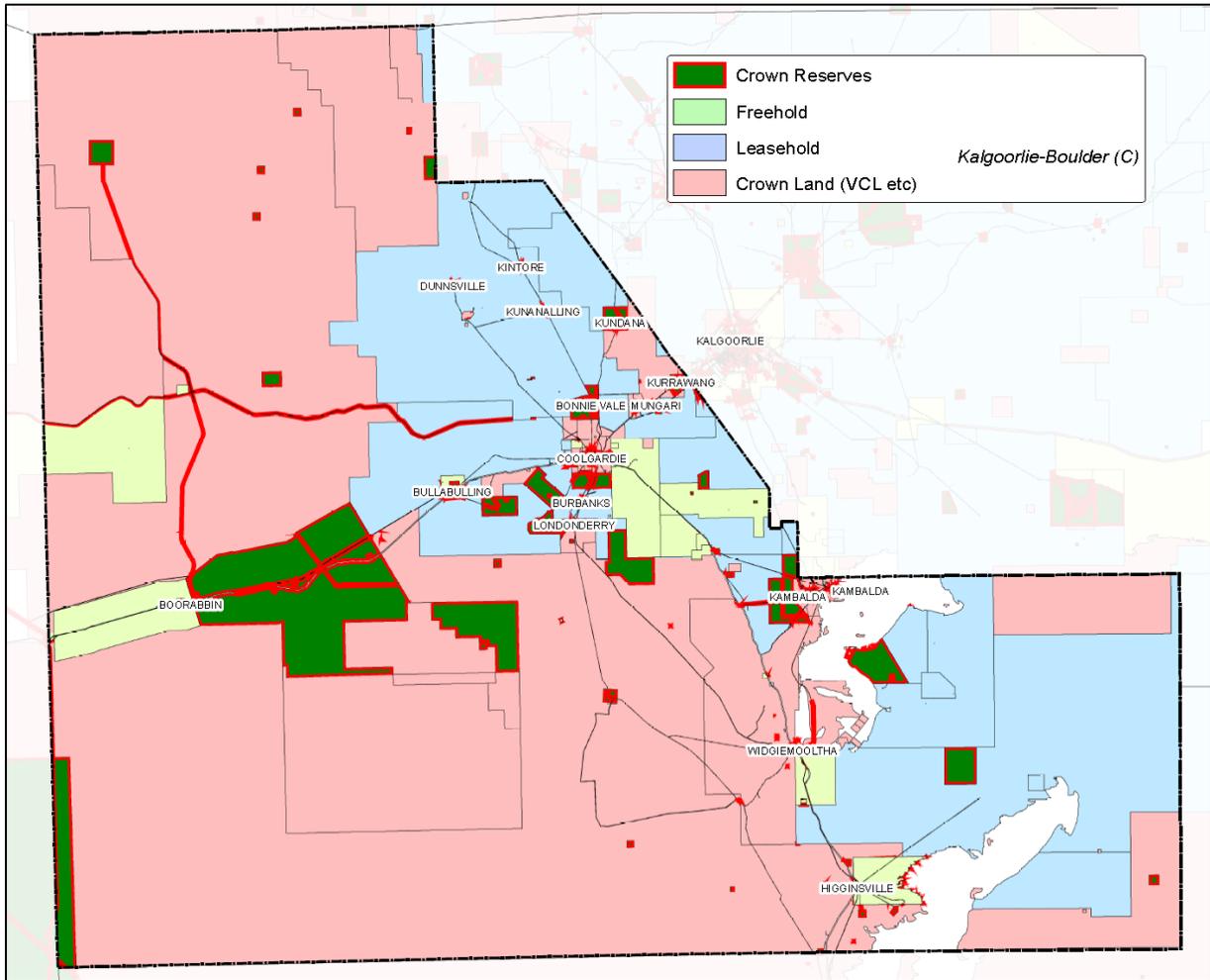


12. LAND OWNERSHIP

12.1 LAND OWNERSHIP

Figure 28 shows the land tenure of the Shire by ownership categories including, Crown land (including Vacant Crown Land (VCL) etc), Crown Reserves, leasehold land and freehold land. The Figure clearly demonstrates the predominance of Crown ownership throughout the Shire.

FIGURE 28 - COOLGARDIE LAND TENURE



Source: Landgate, PLANWEST

Relevance to Strategy

The implications of the lack of freehold properties in the non-urban areas of the Shire suggest that there will be very few proposals for rural-residential development originating from private developers. The initiative may be reliant on the Shire to acquire land in order to provide for a wider choice of lifestyles.

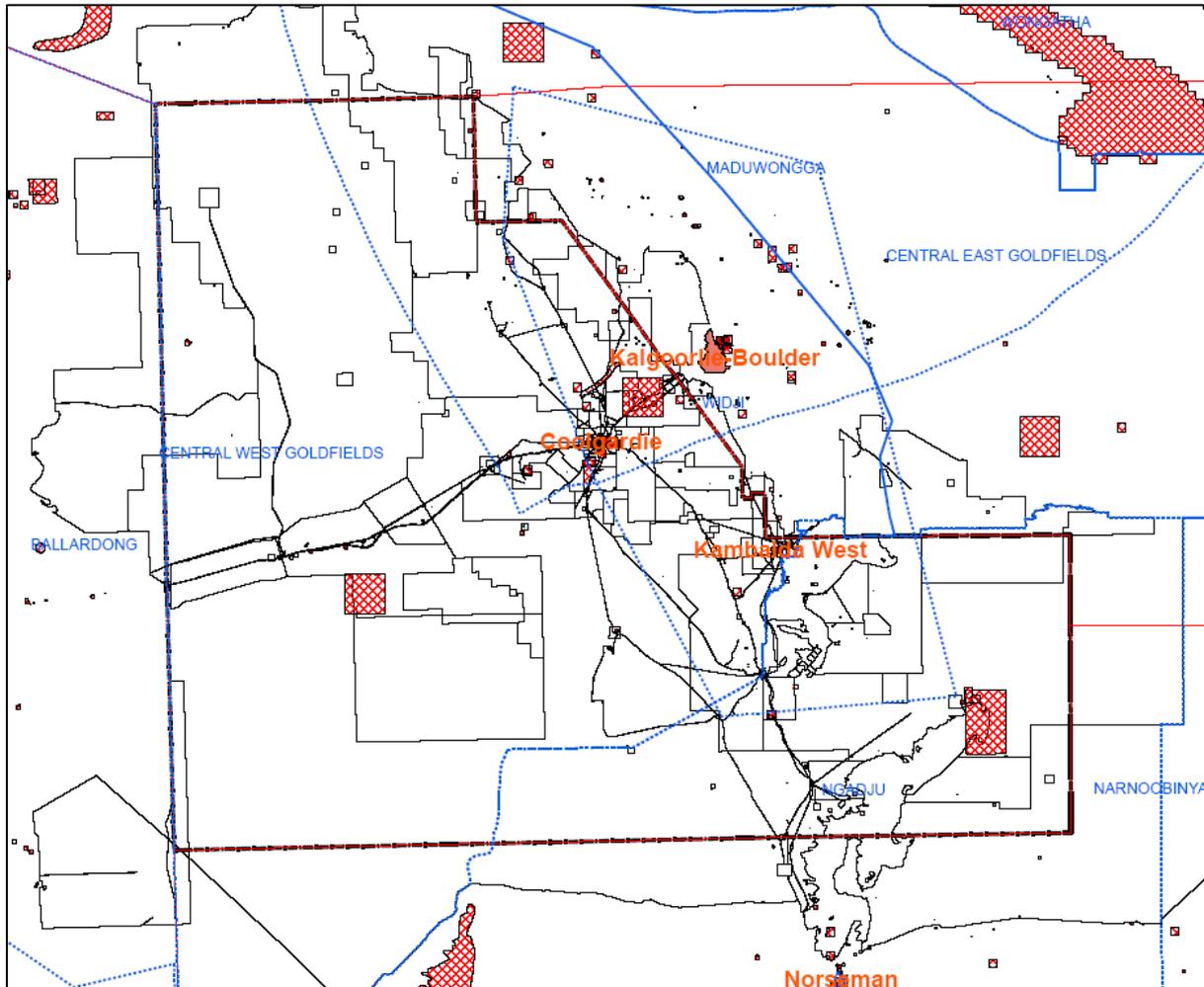
The exception is for the residential component of mining activities that are controlled by the *Mining Act 1978* and not the *Planning and Development Act 2005*.

Where a conflict arises between a planning statute (or policy) and a mining proposal, the matter should be negotiated between the respective Ministers (or their representatives) with the view of properly considering the Council's views and the impact on the Shire's residents and ratepayers.

12.2 AREAS OF ABORIGINAL INTEREST

There are 103 sites of Aboriginal interest located around the Shire. The provisions of the Heritage Act ensure protection of these sites as well as reporting requirements for the discovery of new sites. Further details of the sites can be obtained from the Register System held by the Department of Aboriginal Affairs. **Figure 29** shows these areas as red hatched.

FIGURE 29 - AREAS OF ABORIGINAL INTEREST AND NT CLAIMANT AREAS



Source: DoP, DAA

There are six Native Title (NT) claimant areas within the Shire including Ballardong, Widji, Ngadju, Maduwongga, Central West Goldfields and Central East Goldfields.

These Aboriginal Interest sites and Native Title claimant group need to be taken into account when considering changes to the predominant existing land uses, in accordance with the *Aboriginal Heritage Act 1972* and the *Native Title Act 1993*. The *Aboriginal Heritage Act* relates to sites whether recorded or not on the Register of Aboriginal sites.

Relevance to Strategy

Any activity that may have the potential to disturb the areas identified as sites of Aboriginal interest will need to be further investigated prior to allowing any development. If sites are damaged or altered they will be in breach of Section 17 of the *Aboriginal Heritage Act 1972*. The sites are protected by this Act whether they are known to the Department of Aboriginal Affairs or not.

The extent of Crown Land and Crown Reserves throughout the Shire has implications on the availability of such land for development. Native Title needs to be carefully considered in conjunction with mining tenements.

13. NATURAL ENVIRONMENT

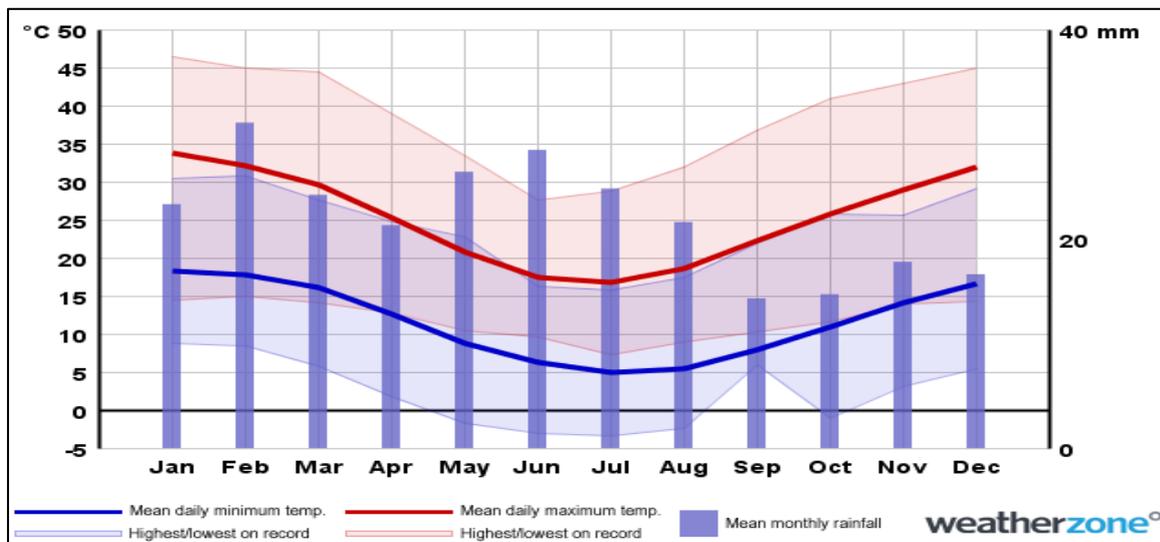
13.1 CLIMATE

Moderate weather conditions are enjoyed with an average maximum temperature of 25.2°C and an average minimum temperature of 11.6°C. The temperature remains in the 30s between December and February. The Coolgardie average annual rainfall is 271 millimetres, with the wettest months usually being June to August.

Generally the winter temperatures range from 5.2 - 16.1°C and summer temperatures from 17C - 33.3°C. The summer wind pattern is dominated by south easterly to easterly winds, whilst in winter north westerly winds are predominant. Coolgardie is a transition zone between the Mediterranean climate of Australia's south-west coast and the country's dry interior. It enjoys a temperate climate with hot, dry summers and light winters.

Kalgoorlie airport recordings are shown in **Figure 30**. The chart provides details of climatic conditions - albeit for Kalgoorlie. Climate conditions in Coolgardie Shire vary slightly around the Shire, however Kalgoorlie is climatically near Coolgardie and the Kambalda Townsites.

FIGURE 30 - KALGOORLIE AIRPORT CLIMATIC DATA



Source: Weatherzone, 2012

Relevance to Strategy

The harsh climatic conditions present a challenge for both human occupation as well as the agricultural sector. The Strategy will acknowledge the reliance on the mining and service sector.

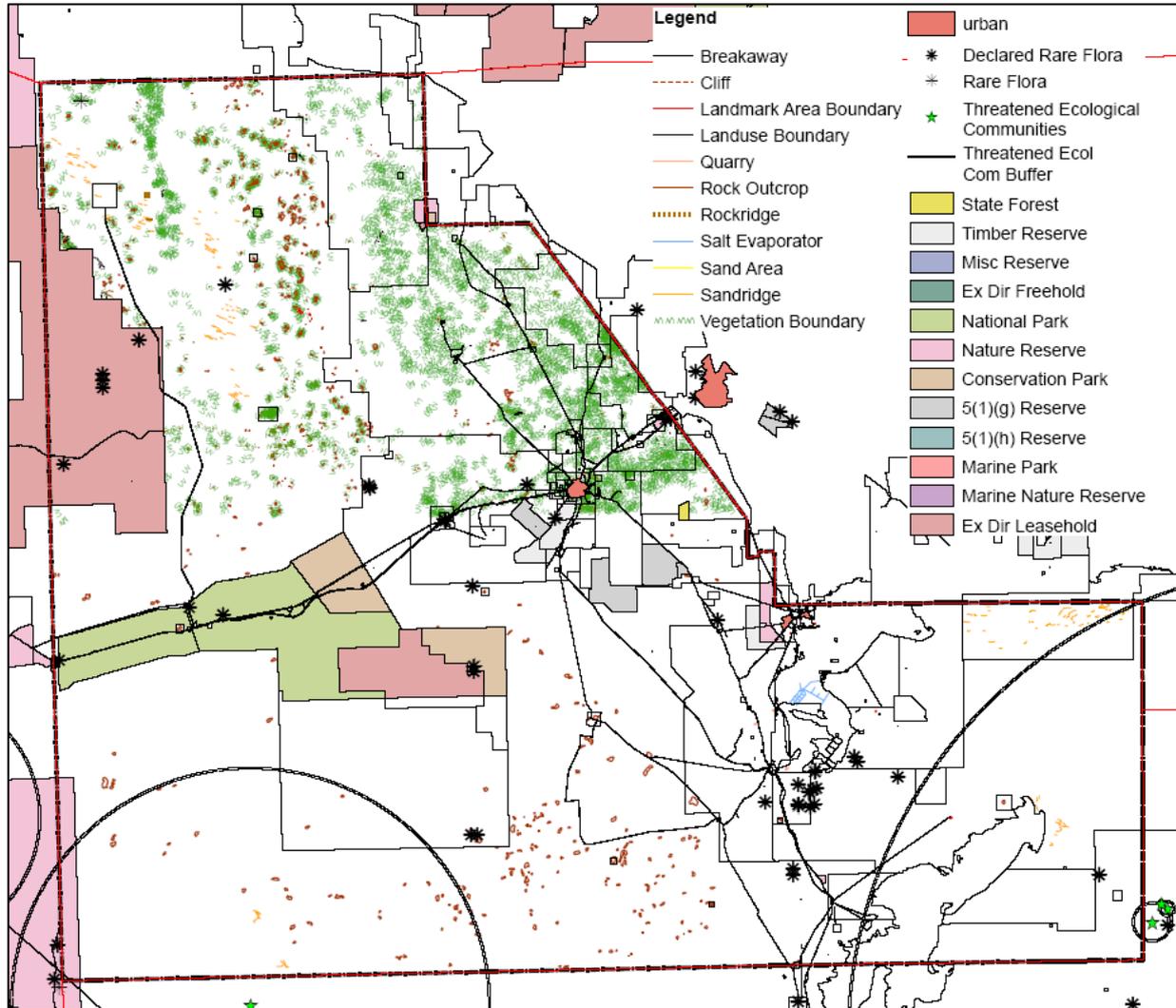
13.2 VEGETATION, TOPOGRAPHY AND CONSERVATION AREAS

The Goldfields region is rich in flora types with over 200 species. **Figure 31** provides an overview of the Crown lands administered by Department of Parks and Wildlife (DPAW). The



Figure also shows other vegetated areas as well as threatened ecological communities, rare flora and declared rare flora.

FIGURE 31 - SHIRE FEATURES AND CONSERVATION AREAS



Source: Landgate, EPA

Vegetation varies across the Shire but is generally in the form of Salmon Gum woodlands with low mallees and heath (*Eucalyptus woodlands and Acacia/Eremophila*) over rich red soils. Tall trees are hard to find. The landscape forms part of the Kalgoorlie Plain which is characteristic of a gentle topography with many long shallow salt lakes, conspicuous hills and low undulating ranges with the occasional outcrop, small ridgeline or intermittent creekline.

Relevance to Strategy

The Strategy will acknowledge the presence of identified vegetation and endeavour to protect these areas from urban or rural based developments.



13.3 LANDFORM AND GEOLOGY

The Shire is approximately 30,400 square kilometres in area with the lowest lying areas located near Lake Lefroy (just below 300m sea level) and the highest just west of the Mt Burges Station (545m sea level).

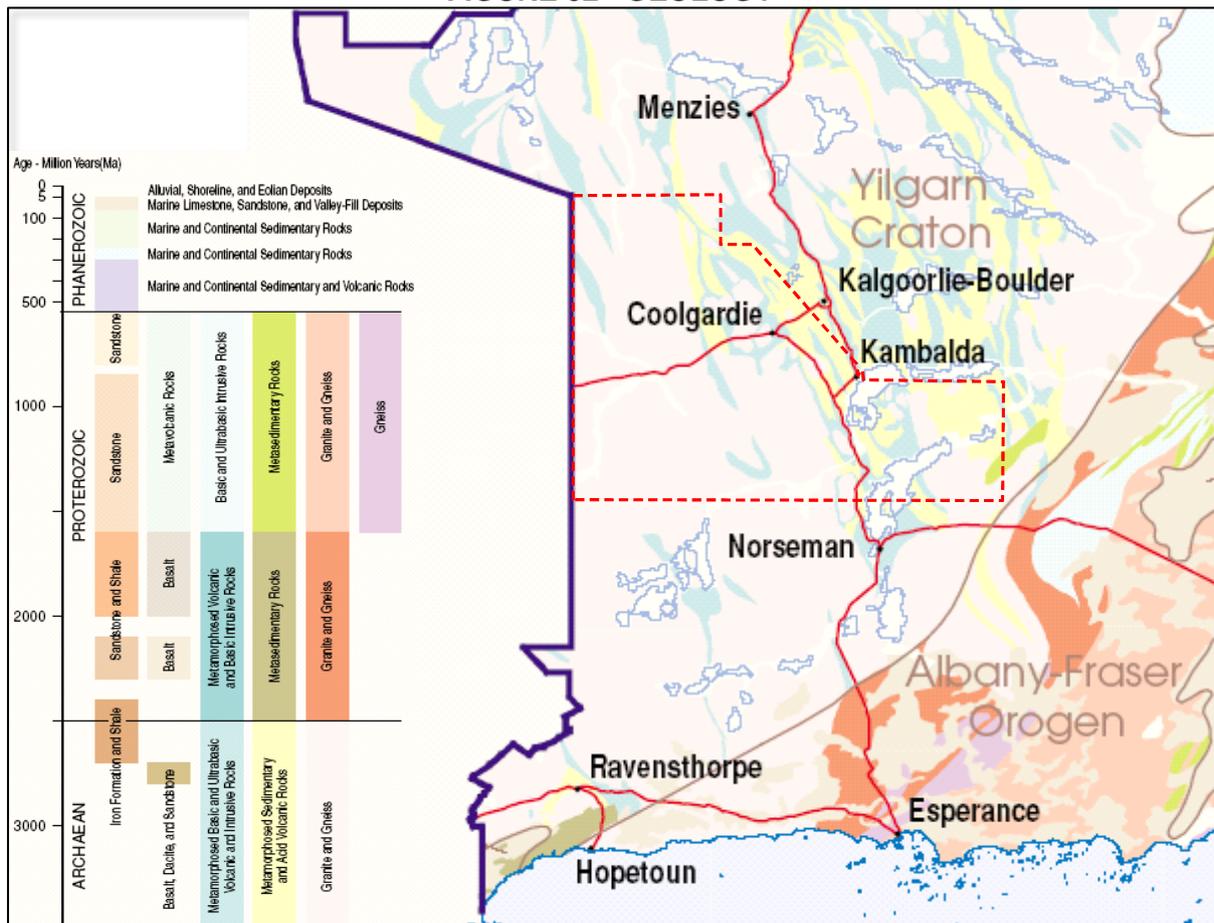
Deep weathering in the warmer and more humid Cretaceous period resulted in chemical weathering of soils to depths of 50 metres. This deep weathering has resulted in removal of plant nutrients from the rainforest which existed at this time and the resulting soil is very infertile.

A later process of laterisation in the drier Oligocene period was responsible for a hard laterite crust. Deposition of sand above the laterite is thought to have been formed during the last Ice Age 15,000 -18,000 years ago when the climate in Australia was cool, dry and windy.

The underlying geology and subsequent geomorphological processes have resulted in a gently undulating plateau, occasionally broken by hills of harder and more resistant rocks of granite and ironstone. The landscape rises gently from the Nullarbor Plain to 425 metres in the Great Victoria Desert

The rocks of the Goldfields-Esperance Region belong to five main geological and structural units (**Figure 32**).

FIGURE 32 - GEOLOGY



Source: Department of Minerals and Energy, Goldfields-Esperance Regional Strategy, WAPC 2000

Each unit consists of a distinctive suite of rock types which share a common location and geological history.



The distribution of the five geological units including the oldest unit, the Yilgarn Craton consists of granite, gneiss and volcanic and sedimentary rocks of Archaean age. The volcanic and sedimentary rocks of the Yilgarn Craton are generally referred to as greenstones and host all the major gold and nickel mines of the region. The Musgrave Block and Fraser Orogen consist of an assortment of metamorphised and unmetamorphised sedimentary and volcanic rocks ranging from early to mid-Proterozoic age. The metamorphised rocks are associated with granite and gneiss. The Officer Basin consists of relatively underformed and unmetamorphised sedimentary rocks ranging from Late Proterozoic to Mesozoic in age. The Eucla Basin rocks comprise the limestones of Tertiary age which outcrop on the Nullarbor Plain. Each unit has developed its own geomorphology and landscape, with different potential for minerals and groundwater. Deep weathering has occurred in all areas, some of which has taken place beneath a laterite or calcrete cap.

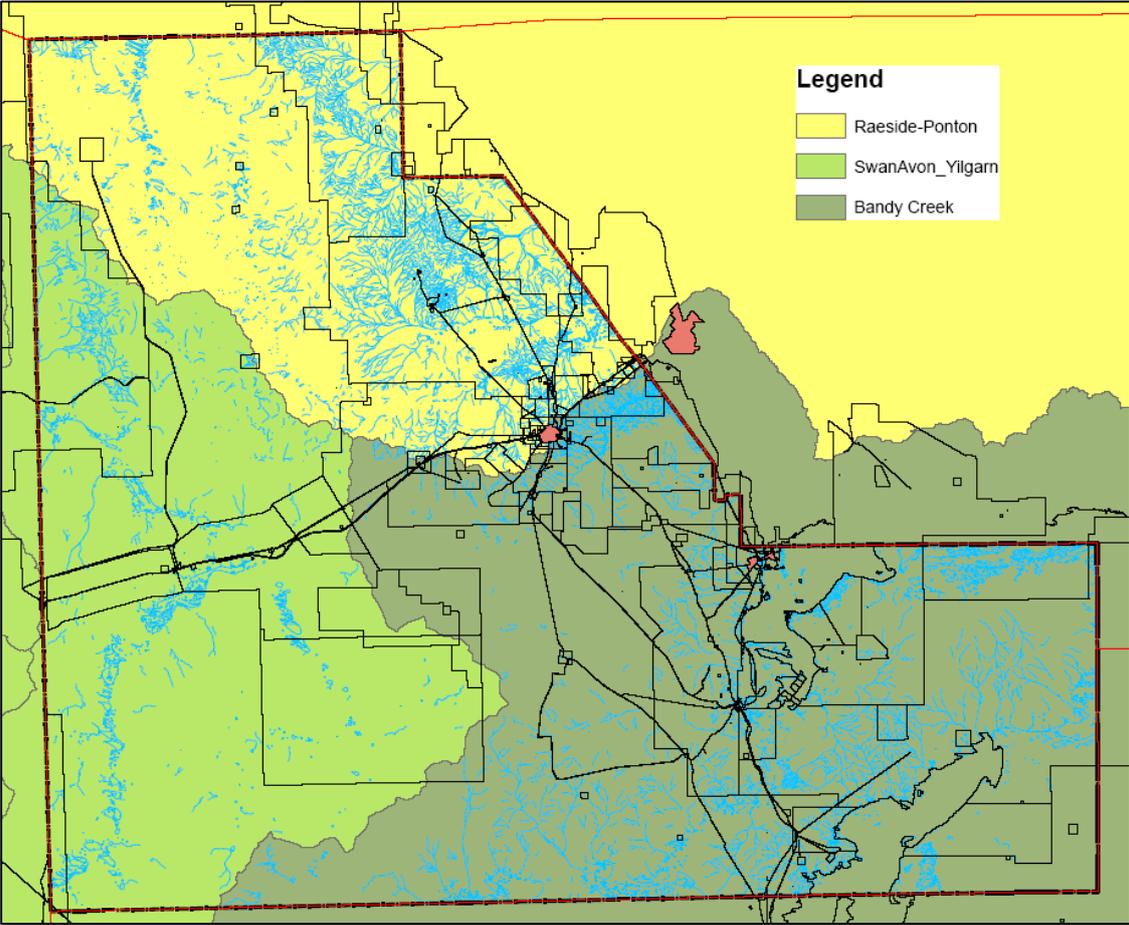
The geology of the region provides opportunities for the extraction of several minerals including Gold, Nickel concentrates, Cobalt by-product, Palladium by-product, Copper by-product, Platinum by-product and sand.

13.4 NATURAL RESOURCE MANAGEMENT

13.4.1 WATER

The Swan-Avon Yilgarn system forms part of the Avon Surface Water Drainage Division, whereas the balance of the surface drainage is into salt lake basins. The figure also shows waterways and drainage routes – although the majority of these are dry for most of the year. **Figure 33** shows the three main sub-catchment systems throughout the Shire.

FIGURE 33 - SURFACE WATER DRAINAGE AND SUB-CATCHMENTS



Source: DEC, 2000



There are no public water supply bore areas of any priority as the water supplies for urban development are sourced from the Kalgoorlie pipeline from Perth.

Relevance to Strategy

The main relevance of this information relates to the operation of rural practices and other primary industry activities that may impact ground water resources. The Strategy has little influence on these activities.

13.4.2 BIODIVERSITY

In 2002 the then Department of Environment and Conservation prepared a biodiversity audit for 53 biogeographical subregions around the State. The Shire of Coolgardie is included in two subregions of Coolgardie 2 and 3 as shown in **Figure 34**. The text that follows is sourced from these documents.

Coolgardie 2 (COO2 – Southern Cross subregion)

The subregion has subdued relief, comprising gently undulating uplands dissected by broad valleys with bands of low greenstone hills. It lies on the 'Southern Cross Terrains' of the Yilgarn Craton. The granite strata of Yilgarn Craton are interrupted by parallel intrusions of Archaean Greenstone. Drainage is occluded. It has an arid to semi-arid Warm Mediterranean climate with 250- 300 mm of mainly winter rainfall.

The dominant land uses are Grazing – native pastures (17%), UCL & Crown Reserves (66.74%), Cultivation - Dry Land agriculture (2.27%), Conservation reserves (11.53%).

The subregion has no nationally significant wetlands or Threatened Ecological Communities. The report acknowledges data gaps and outlines other wetlands of subregional significance; other ecosystems at risk; fauna, declared rare and priority flora at risk; and other actions to mitigate or manage these NRM issues.

Coolgardie 3 (COO3 – Eastern Goldfields subregion)

Coolgardie 3 lies on the Yilgarn Craton's 'Eastern Goldfields Terrains'. The relief is subdued and comprises of gently undulating plains interrupted in the west with low hills and ridges of Archaean greenstones and in the east by a horst of Proterozoic basic granulite. The underlying geology is of gneisses and granites eroded into a flat plane covered with tertiary soils and with scattered exposures of bedrock. Calcareous earths are the dominant soil group and cover much of the plains and greenstone areas. A series of large playa lakes in the western half are the remnants of an ancient major drainage line.

The vegetation is of Mallees, Acacia thickets and shrubheaths on sandplains. Diverse Eucalyptus woodlands occur around salt lakes, on ranges, and in valleys. Salt lakes support dwarf shrublands of samphire. Woodlands and Dodonaea shrubland occur on basic granitoides of the Fraser Range. The area is rich in endemic Acacias. The climate is Arid to Semi-arid with 200-300 mm of rainfall, sometimes in summer but usually in winter. The subregional area is 5,102,428 ha.

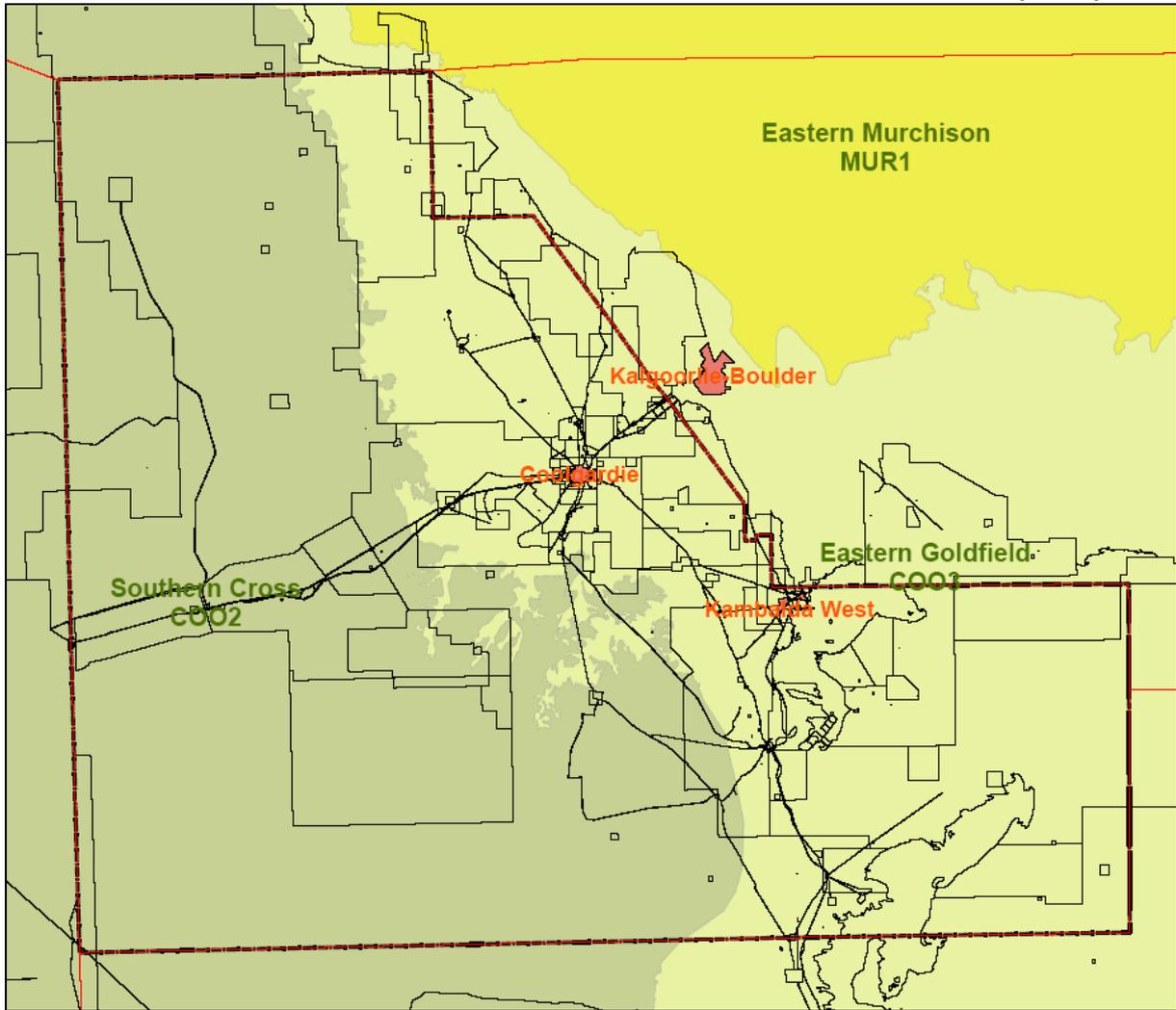
The dominant land uses are UCL and Crown reserves, Grazing-Native pastures-leasehold (37.8%) freehold (7.15%), conservation, and mining leases.

The subregion has no Threatened Ecological Communities.

The report acknowledges data gaps and outlines other wetlands of subregional significance; other ecosystems at risk; fauna, declared rare and priority flora at risk; and other actions to mitigate or manage these NRM issues.



FIGURE 34 - INTERIM BIOGEOGRAPHIC REGIONALISATION FOR WA (IBRA)



Source: DEC, 2007

Relevance to Strategy

This information has little relevance to the Strategy except where land is identified as prospective and therefore likely to be mined in some way. As previously mentioned the DMP has the power to control mining activities.

14. ECONOMIC ACTIVITY

Celebrated for the gold and nickel discoveries in Coolgardie and Kambalda, the Shire continues to host the mining industry, which plays a very important role in the community, with more than 20 mining and processing companies operating throughout the Shire. Gold Fields St Ives mine, south of Lake Lefroy, is the third largest gold mining operation in Australia whilst the many nickel producers are enjoying the highest prices seen for that commodity and are actively exploring for additional resources. These gold and nickel companies all are at the cutting edge of mining innovation and offer great career opportunities.

Pastoralism and Tourism also play a pivotal role in the Shire. There are many great sights to visit and things to do throughout the Shire.



The Shire will encourage the consolidation and growth of established key settlements and will seek to improve communications and services between these centres. The hierarchy of settlements must be agreed to avoid duplication of resources and maximise the use of available funding sources.

14.1 TOURISM

The Tourist Information Centre is located on Bayley Street, Coolgardie, and provides a wealth of information on attractions in and around the Shire. Some of these include the following:

Goldfields Exhibition Museum - Housed in the historic and grandiose two storey Wardens Court Building (built 1898). Each room features fascinating displays telling the dramatic and tragic story of life in and around Coolgardie during the Goldrush of the 1890s.

Warden Finnerty's Residence - A beautiful old house built in 1895 of local stone for the first Mining Warden and Resident Magistrate, John Michael Finnerty.

Railway Museum - Built in March 1896, the Coolgardie Railway Station is now a museum with a steam locomotive, carriages and other interesting memorabilia on display.

Historic Cemeteries - Much of Coolgardie's fascinating history can be read on the headstones of the Pioneer Cemetery (1892 - 1894) and the Coolgardie Cemetery (1894 -). As Typhoid raced through the town in the early Gold Rush Days many people died without their identity being recorded.

State Battery - With a visit to the State Battery you can see the process of how gold is extracted from rock and turned into gold bullion.

Lions Lookout - The view Bayley and Ford first saw in 1892 as they rode in from Gnarlbine Soak looking over to where they first struck gold - the area they called Fly Flat. The Bayley's Reward Goldmine Headframe has been re-erected on this site.

Famous Waghorn Bottle Collection - This amazing collection has won many prizes and is one of the largest and most comprehensive antique bottle displays in Australia. It includes bottles and glassware dating from 300BC through to the present day.

Ben Prior's Park - An open air museum featuring interesting items like the wagons that brought the Sisters of Mercy Nurses to Coolgardie during the Typhoid epidemic, the Steam Engine and equipment used in the 1890s on the mines.

Relevance to Strategy

Tourism is forecast to be a growth industry into the future – independent of the mining industry. It is therefore important that these sites and events be appropriately treated and recorded to provide a record of events and features that can be enjoyed and appreciated by tourists, including the Goldfields Woodlands, Boorabbin and other unique National Parks.

An increasing population is likely to impact on accommodation, service infrastructure and social amenities.

In order to properly cater for these increases the Shire, in conjunction with the key servicing and support agencies, needs to establish a settlement pattern that will manage and coordinate growth throughout the district supported by the preparation of a Tourism Strategy.

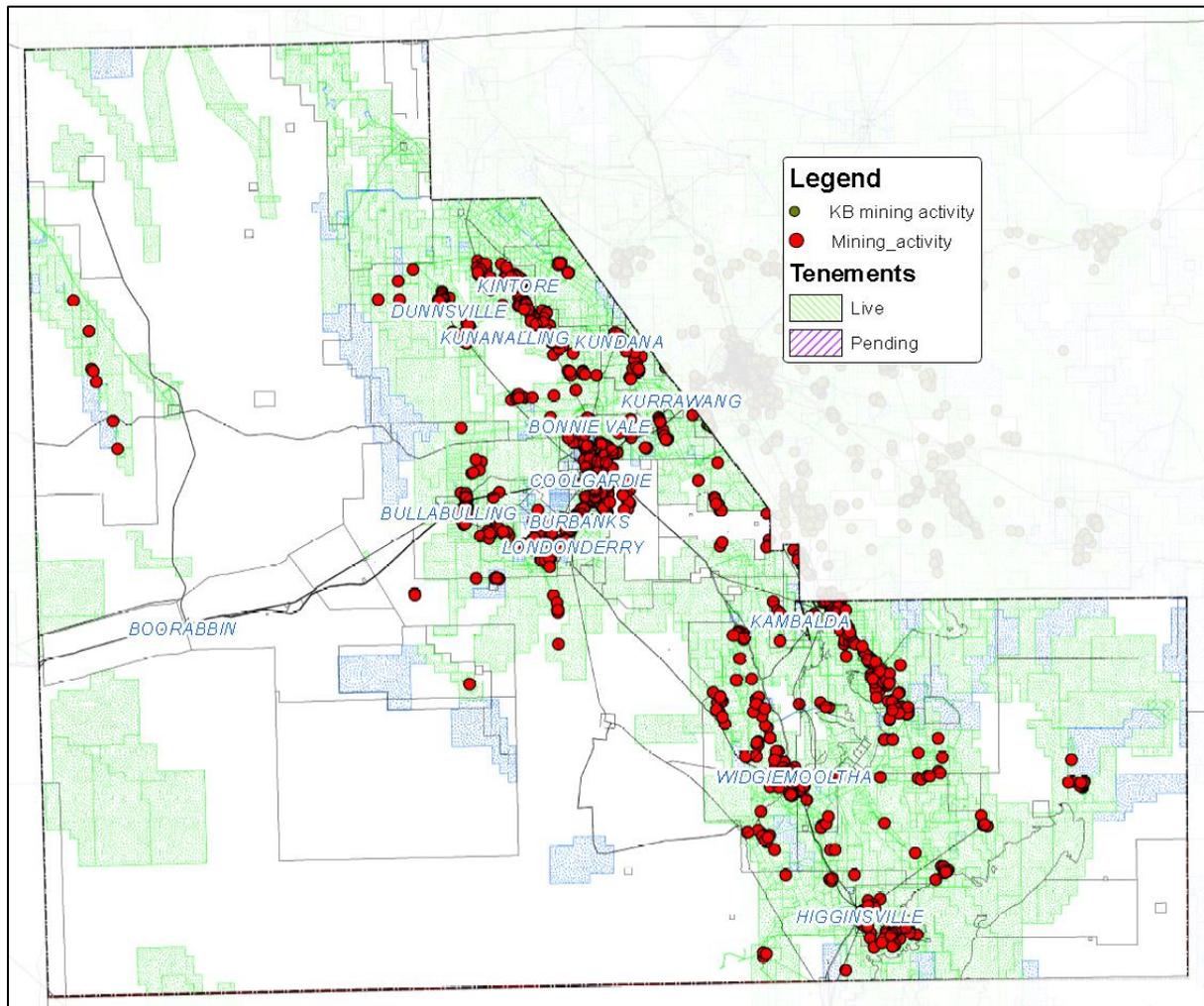


14.2 MINING TENEMENTS AND ACTIVITIES

As can be seen from **Figure 35** below, the Shire is extensively covered with mining tenements. The figure shows the extent of live and pending tenements as well as mining activities. The Figure provides an overview of the intensity of the mining prospectivity throughout the Shire. This information changes on a daily basis and is indicative only.

The more intensive and active areas, especially mining activities (red dots), are located at the eastern extremes of the Shire and on into the City of Kalgoorlie-Boulder.

FIGURE 35 - MINING TENEMENTS



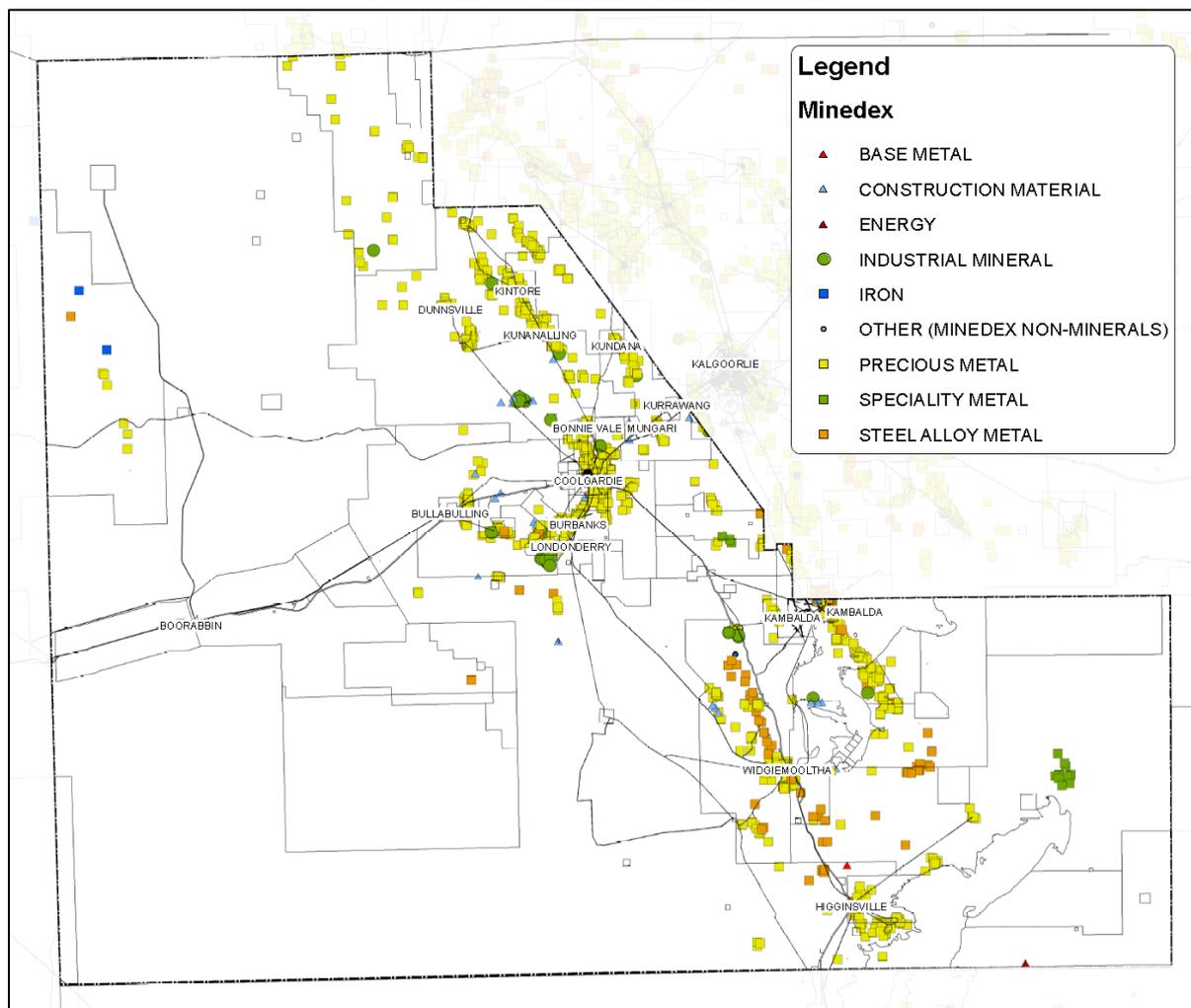
Source: Department of Mines and Petroleum, 2013.

Figure 36 provides a snapshot of the spread and extent of the known current and past mining resources and activities and the minerals that relate to their core business. The tenements suggest potentially prospective areas.

Relevance to Strategy

This information shows the extent of the extensive potential prospectivity areas of the Shire and the operating areas. This information will be useful if considering areas of new development in the rural areas, for example an industrial estate or rural-residential development.

FIGURE 36 - MINING RESOURCES



Source: Department of Mines and Petroleum, 2013.

14.3 MUNGARI INDUSTRIAL PARK

Mungari Industrial Park (MIP) provides the Shire with a strategic industrial area located 13 kilometres east of Coolgardie townsite and 20 kilometres west of Kalgoorlie. The MIP is located just off Great Eastern Highway however it is not yet operational. This estate is designed to cater for a range of general industrial activities that need larger land holdings and separation from urban areas. Current investigation involves development of an extremely large solar energy development. The current industrial zone is likely to be extended north (across the railway line) and then both North East and North West of the current industrial zone. Should this project proceed, it is likely that there will be a range of associated Industries (some perhaps only for the development phase of the project) established on site and others requiring reliable and economic electricity supply may also follow. While much of the spin off economy may flow to Kalgoorlie, Coolgardie would almost certainly receive some development pressure, simply because of its lower establishment costs.

Relevance to Strategy

The MIP has a Special Control Area buffer of around 1 kilometre to ensure that no sensitive uses are permitted within this area. The estate will provide a regionally significant location for heavy industries once the proposal is implemented.



14.4 SERVICE AND LIGHT INDUSTRY

Service industries play an essential role in the mining industry and provide a wide range of employment opportunities. Many of these service industries are an integral part of the mining operation, dedicated solely to a specific mine and are located at mine sites. These activities may include drilling services, hydraulic engineers, mechanics, tyre providers and the like.

Many of these mining support industries also provide services to the general population as well. These activities must be located away from mine sites so they can be accessible by non-mining clients. In order to attract new service and light industries to the region the supply and variety of service and light industrial lots must be available for development.

The location of these service and light industrial areas must consider proximity to residential areas, room for expansion, and the availability of essential services.

Industrial land in Coolgardie townsite is currently located on the eastern side of the townsite. This land needs to be reassessed in view of the prospectivity levels and existing main road areas.

The existing industrial area in the southern part of Kambalda West needs to be expanded to cater for increased demands for light industrial activities. The existing area has the capacity to provide for additional lots that can use much of the existing infrastructure. Kambalda (East) industrial area (on the north side of the townsite) is very small and needs to be expanded to provide for those heavier more impacting industries. The location is well clear of the existing residential areas of the town and there is no land shortage. Land tenure issues will need to be resolved prior to any future subdivision proposals.

Relevance to Strategy

A range of industrial activities must be adequately provided for in the settlements of Coolgardie, Kambalda West and Kambalda East. The Strategy should indicate directions or locations of future industrial and business areas.

14.5 BUSINESS AND COMMERCIAL

Business and commercial land must also be made available in a variety of forms. Generally these areas need to be located in an urban environment or centre. Businesses come in all types and sizes and should be provided for where possible. The provision of land must be provided for by the Local Government, whereas the built environment is usually a function of the private sector.

These business and commercial areas should be designed as cohesive centres in urban areas (ie townsites). A consolidated centre provides an environment where all business and shopping can be completed in one stop and where there is the opportunity to share resources with community and other public purposes. Dispersing these activities can create dysfunctional and scattered uses that may not be compatible with the adjoining uses and are unable to benefit from synergies with other similar activities (and markets).

The difficulty in planning for future commercial and business activities is forecasting the ultimate population size of an area. If too much land is set aside for an optimistic high population, and this does not occur for many years, there will be too much vacant land in an area that should look and feel busy. In some instances the use of temporary, or transient, activities can be useful in occupying the land on a short-term basis. Such a situation exists or is developing in the three major towns of the shire.

Bayley Street in Coolgardie (Great Eastern Highway) has been retained as the main commercial strip. This area has most of the existing outlets and is best placed to capitalise



on passing trade. The road width is 40 metres allowing for any streetscape improvements the Council may decide on.

Relevance to Strategy

The areas currently set aside (and zoned) in Coolgardie townsite for business and commercial activities are considered adequate. Commercial areas in Kambalda East and Kambalda West are to remain unchanged. No additional demand for more commercial land is anticipated in the foreseeable future.

15. TRANSPORT AND INFRASTRUCTURE

15.1 TRANSPORT FACILITIES

Air

The major airlines (Qantas and Virgin) operate from the Boulder airport with services throughout the country. Several minor charter services also service Boulder airport as well as Kambalda airstrip. Kambalda airstrip is a gravel runway but can be accessed by larger aircraft mainly providing fly in/fly out services (for example Cobham Airlines).

Rail

The Prospector and Indian Pacific operate a rail service through Kalgoorlie.

School Bus

School buses are provided by the Eastern Goldfields Transport Board;

- between Coolgardie and Kalgoorlie for students attending Eastern Goldfields Senior High School, and
- between Kambalda and Kalgoorlie for students attending Eastern Goldfields Senior High School.

Bus Service

Goldrush Tours Express operates a bus service from Perth to Kalgoorlie and return. Greyhound McCafferty's operate a bus service from Perth to Adelaide travelling through Coolgardie, Kambalda, Norseman and across the Eyre Highway. Goldenlines bus service provides the residents of Kambalda with yet another avenue of transport, for people wishing to make the trip to Kalgoorlie and return.

PortLink Project

The Federal Government has contributed \$2 million for a study to link the State's major resource regions with the State's export ports. The project is partly funded through the Royalties for Regions program and is set to improve transport infrastructure linking Fremantle and the Eastern States with the mining regions of Goldfields-Esperance, Yilgarn, mid-west and Pilbara.

PortLink initially centres on an Intermodal Freight Terminal in Kalgoorlie and associated freight logistics arrangements; new road and railway alignments around the Kalgoorlie-Boulder city centre; and the development of new road and railway corridors, connecting the resource rich Yilgarn area and the Mid-West and Pilbara regions to export ports in Esperance, Geraldton/Oakajee, Port Hedland and Fremantle.

These linkages will have substantial benefits for local businesses and more broadly for local communities.



Relevance to Strategy

Although the air and rail facilities mainly service Kalgoorlie, the distance from Kalgoorlie to Coolgardie is only 39 kilometres and Kalgoorlie to Kambalda 60 kilometres. It is however important to ensure that the network of transport facilities are kept intact to facilitate transport options. Several charter flights service Kambalda Airstrip mainly servicing the fly in/fly out workers (FIFO). The PortLink project will be a significant boost to the transport of the Shire's mining products for export.

15.2 SERVICES

Health Services

The Kambalda Health Centre offers community health services from Gum Nut Place in Kambalda and incorporates the Silver Lake Medical Centre that provides physiotherapy and pathology services. St John's Ambulance has a depot at Kambalda, Kambalda West. and Coolgardie. The Council has recently become involved with the health centre and there are now two doctors working at the centre as a result of Council initiatives including contribution by some mines.

DOH has also a document on '*Evidence supporting the creation of environments that encourage healthy active living*' which may assist you with planning elements related to this structure plan. A copy is attached or may be downloaded from:

http://www.public.health.wa.gov.au/cproot/6111/2/140924_wahealth_evidence_statement_be_health.pdf

Water Supply

Water is provided to the three main townsites in the Shire (Coolgardie, Kambalda and Kambalda West) via the Mundaring-Kalgoorlie pipeline.

Enquiries to the Water Corporation indicate that water supply will be capable of accommodating any foreseeable demand although some infrastructure may need to be augmented if a development generated localised peak demands.

All developments are to have access to a sufficient supply of potable water that is of the quality specified under the *Australian Drinking Water Quality Guidelines 2004*.

Wastewater

Coolgardie is serviced with a deep sewerage system operated and maintained by the Shire. The system is treated in ponds located in Bayley Street (west).

Council has a reserve fund that will be needed to implement asset management, asset value and replacement/provision of mechanical (pumping stations, aerators, effluent pumps), chemical (Chlorination) and static structure (pump wells, sewer mains, rising mains) upgrades. It is expected that this will be completed in 2014 with a well-researched and structured management program that will accommodate existing and foreseeable demands.

The system is a combination of gravitation mains, pumping stations and rising mains and treatment ponds assisted with aeration. Final treated effluent is applied to various community facilities for water saving and nutrient recovery purposes.

Kambalda East and West are serviced with a deep sewerage system operated by the Water Corporation. The two townsites share the same settlement ponds on Dump Road.

Approval is required for any on-site waste water treatment process. In particular, the regulatory requirements of the Department of Health. These publications include;



http://www.public.health.wa.gov.au/3/672/2/wastewater_legislation_and_guidelines_pm and http://www.public.health.wa.gov.au/3/1430/2/subdivisions_and_town_planning_approvals_pm

Rubbish Collection

Rubbish is collected weekly in Coolgardie (Friday), Kambalda West (Tuesday and Friday), and Kambalda (Tuesday). The Shire's Waste Receiving Site is located at the end of Dump Road off Emu Rocks Road in Kambalda. The rubbish tip has a recycling shed and oil recycling facilities at the entrance of the site. Coolgardie's rubbish tip is located about 2.5 kilometres on the north side of the Highway west of the Townsite.

The Council is installing a transfer station at the Kambalda tip and will eventually transfer the bulk of household and putrescible waste to the Coolgardie land fill site. This should be completed in 2014. Expansion of water facilities is currently limited by mining tenements.

Power Supply

Power is provided to all developed townsites by Western Power through the national grid system. The system has the capacity for any expansion anticipated.

Communications

Telstra provides a land line system throughout the three townsites supplemented by mobile coverage for most trafficable areas. Recent upgrades in Coolgardie townsite are now complete.

Although the National Broadband Network (NBN) has commenced its rollout in Northam and Kalgoorlie there are no direct times for Coolgardie, Kambalda East or Kambalda West to be connected.

Land Use Planning for Natural Disasters

Land use planning guides the use of land to effectively reduce risk and enhance sustainability for areas prone to hazards such as fire, drought, flood, earthquake, strong wind, etc. Reference to the Shire's Disaster Management and Emergency Response Plan (DMERP) should assist in minimising impacts of such events.

Relevance to Strategy

Given the modest growth forecasts and the increasing number of FIFO workers the services already available are considered adequate for the foreseeable future. Where new mining ventures anticipate significant increases in resident populations they will need to more closely assess the demand and supply of essential services for this increase.

15.3 SPORT, RECREATION AND OTHER ORGANISATIONS

There is a myriad of sporting clubs, activity centres, social clubs and other services and amenities throughout the district. As would be expected, the majority of these are located where most of the population live. The Shire provides a variety of these amenities and facilities throughout the Shire. The following provides a summary of some of these.

Coolgardie Park - The Coolgardie Park is located in Bayley Street, next door to the Shire Offices. The Park has a playground for children, toilets and BBQ facilities. It is ideal for a cool, shady break when travelling through Coolgardie and is suited to birthdays, weddings and other social events.

Museum & Ben Prior Park - The Shire of Coolgardie maintains the Coolgardie Railway Museum in Woodward Street and the Ben Prior Park in Bayley Street, which houses an outdoor museum. Both of these venues offer a unique insight into community life in the early days and reflect the hardships suffered by the early pioneers.



Harry Steinhauser Reserve - The Harry Steinhauser Reserve is located in East Kambalda, with the oval playing an important part in providing a venue for local sports. There is a grassed picnic area with playground equipment for the kids, BBQ facilities, tables and chairs.

Lions Park - Park is situated on Barnes Drive, Kambalda West and has a fully fenced grassed area. Electric and wood BBQ facilities are available. The 'climbing frames' will keep the kids busy.

Recreation Coolgardie Recreation Centre - The Coolgardie Recreation Centre situated at the corner of Sylvester and Lefroy Streets, is a modern facility owned and run by the Shire of Coolgardie. The Centre caters for an extensive array of indoor activities that include a fully equipped gymnasium, aerobics, kindy gym, tennis, badminton, basketball and netball. The Centre also runs a comprehensive school holiday programme.

Coolgardie and Kambalda Swimming Pools - The Coolgardie swimming pool is situated at the corner of Sylvester and Moran Streets, just behind the Shire Offices. The pool complex comprises of an outdoor five lane 25 metre public swimming pool and a toddlers pool. It has shaded, grassed areas and a volleyball court.

The Kambalda swimming pool is situated on Barnes Drive. The pool complex comprises of an outdoor eight lane 50 metre public pool, an intermediate pool and toddlers pool. It has shaded, grassed areas and an independent beach volleyball court. The pools are open daily during the warmer months, normally October to April and during extended periods of high temperatures the pool remains open in the evenings. The Shire caters for organisations who wish to book the pool complex for social events.

Coolgardie Recreation Reserve - The Coolgardie Recreation reserve is situated at the west end of Bayley Street adjacent to the Coolgardie Caravan Park. The Reserve comprises the town oval, outdoor netball courts, changing rooms, running track and also has gymkhana facilities. These can be booked by organisations to host sporting carnivals and other events.

Coolgardie Telecentre - The Coolgardie Telecentre, now incorporated in the recreation centre, is a user friendly technology and service centre which encourages people to make use of email/internet, computers, video conferencing, photocopiers, faxes, conference room hire, secretarial services, produce business cards, pamphlets and much more.

Telecentres are locally owned non-for-profit community associations with services provided on a user pays basis.

Available also are the services of government agencies such as: Centrelink, Medicare, Job Futures, Justice Department and associated with Curtin University and Tafe.

Kambalda Telecentre - The Kambalda Telecentre is also collocated in the Kambalda recreation centre facility.

The Telecentre has e-mail facilities for collecting and sending mail via the internet and various other computer related services that include photocopying, facsimile services and video conferencing. The Telecentre is an agent for Centrelink and can provide assistance with applications and training.

Relevance to Strategy

The provision of community and sporting facilities are appropriately located in the three key settlements. These facilities and amenities have designated sites in these townsites.

