

# SHIRE OF MENZIES

# LOCAL PLANNING STRATEGY

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TOWN HALL



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# 1. INTRODUCTION

## 1.1. PURPOSE

The Shire of Menzies administers the Shire of Menzies Town Planning Scheme No. 1, which was gazetted in 2003 – some 17 years ago.

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

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

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

## 1.2. WHAT IS A LOCAL PLANNING STRATEGY?

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

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

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

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

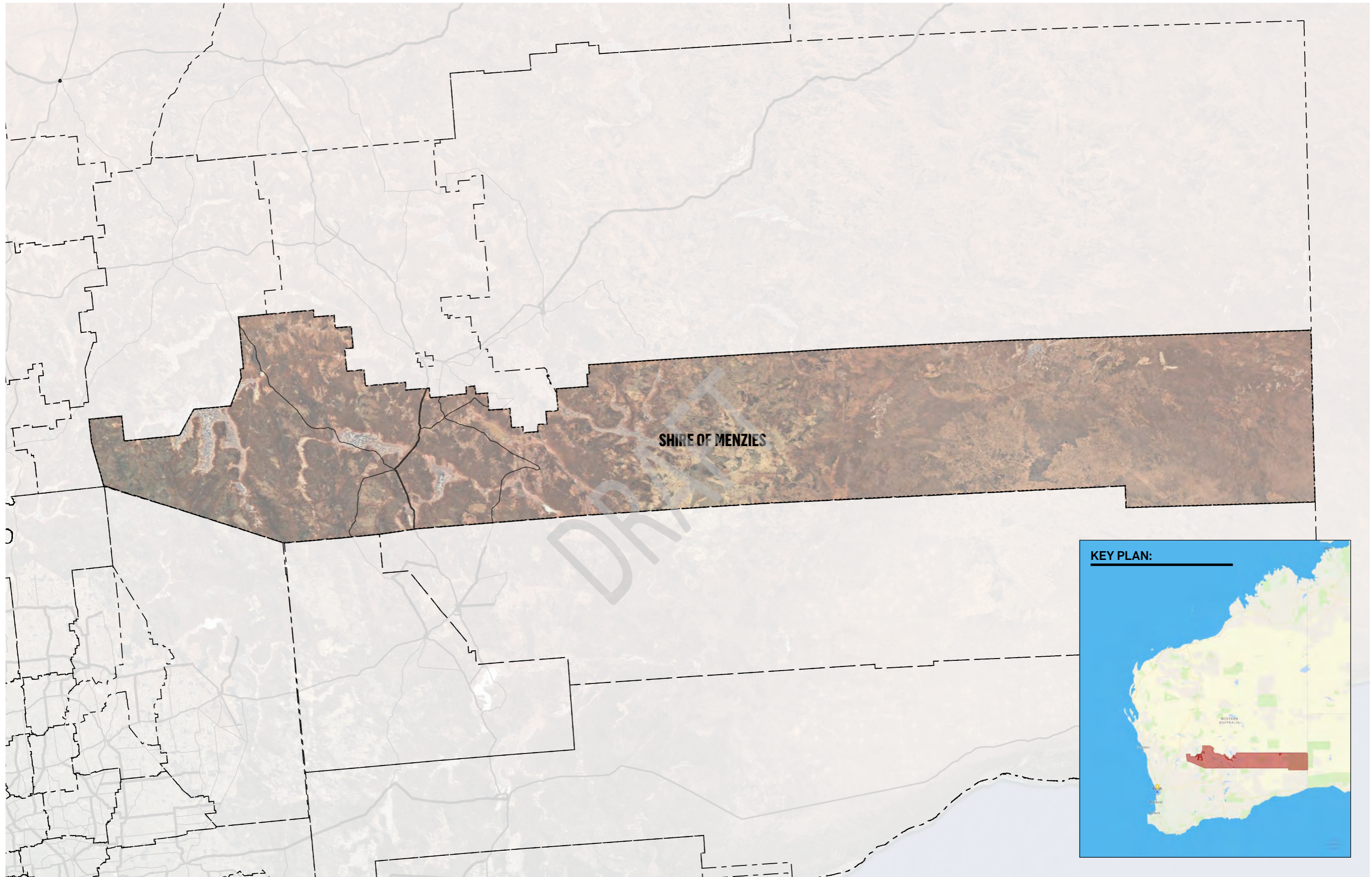
In the longer term, the LPS will be used to guide the implementation of the new scheme, for example in cases where there is doubt on how scheme provisions should be interpreted in relation to a land use or development proposal.

## 1.3. STUDY AREA

The LPS has been prepared for the Shire of Menzies, which is located in the Goldfields – Esperance region approximately 730km east of Perth and 130km north-west of Kalgoorlie.

The Shire spans an area of approximately 125,000sq.km and is bound by the Shires of Laverton, Leonora, Sandstone, Yilgarn and Coolgardie, and the City of Kalgoorlie-Boulder.

The Shire of Menzies contains the Menzies town site, the Tjuntjuntjara Aboriginal Community within the Western Australian portion of the Great Victoria Nature Reserve, the 'living ghost town' of Kookynie and the Goongarrie National Park. There are also several vacant 'ghost' towns throughout the Shire such as Mount Ida and Tampa.



## 1.4. OBJECTIVES

The preparation of this LPS has been underpinned by the following overarching vision for the Shire as published in the Strategic Community Plan prepared in 2013:

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

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

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

## 1.5. PROCESS

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

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

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

## 1.6. COMMUNITY ENGAGEMENT

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

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

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

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

Table 1 – Community Engagement Outcomes

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

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

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

#### Department of Water and Environmental Regulation

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

#### Water Corporation

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

#### Main Roads Western Australia



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

Department of Planning, Lands and Heritage

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

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## **2. THE SHIRE OF MENZIES**

### **2.1. LOCATION AND DESCRIPTION**

The Shire of Menzies is located in the Goldfields-Esperance planning region and in the eastern part of the Goldfields approximately 730km east of Perth and 130km north-west of Kalgoorlie. The broader Shire spans an area of approximately 125,000sq.km and its major settlements are Menzies, Kookynie and Tjuntjuntjara Aboriginal Community. Refer Figure 2 – Townsite Plan - Menzies, Figure 3 – Townsite Plan - Kookynie and Figure 4 – Townsite Plan - Tjuntjuntjara.

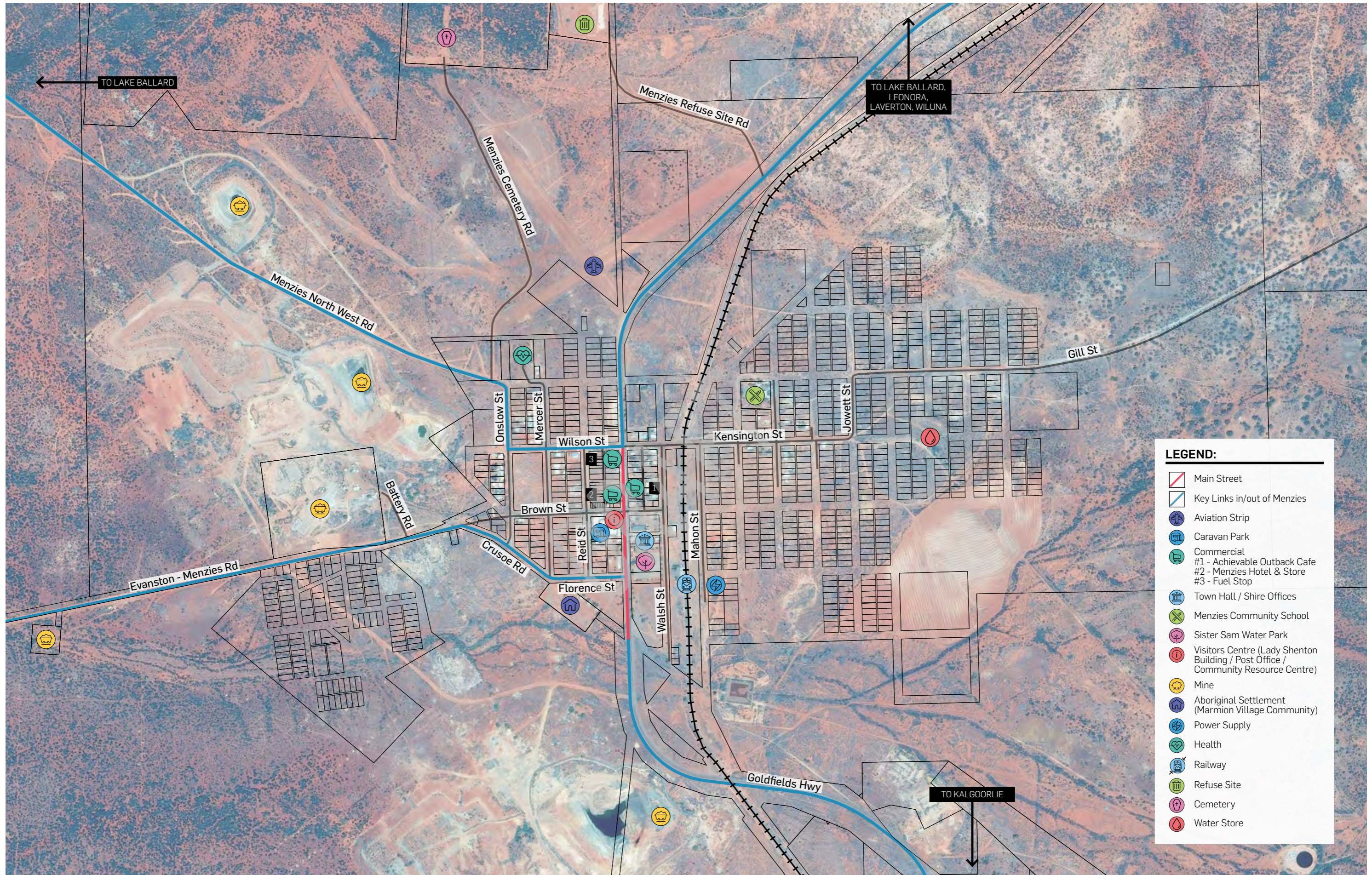
The municipality was officially gazetted in 1895 during the gold mining boom, which saw the population of the Menzies area grow rapidly. From the early 1900s the gold mining industry experienced a downturn and many of the 20+ small towns in the Shire disappeared leaving the Shire with several ghost towns. Menzies and Kookynie remain as the only reminders of the booming communities which once made up the Shire.

The Shire is bound by the Shires of Laverton, Leonora, Sandstone, Yilgam and Coolgardie and the City of Kalgoorlie-Boulder, with the eastern boundary abutting the South Australian border. Menzies townsite is the primary settlement within the Shire.

The Shire contains the Tjuntjuntjara Aboriginal Community which is within the Western Australian portion of the Great Victoria Nature Reserve and consists of approximately 200 people.

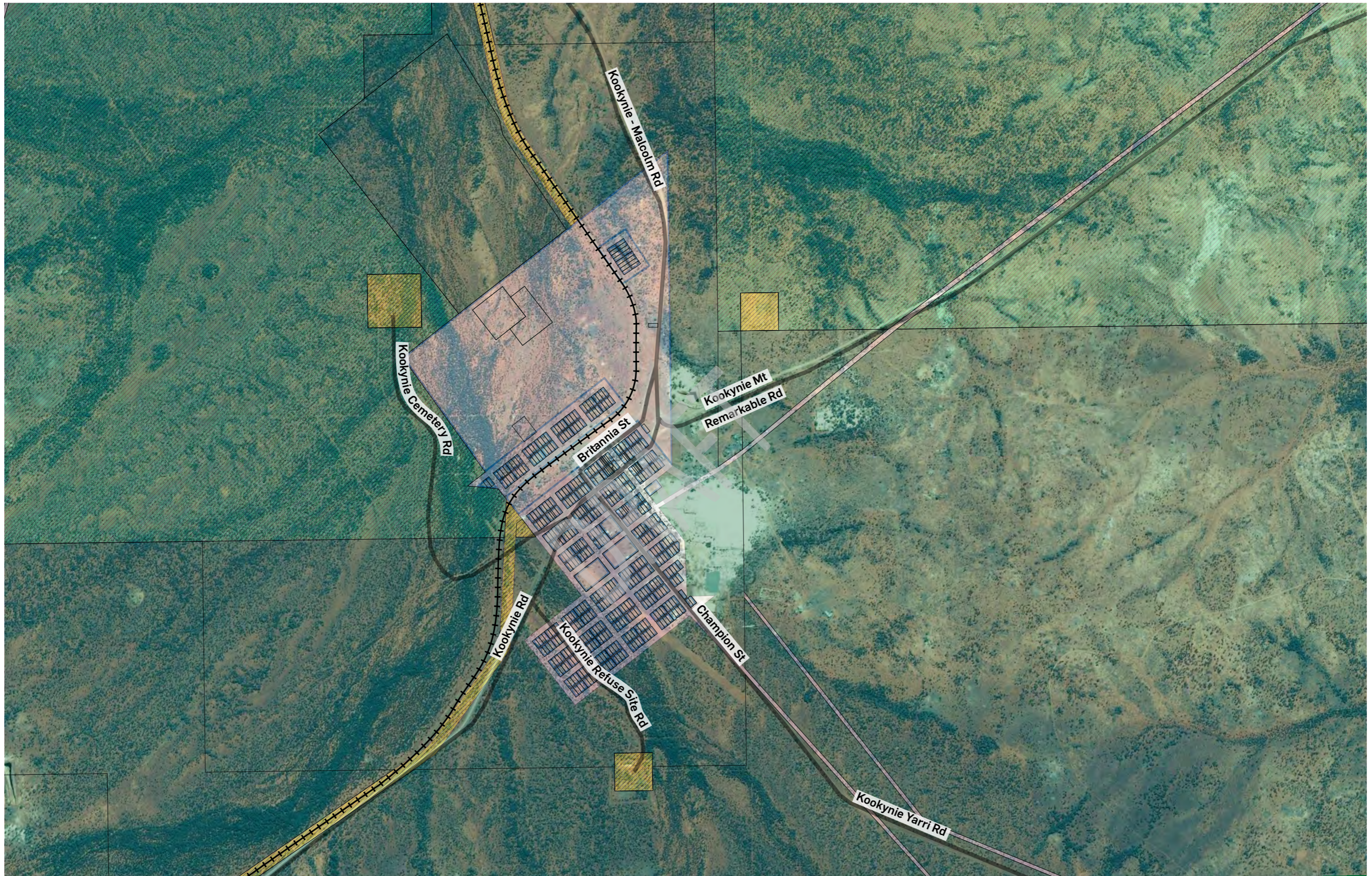
There is also the 'living ghost town' of Kookynie which is located approximately 58km's north-east of Menzies town and includes the Kookynie Pub and a small number of residences.

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**LEGEND:**

- Main Street
- Key Links in/out of Menzies
- Aviation Strip
- Caravan Park
- Commercial
  - #1 - Achievable Outback Cafe
  - #2 - Menzies Hotel & Store
  - #3 - Fuel Stop
- Town Hall / Shire Offices
- Menzies Community School
- Sister Sam Water Park
- Visitors Centre (Lady Shenton Building / Post Office / Community Resource Centre)
- Mine
- Aboriginal Settlement (Marmion Village Community)
- Power Supply
- Health
- Railway
- Refuse Site
- Cemetery
- Water Store





## **2.2. ENVIRONMENT**

### **2.2.1. Nature Reserves**

The Shire consists of a total of nine reserves and three nationally important wetlands.

The major reserves are Mount Manning Nature Reserve, Niagara Dam Nature Reserve, Plumridge Lakes Nature Reserve and the Great Victoria Desert Nature Reserve as well as Goongarrie National Park.

The Great Victoria Desert also intersects the north-eastern portion of the Shire (approximate 32,000km<sup>2</sup> in land area), extending north into the Shire of Laverton and across into South Australia.

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

Refer Figure 5 – Key locations plan – regional

### **2.2.2. Geology and Landform**

The Shire of Menzies is situated with the Norseman-Wiluna greenstone belt where a granite dome divides the belt into two sections. These greenstone belts form low ridges and areas of elevation, with the highest points found within the Mount Morley area 45km west of the Menzies townsite (541m AHD). The Shire averages an elevation of 425.9m AHD.

Refer Figure 6 – Topography plan - Menzies townsite

Subject to advice from the Department of Health, Department of Water and Environmental Regulation and the Shire, the soils of the area are suitable to accommodate the range of land uses and development anticipated for the Shire, including with respect to on-site effluent disposal.

### **2.2.3. Climate**

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

The Shire receives an average monthly rainfall of 20.8mm, with February receiving the highest monthly rainfall of 351mm. Rain is most common in the months May to August. Climate change is likely to impact the climate conditions experienced in the Shire, with longer and warmer summers and a reduction in rainfall in the winter months expected.

### **2.2.4. Surface and Ground Water**

A major geographical feature is the large salt lakes which are scattered across the landscape, including Lark Barlee, Lake Ballard, Lake Marmion, Lake Giles, Lake Minigwal, Lake Raeside, Lightfoot Lake, Plumridge Lakes, Jubilee Lake and Forrest Lakes.

In addition to the lakes there are several dams throughout the Shire, the most significant being Niagara Dam which is today utilised as a tourism camping, and picnic spot.

The Scheme includes a Special Control Area (SCA) 1 for the purpose of protecting drinking water resources. This SCA is reflected in current Scheme maps and will be carried forward to the new Scheme.

Subject to advice from the Department of Water and Environmental Regulation and the Shire, there is no flood risk that would likely impact on land use and development within the Shire.

### **2.2.5. Flora and Fauna**

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

### **2.2.6. Bushfire**

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

third of the Shire is largely classified as “extreme” bushfire hazard level with the eastern two thirds as “moderate” bushfire hazard level.

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

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

### **Structure Plan**

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

### **Subdivision Application**

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

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

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

## Building Permits

- For most building works a building permit is required and the permit authority will be the relevant local government. The permit authority is also responsible for enforcement and dealing with non-compliance in relation to applicable building standards.
- For single houses or ancillary dwellings on sites 1100 sq.m or greater, other habitable buildings (other than a single house or ancillary dwelling) or specified buildings in bushfire prone areas, a BAL assessment is required, where a BAL Contour Map does not exist from a previous approved proposal. If the BAL assessment or BAL Contour Map identifies the development site as BAL-40 or BAL-FZ, a development application and planning approval is required.
- For development on sites less than 1100 sq.m in bushfire prone areas the bushfire construction requirements under the Building Act and BCA may still apply, which also includes undertaking a BAL assessment, where a BAL Contour Map does not exist from a previous approved proposal.
- Building permit applications must demonstrate compliance with applicable BCA bushfire construction requirements.
- The BCA bushfire construction requirements only apply to Class 1a (single dwelling), Class 1b (accommodation, grouped dwellings), Class 2 (apartments), Class 3 (accommodation, schools, healthcare, detention centre) buildings, other structures and decks (Class 10a) associated with these buildings and major alterations/additions to residential buildings.

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

## 2.3. POPULATION

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

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

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

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

Table 2 – Change in population

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



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

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

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

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

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

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

## **2.4. HOUSING**

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

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

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

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

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

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

## **2.5. LAND SUPPLY**

The Central Regions Land Capacity Analysis for the Shire of Menzies has identified the total amount of available residential, commercial and industrial lands, compared to the amount of developed land to identify potential land use capacity. The findings are shown in Table 3 below:

Table 3 – Land Supply in Shire of Menzies by Sector

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

Source: WAPC, 2015

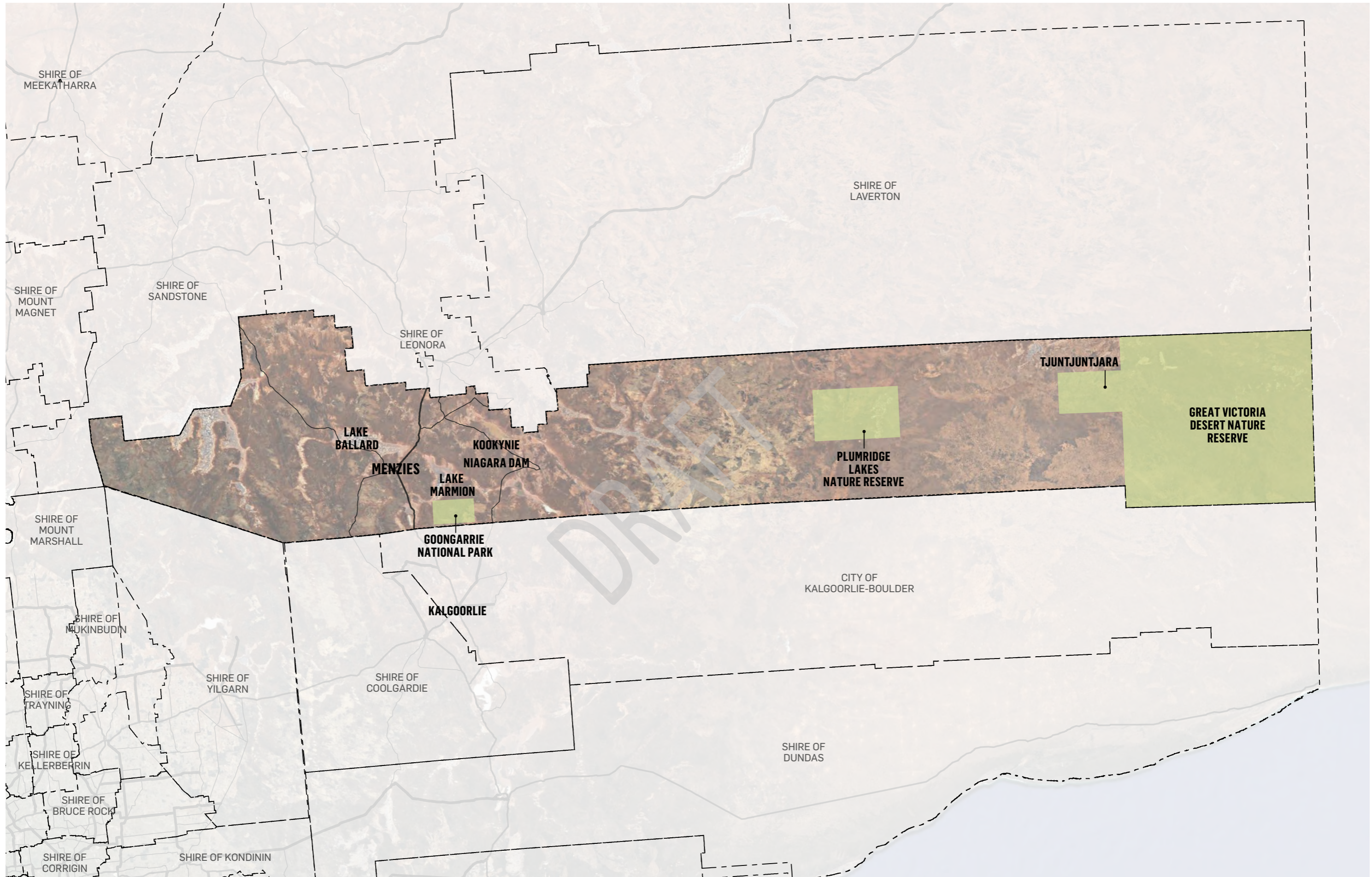
The above analysis confirms that there is ample land supply to accommodate residential and industrial growth. However, there may be a need for additional commercial land to be supplied in a flexible manner.

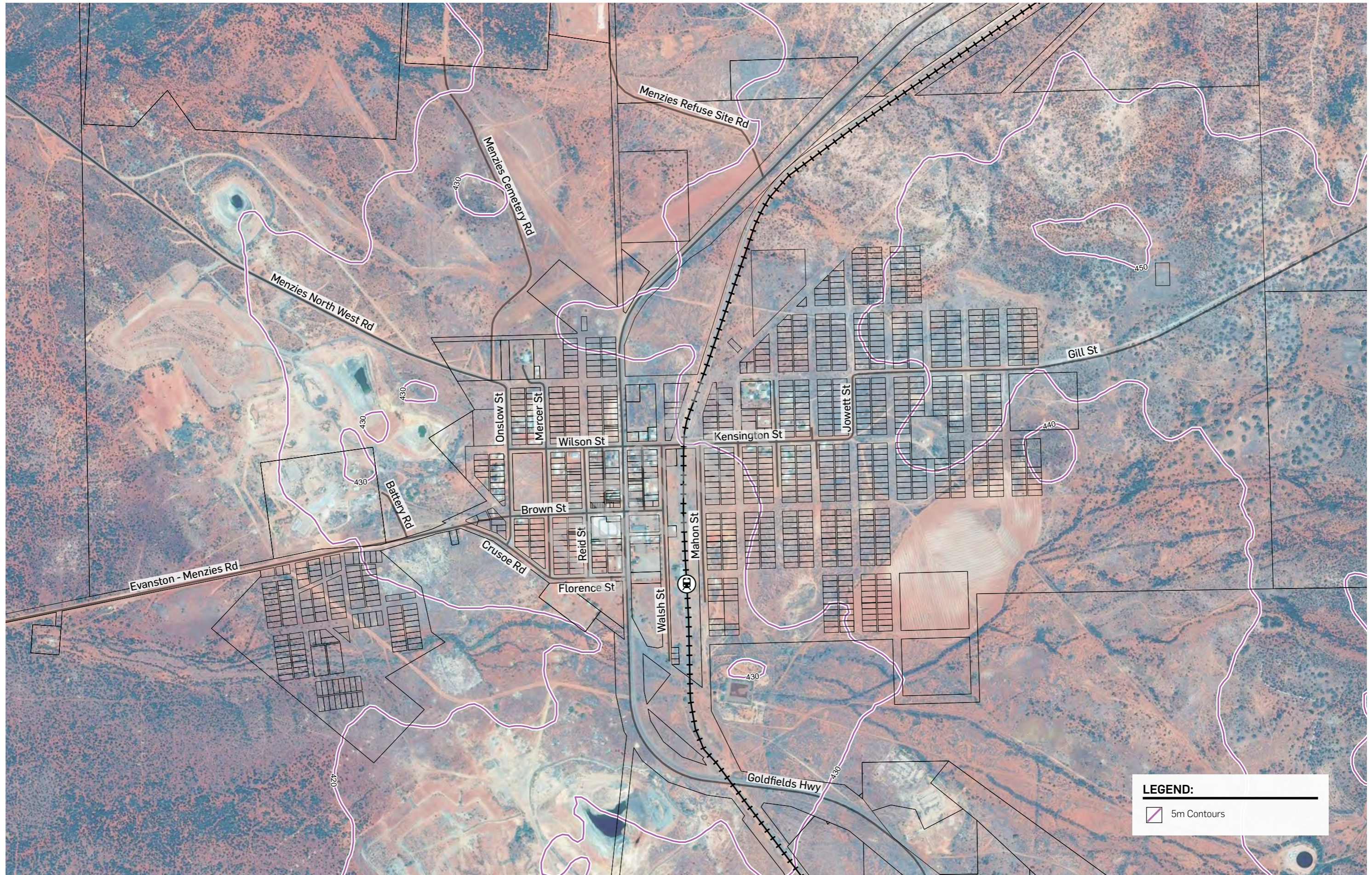
## **2.6. LAND TENURE**

The Shire of Menzies includes a large proportion of land under Crown ownership. A large majority of this land is categorised under pastoral leases which has the potential to influence future development within the Shire. Activities on the pastoral leases are jointly managed by the Pastoral Lands Board and the Minister for Lands under the Pastoral Purposes Framework. Thirteen pastoral leases currently operate within the Shire, with these being renewed on 1 July 2015 for a period of up to 50 years.

Refer Figure 8 - Land Tenure – Regional and Figure 9 –Land Tenure - Menzies Townsite.

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**LEGEND:**

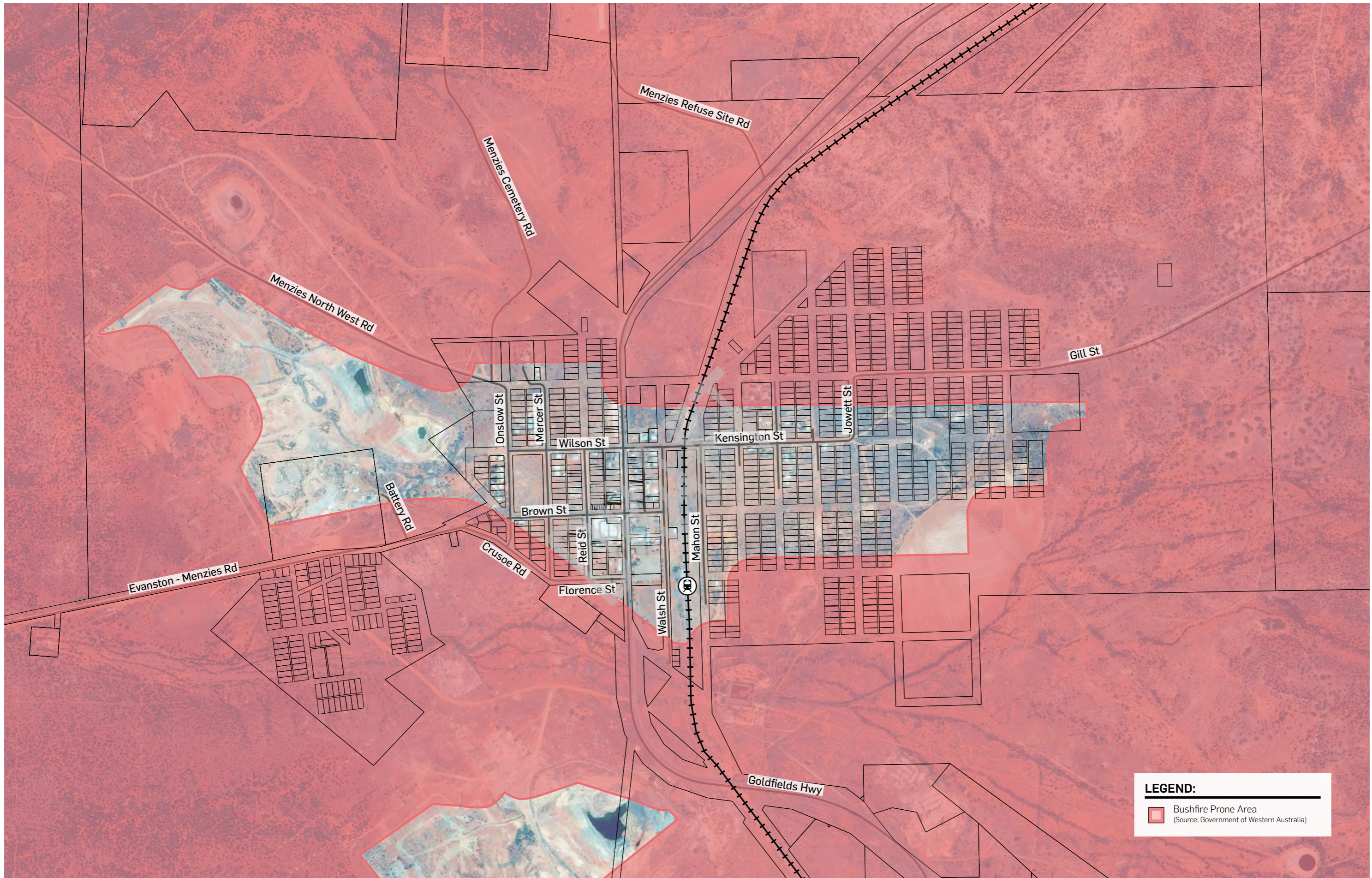
- 5m Contours

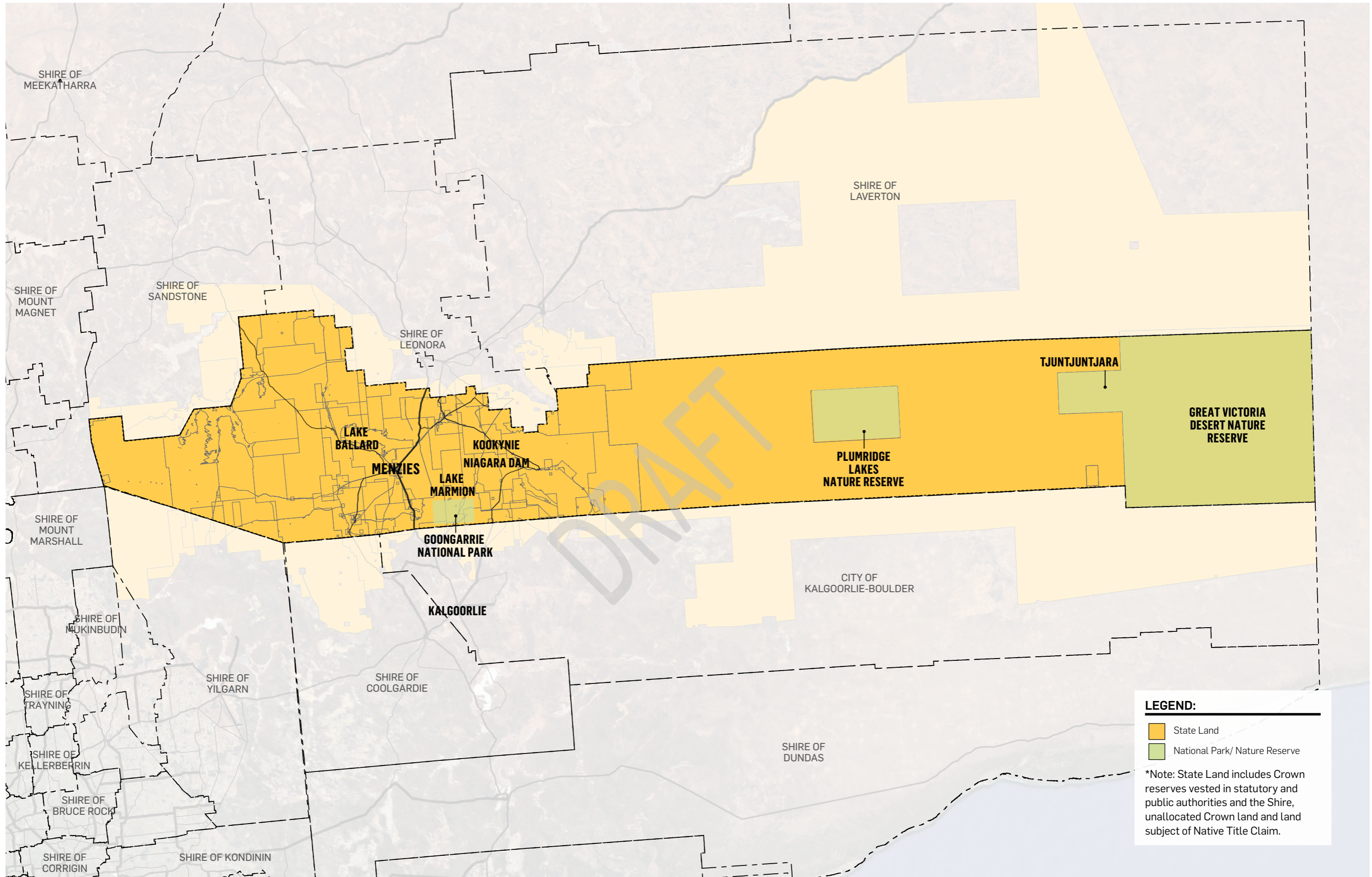


**TOPOGRAPHICAL PLAN - MENZIES TOWNSITE**  
 SHIRE OF MENZIES LOCAL PLANNING STRATEGY



DATE: 22.02.2021  
 JOB NO: PA1507  
 FIGURE: 006  
 REV: A

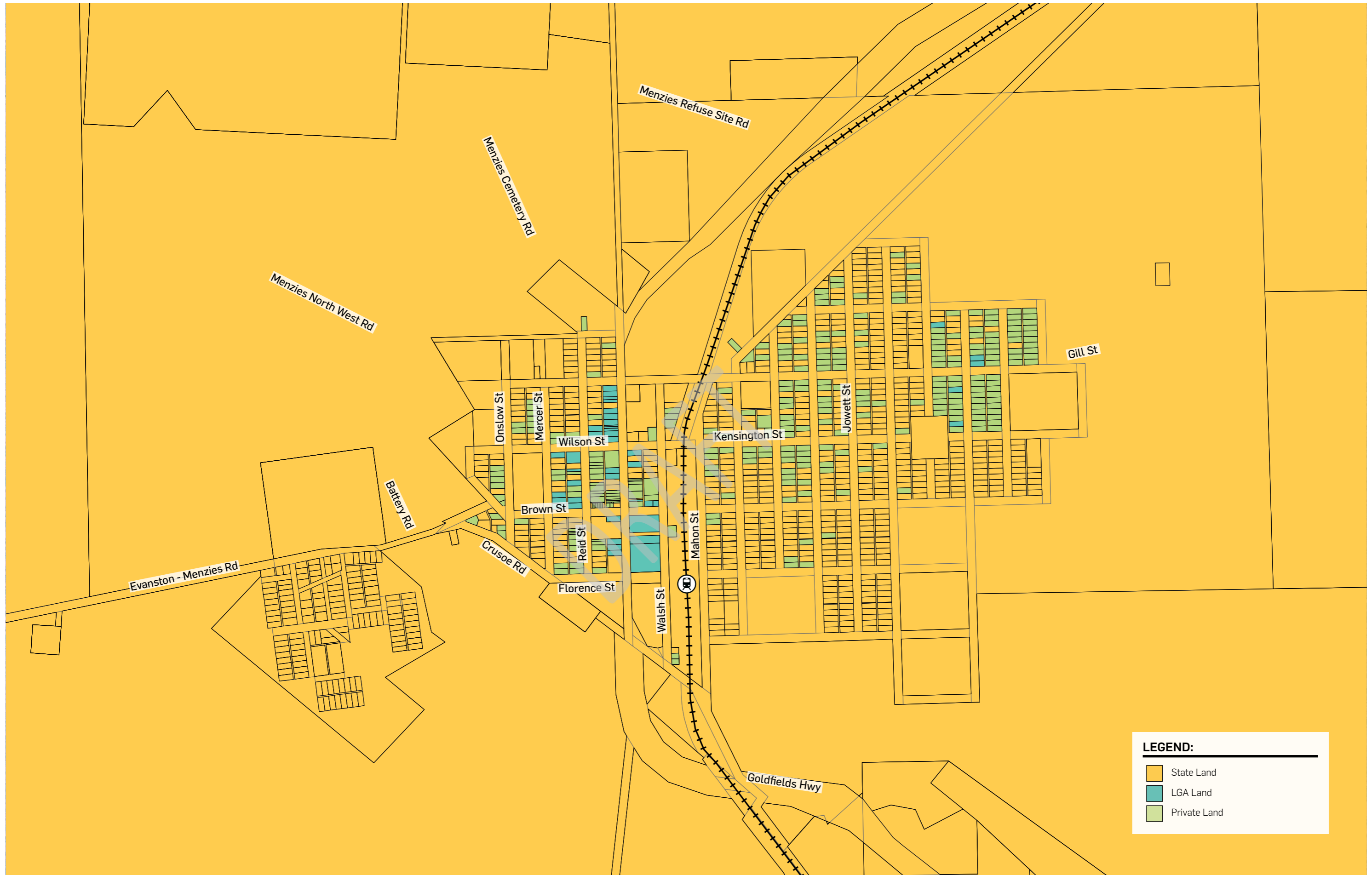




**LEGEND:**

- State Land
- National Park/ Nature Reserve

\*Note: State Land includes Crown reserves vested in statutory and public authorities and the Shire, unallocated Crown land and land subject of Native Title Claim.



**LEGEND:**

- State Land
- LGA Land
- Private Land

## 2.7. ECONOMY AND EMPLOYMENT

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

Table 4 – Employment by Industry

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

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

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

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

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

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

### 2.7.1. Tourism

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

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



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

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

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

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

Picture 1 – Tourist Infrastructure at Niagara Dam

Picture 2 – Tourist Infrastructure at Kookynie



Picture 3 – Menzies Caravan Park



## 2.8. RECREATION AND OPEN SPACE

The Shire of Menzies recreation and open spaces include:

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

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

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

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



## 2.9. COMMUNITY FACILITIES

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

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

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

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

Important community facilities within the Shire include:

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

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

Picture 6 – Menzies Community School



## 2.10. HERITAGE

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

Examples of heritage sites include:

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

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

Picture 7 – Heritage Dwelling – Menzies



Picture 8 – Menzies Town Hall and Clocktower



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



## 2.11. ABORIGINAL SETTLEMENTS, HERITAGE AND NATIVE TITLE

The Shire of Menzies incorporates the Tjuntjuntjara Aboriginal settlement area which is located in the Great Victoria Desert approximately 690 kilometres north-east of Kalgoorlie.

Current population estimates of Tjuntjuntjara approximate at around 200 residents, which closely reflects the current 2016 census data which identifies a total of 223 persons (45% of the Shire population) who identify as of Aboriginal or Torres Strait Islander descent.

The Marmion Village Aboriginal Settlement is also located within the Menzies town. The intent of SPP3.2 Aboriginal Settlements is to prepare Layout Plans for places that may be defined as “a discrete place that is not contiguous with a gazetted town”. In summary Tjuntjuntjara complies with this requirement, whilst Marmion Village does not.

### Tjuntjuntjara

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

### Marmion Village

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

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

### Indigenous Heritage Sites

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

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

### Native Title

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

Table 5 – Native Title Register

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

Application Name	Date Filed	Tribunal File No.	Federal Court File No.	Date Claim Entered onto Register
Maduwongga	21/04/2017	WC2017/001	WAD186/2017	03/08/2017

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

## 2.12. TRAFFIC AND TRANSPORT

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

A partnership with the local mining industry has been reached which has resulted in equitable funding agreements for road network maintenance and renewal.

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

In conjunction with the Goldfields Highway, and primarily because of the mining industry within the region, the use of rail for transportation has become essential in the transportation of minerals throughout the region. The rail line runs adjacent to many townsites within the Shire and generally runs parallel to the Goldfields Highway. The rail line also passes through the centre of the Menzies town.

Infrastructure – including transport infrastructure - will need to be appropriately protected in Scheme 2 reserves.

Picture 12 – Goldfields Highway through Menzies Townsite



## **2.13. UTILITY INFRASTRUCTURE AND SERVICES**

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

### **2.13.1. Waste Management**

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

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

### **2.13.2. Electricity**

The South West Interconnected System (SWIS) network provides electricity to the Menzies town which is provided by stand-alone power stations which are fuelled by either diesel or natural gas.

### **2.13.3. Effluent Disposal**

The Menzies town does not have a connected effluent disposal system, but utilises on-site septic tank and leach drain systems.

As noted above in Section 2.2.2, subject to advice from the Department of Health, Department of Water and Environmental Regulation and the Shire, the soils of the area are suitable to accommodate the range of land uses and development anticipated for the Shire, including with respect to on-site effluent disposal. This is also generally consistent with Schedule 2 of the Government Sewerage Policy.

### **2.13.4. Water**

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

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

Due to a relatively stable population and current trucking methods adequately supplying water in times of need, no further water protection requirements have been identified as part of this Strategy.

Picture 13 – Water Tank at Harcourt Hill



### **2.13.5. Telecommunications**

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

## **2.14. LAND CONTAMINATION**

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



### 3. PLANNING CONTEXT

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

Table 6 – State Planning Context

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
<u>Planning and Development (Local Planning Schemes) Regulations 2015</u>	Provides model and deemed provisions to guide the development of local planning strategies, local planning schemes and supporting planning documentation.	Scheme 2 text to incorporate the deemed and model provisions.  Consider if any supplementary provisions are required to expand on the deemed provisions.
<u>State Planning Strategy 2050</u>	The Strategy identifies strategic goals that includes strong and resilient regions, sustainable communities, global competitiveness, conservation, infrastructure planning and coordination.  The Strategy highlights regional planning required to inform the capacity, structure, commercial and industry base that is needed to provide an attractive choice for people wanting to live in regional towns and centres.	Consider how the Strategy provides for Menzies as an attractive choice for regional living and business.  Opportunities for community services shall be adequately planned for Menzies.  Ensure agricultural/rural opportunities are not undermined by adjacent development or proposed rezoning.
<u>State Planning Policy 1 State Planning Framework Policy</u>	SPP 1 brings together existing state and regional policies and plans which apply to land use and development in Western Australia into a State Planning Framework. The State Planning Strategy provides the overall vision and is further articulated and applied by policies and plans dealing with planning issues or regions of the State that come under SPP 1	Ensure Scheme 2 and the provisions for future development within Menzies are consistent with the principles of SPP 1.
<u>State Planning Policy 2 Environment and Natural Resources</u>	SPP 2 outlines the aim for integrated land use planning and management as a practical way to achieve effective and efficient use of the natural resources of the State.	Ensure key environmental and natural resources within Menzies are considered in any changes to the zoning or development requirements under Scheme 2.
<u>State Planning Policy 2.5 Rural Planning</u>	SPP 2.5 seeks to protect and preserve Western Australia’s rural land assets due to the importance of their economic, natural resource, food production,	Ensure any rezoning does not impact on the

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
	<p>environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome. Key objectives include:</p> <ul style="list-style-type: none"> <li>• Support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;</li> <li>• Outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction.</li> </ul>	<p>agricultural production capabilities within the Shire.</p> <p>Ensure any rezoning does not result in adverse impacts on the existing rural land/agricultural land.</p> <p>Provide for ongoing basic raw material extraction.</p>
<p><u>State Planning Policy 2.7 Public Drinking Water Source</u></p>	<p>The policy addresses land use and development in public drinking water supply areas.</p> <p>SPP 2.7 will not permit land uses that are detrimental to the quality and quantity of the water supply unless it can be demonstrated that such impact can be managed</p>	<p>Ensure that priority is given to the protection of the highest quality drinking water through provisions in Scheme 2.</p>
<p><u>State Planning Policy 2.9 Water Resources</u></p>	<p>SPP 2.9 refers to water resources as water for consumptive, recreational, industrial and commercial purposes, including stormwater, wastewater, irrigation dams and drinking water catchments including reservoirs and bore fields. The policy seeks to protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values.</p>	<p>Ensure Scheme 2 appropriately considers the water resources within the Shire and utilises provisions and land use permissibilities to protect them.</p>
<p><u>State Planning Policy 3.1 Residential Design Codes</u></p>	<p>The R-Codes control the design of most residential development throughout Western Australia.</p>	<p>Ensure residential development is compliant with the R-Codes or variations are incorporated within Scheme 2 as appropriate.</p>
<p><u>State Planning Policy 3.2 Aboriginal Settlements</u></p>	<p>This policy provides for the recognition of Aboriginal Settlements across Western Australia and provides the mechanism for collaboratively planning for their future.</p>	<p>Aboriginal Settlements should be acknowledged in Scheme 2 in accordance with intent of SPP 3.2. The intent of SPP3.2 is to prepare Layout Plans for</p>

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
		<p>places that may be defined as “a discrete place that is not contiguous with a gazetted town”.</p> <p>Tjuntjuntjarra complies with this requirement, whilst Marmion Village does not. The Marmion Village is part of the Menzies town and therefore should be zoned Rural Townsite in Scheme 2, as per other town land.</p>
<p><u>State Planning Policy 3.5 Historic Heritage Conservation</u></p>	<p>This policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia’s heritage. Key objectives include:</p> <ul style="list-style-type: none"> <li>• To conserve places and areas of historic heritage significance;</li> <li>• To ensure that development does not adversely affect the significance of heritage places and areas;</li> </ul>	<p>Ensure appropriate heritage provisions are incorporated into Scheme 2.</p> <p>Ensure a heritage register is prepared and maintained.</p>
<p><u>State Planning Policy 3.7 Planning in Bushfire Prone Areas</u></p>	<p>SPP 3.7 seeks to provide bushfire management through ongoing commitment and diligence to a range of management measures such as the appropriate location and design of development, managing potential fuel loads and implementing a bushfire management plan. Such measures, in conjunction with planning policy and building controls, have the effect of increasing community resilience to bushfire.</p>	<p>Ensure SPP 3.7 is read into Scheme 2 and require planning proposals to demonstrate bushfire protection requirements commensurate with the scale and nature of the proposal and where practical to direct future development to cleared areas, to avoid areas of bushfire risk and biodiversity.</p>
<p>Draft <u>State Planning Policy 4.1 State Industrial Buffer (Industrial Interface)</u></p>	<p>SPP 4.1 seeks to provide a consistent state-wide approach for the definition and securing of buffer areas around industry, infrastructure and associated uses. The protection of infrastructure from incompatible uses and recognition of interests of existing landowners within buffers a key to supporting the</p>	<p>Ensure appropriate placement of industrial lands.</p> <p>Avoid or manage impacts to landowners within buffer areas associated with resource extraction, and infrastructure supply.</p>

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
	requirements of industry and protecting surrounding land.	
<u>State Planning Policy 5.2 Telecommunications Infrastructure</u>	SPP 5.2 provides guidance pertaining to the siting, location and design of telecommunications infrastructure.	Ensure Scheme 2 provides for and regulates telecommunications infrastructure necessary to service the Shire.
<u>State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning</u>	SPP 5.4 addresses transport noise from within major transport corridors, including primary freight routes, and its impact on nearby noise-sensitive land uses. The policy does not apply retrospectively to noise from existing railways or major roads in the vicinity of an existing noise-sensitive land use.	Where practical protect existing transport and freight corridors within the Shire from the encroachment of noise-sensitive land use.
<u>Development Control Policy 3.4 Subdivision of rural land</u>	Sets out the principles that will be used by the WAPC in determining applications for the subdivision of rural land.	Ensure Scheme 2 protects rural agricultural land.
<u>Development Control Policy 4.1 Industrial Subdivision</u>	This policy provides guidance on the matters considered by the WAPC when determining applications for industrial subdivision throughout the state.	Subdivision and development of industrial areas in the Menzies town to be guided by the policy provisions.
<u>Development Control Policy 4.2 Planning for Hazards and Safety</u>	The main objective of this policy is to ensure that the planning process addresses exposure of the public to risk from man-made and natural events.	Ensure Scheme 2 is cognisant of potential hazards and risks generally and in respect of mining, industrial and rural activities, transport and freight, and potential sensitive land uses.
<u>Government Sewerage Policy 2019</u>	The principle policy that deals with matters relating to waste disposal in the State. While its core objectives are to protect the environment, public health and amenity by requiring reticulated sewerage for all new development, the policy establishes discretionary provisions relating to on-site waste water disposal systems.	The policy is particularly relevant to the Shire due to the reliance on traditional forms of wastewater disposal to service existing and new development.  Require planning proposals to demonstrate acceptable means of wastewater disposal, stormwater management and drainage

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
		<p>and water supply (including potable and non-potable).</p> <p>Require development to be serviced by appropriate fit-for-purpose systems and infrastructure, that is in-keeping with environmental, safety and public health standards.</p>
<p><u>The Central Regions Land Capacity Analysis for Shire of Menzies 2016</u></p>	<p>Provides a broad overview of the land capacity of settlements for regions with respect to forecast population growth. It examines existing and future land capacity within the Shire of Menzies.</p>	<p>As noted in Section 2.5 above, there is ample land supply for future development needs.</p> <p>For example, there is ample opportunity for rezoning of land for rapid supply of residential land if required.</p>
<p><u>Goldfields-Esperance Regional Planning and Infrastructure Framework 2015</u></p>	<p>The Regional Planning and Infrastructure Framework seeks to provide an integrated approach to strong and healthy regional communities through context for land use planning, infrastructure provision and priority actions for future development.</p>	<p>Ensure that the development is consistent with the regional aspirations outlined in this document.</p>
<p><u>Goldfields-Esperance Regional Investment Blueprint 2015</u></p>	<p>The Blueprint forms part of a Regional Development Strategy across Western Australia directing investment towards regional communities to ensure vibrant regions and strong economies into the future.</p>	<p>Ensure that the development is consistent with the regional aspirations outlined in this document.</p>
<p><u>Tjuntjuntjara Layout Plan</u></p>	<p>This plan sets out the way land is to be protected, used and developed within the Tjuntjuntjara Aboriginal settlement in order to provide an appropriate standard of living for the community into the future.</p>	<p>Classify land as Settlement in Scheme 2 where a Layout Plan has been endorsed and a clear and appropriate area for a Settlement zone is defined and delineated in the endorsed layout plan.</p>
<p>Marmion Village Layout Plan</p>	<p>Marmion Village is a town based reserve (TBR) that is essentially 5 houses (dwellings) within the Menzies town,</p>	<p>The Layout Plan should be rescinded and the land</p>

STATE PLANNING DOCUMENT	RELEVANT PROVISIONS	CONSIDERATIONS
	<p>connected to the towns regular essential services.</p> <p>Marmion Village was included in a WAPC Report that reviewed a number of TBR Layout Plans in 2018. It was noted that Marmion Village did not satisfy the criteria for a Layout Plan under SPP3.2 as it is part of the Menzies town, and that it was not a remote Aboriginal Settlement (or discontinuous with the townsite). It was recommended that the Layout Plan remain in place until such time the local planning scheme is reviewed and zoned more appropriately. Marmion Village should not be zoned 'Settlement' in accordance with SPP3.2.</p>	zoned Rural Townsite in Scheme 2.

Table 7 – Local Planning Context

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

## 4. OPPORTUNITIES, ISSUES AND OPTIONS

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

### 4.1. RURAL LANDS

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

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

**Recommended Action:**

1. In Scheme 2 provide flexible land use permissibility in the Rural zone.



## 4.2. ABORIGINAL SETTLEMENTS

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

### Recommended Action:

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

## 4.3. INDUSTRIAL LANDS

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

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

**Recommended Action:**

1. In Scheme 2, retain the existing industrial zoned land and identify a suitable area of land in the Menzies town that provides an alternate industrial development option.

2. Ensure that the Rural Townsite zone provides for a wide range of land uses on the same lot, including residential and light industry.
3. Liaise with water control authorities with respect to location of industrial land within the water protection area.

#### 4.3.1. Potential Relocation Sites

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

##### Site 1

Description	Area	Considerations
South east town site	16.06ha	<ol style="list-style-type: none"> <li>1. The land is relatively isolated from town – this is positive from a land use buffer perspective.</li> <li>2. Unless there is a new east-east road connecting off Mahon Street, this site would drag industrial traffic through residential areas (along Kensington Street and other roads).</li> <li>3. Would result in the loss of existing water catchment protected within Scheme 1 by Special Control Area 1.</li> <li>4. Ensuring no impact on surrounding water harvesting area may add to development costs.</li> <li>5. Access is restricted with only one constructed rail crossing to link the land to the Goldfields Highway.</li> <li>6. Service extension required</li> </ol>

##### Site 2

Description	Area	Considerations
East of Mahon Street	25.13 ha (Site 2) and 28.18ha (Site 2A)	<ol style="list-style-type: none"> <li>1. There is an existing compatible use in this area (power site).</li> <li>2. Proximity to rail.</li> </ol>

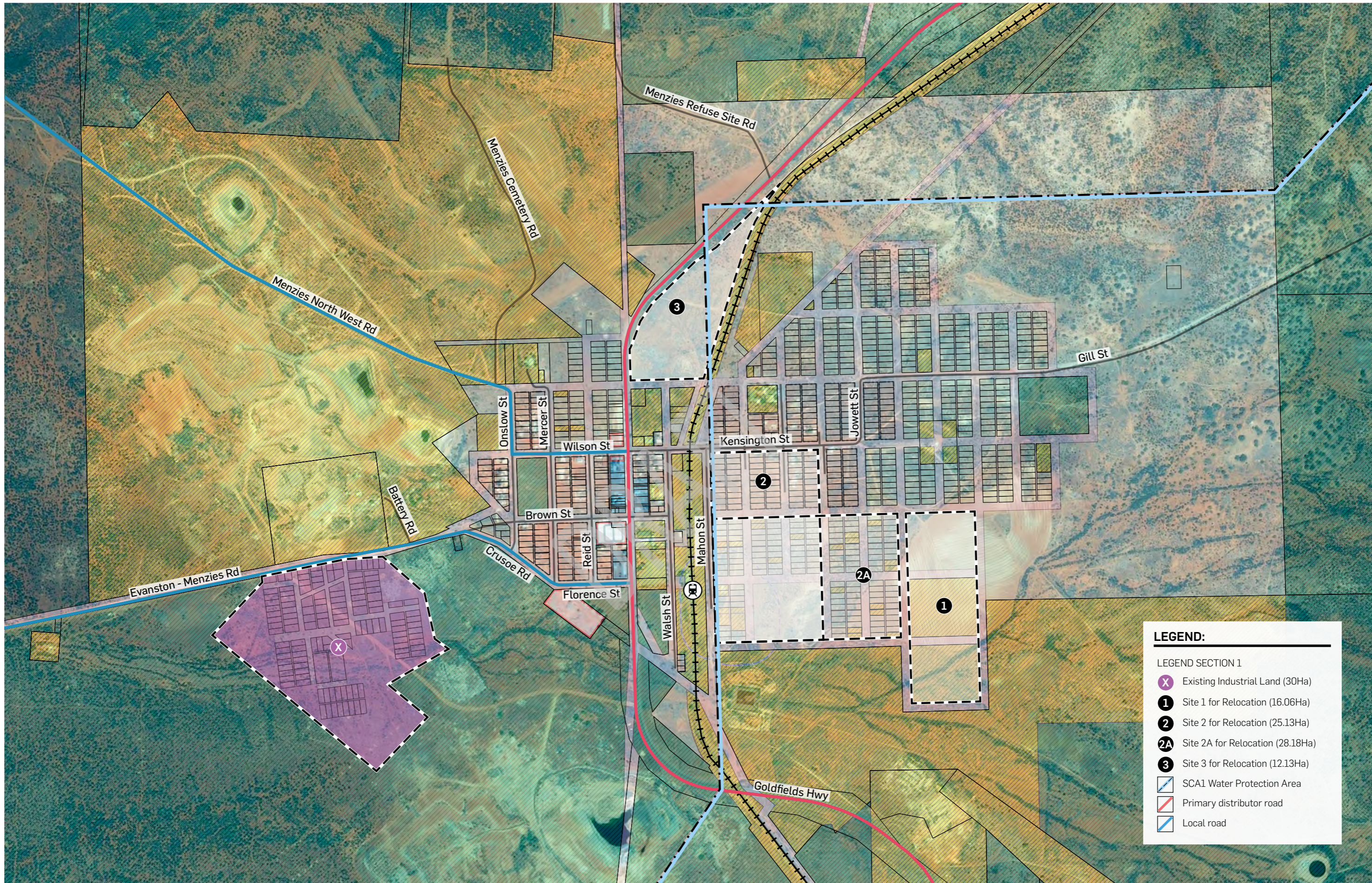
Description	Area	Considerations
		<p>3. Would result in the loss of existing water catchment protected within Scheme 1 by Special Control Area 1.</p> <p>4. Mahon Street would need to be paved to enable the land to be accessed.</p> <p>5. Access is restricted with only one constructed rail crossing to link the land to the Goldfields Highway.</p>
		6. Service extension required.
		7. Some houses are nearby – this may present land use separation issues, however there is the potential to extend the area east-west rather than north-south (option 2A).

### Site 3

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

### **Recommended Action:**

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



**LEGEND:**

LEGEND SECTION 1

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

## 4.4. WORKFORCE ACCOMMODATION

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

### Recommended Action:

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

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

## 4.5. RATIONALISATION OF PUBLIC PURPOSE LAND

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

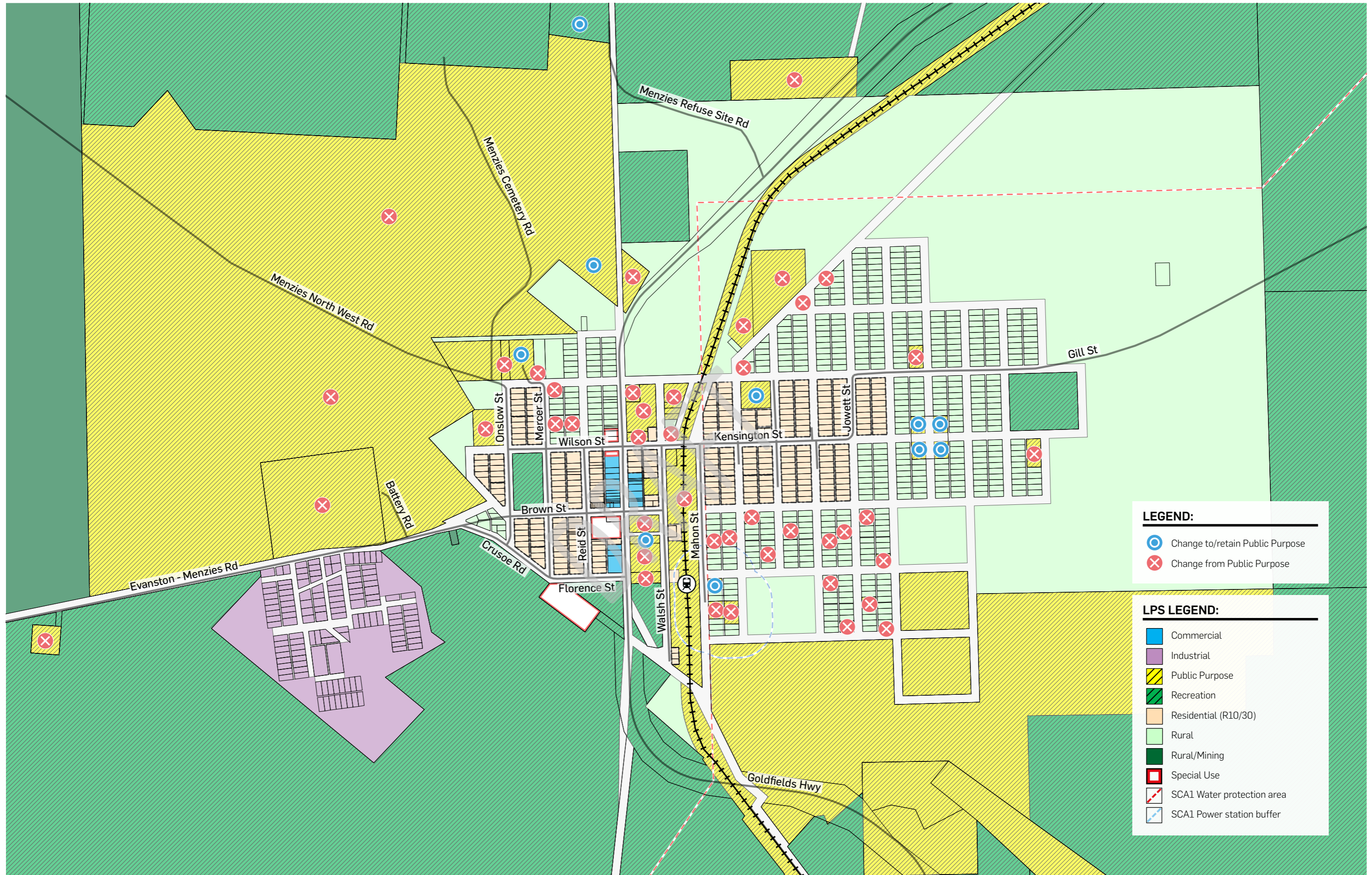


Opportunity / Issue		
Description	Considerations	Options
	<ul style="list-style-type: none"> <li>- Electrical station on Mahon Street</li> </ul>	
	<p>Land recommended to be reserved for Public Purpose in Menzies town:</p> <ul style="list-style-type: none"> <li>- Menzies Refuse Site</li> </ul>	
	<p>Land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

**Recommended Action:**

1. **Rationalise the reserves in and around the Menzies town generally in accordance with Figure 11 and as determined during the assessment and approval process of Scheme 2.**
2. **Provide for temporary tourist accommodation and temporary Workforce Accommodation (in limited extent and circumstances) on the park to the south of the Council offices.**

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**LEGEND:**

- ⊙ Change to/retain Public Purpose
- ⊗ Change from Public Purpose

**LPS LEGEND:**

- Commercial
- Industrial
- Public Purpose
- Recreation
- Residential (R10/30)
- Rural
- Rural/Mining
- Special Use
- SCA1 Water protection area
- SCA1 Power station buffer



**RATIONALISATION OF PUBLIC PURPOSE LOTS**  
 SHIRE OF MENZIES LOCAL PLANNING STRATEGY

## 4.6. SPECIFIC LAND USE ISSUES IN MENZIES TOWN

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

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

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

**Recommended Action:**

1. Land adjacent to the Goldfields Highway to be zoned Commercial.
2. Appropriate land within the town that is zoned Residential or Rural to be zoned Rural Townsite in Scheme 2.
3. Scheme 2 Zoning Table to provide flexible land use permissibility in the Commercial and Rural Townsite zones.
4. Rezone the Special Use (SS) site to Commercial – allow Service Station and Residential land uses on the land.
5. Retain the Parks and Recreation reserve status or equivalent of the future caravan park site and allow for a caravan park as a potential land use on the site.
6. Shire to identify a suite of policies to be developed and adopted as part of the new scheme – potential examples include an Open-Air Storage Policy, Buffers and a Short Term Workforce Accommodation Policy.
7. The DMIRS to provide information to the Shire about the survey methods used to determine the mineral prospectively to enable assessment of development suitability and for reasonable provision of future land supply for Menzies town development.
8. All applications for planning approval on vacant land are to be referred to the DMIRS for comment.
9. All planning approvals relating to vacant land are to include a condition requiring a Geotechnical report to be prepared to the satisfaction of the Shire, confirming the suitability of the land to support the land use and development proposed.

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## 4.7. BUFFERS

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

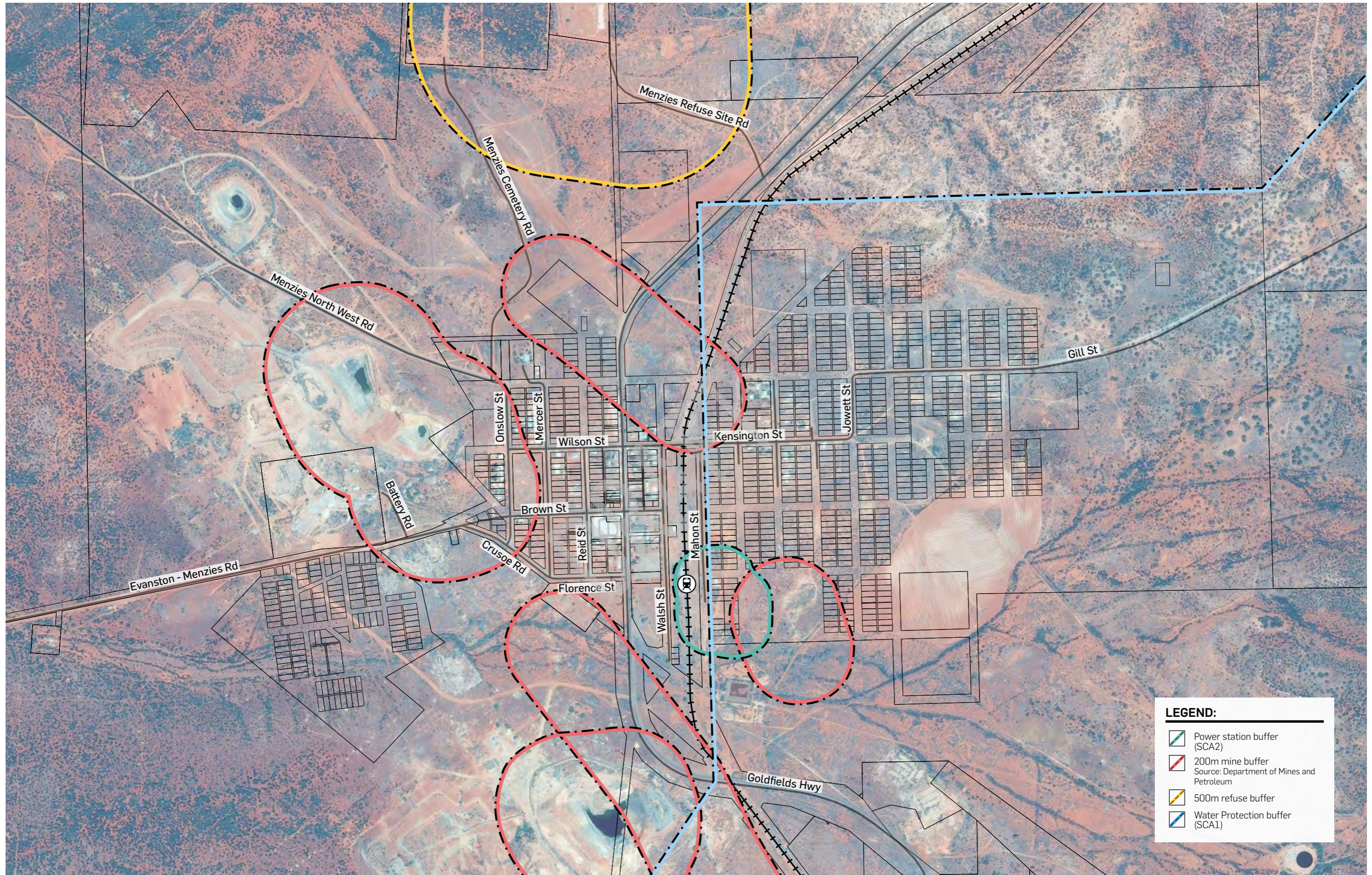


Opportunity / Issue		
Description	Considerations	Options
		<p>identify potential land use conflicts.</p> <p>Where conflicts are confirmed as likely, Council will need a suite of options to control land use and development to an appropriate level.</p> <p>A planning policy that sits outside of Scheme 2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





**Recommended Action:**

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

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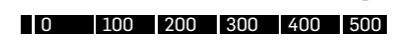
**LEGEND:**

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



**SEPERATIONS BUFFERS PLAN - MENZIES TOWNSITE**  
 SHIRE OF MENZIES LOCAL PLANNING STRATEGY

DATE: 22.02.2021  
 JOB NO: PA1507  
 FIGURE: 0012  
 REV: A



## 4.8. BUSHFIRE

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

### Recommended Action:

1. **Adopt SPP 3.7 – Planning in Bushfire Prone Areas, to be read into the Scheme. Planning proposals should be accompanied by a level of information relevant to the scale and nature of the proposal, including a Bushfire Attack Level Assessment and that where practical future land use and development is to be directed to cleared areas, to avoid areas of bushfire risk and biodiversity.**

## 4.9. TRUCK STOP SITE

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

<b>Opportunity / Issue</b>		
<b>Description</b>	<b>Considerations</b>	<b>Options</b>
	MRWA endorsement of access into the site is required.	3. Apply an appropriate alternate zone and ensure that a truck stop or equivalent is a permissible land use on the land.

**Recommended Action:**

- 1. Zone the truck stop site as 'Rural Townsite' in Scheme 2 and ensure that the truck stop use is a permissible land use within the zone.**

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## 4.10. TOWNSITE DIFFERENTIATION

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

**Recommended Action:**

- 1. Zone in Scheme 2 most of Menzies town and all other towns in the Shire Rural Townsite (with the same land use permissibility) for ease of administration.**
- 2. Provide in Scheme 2 specific objectives for the Menzies and Kookynie towns that nominate these towns for intended land use and development focus.**

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## 5. STRATEGIES AND ACTIONS

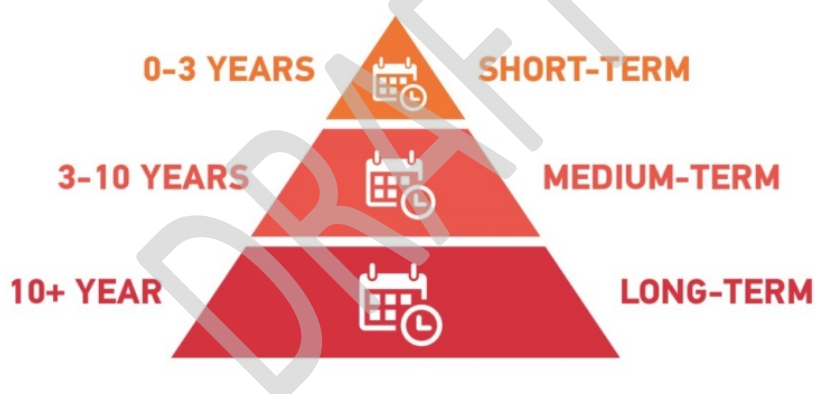
The vision for the Shire of Menzies is as follows:

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

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

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

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



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

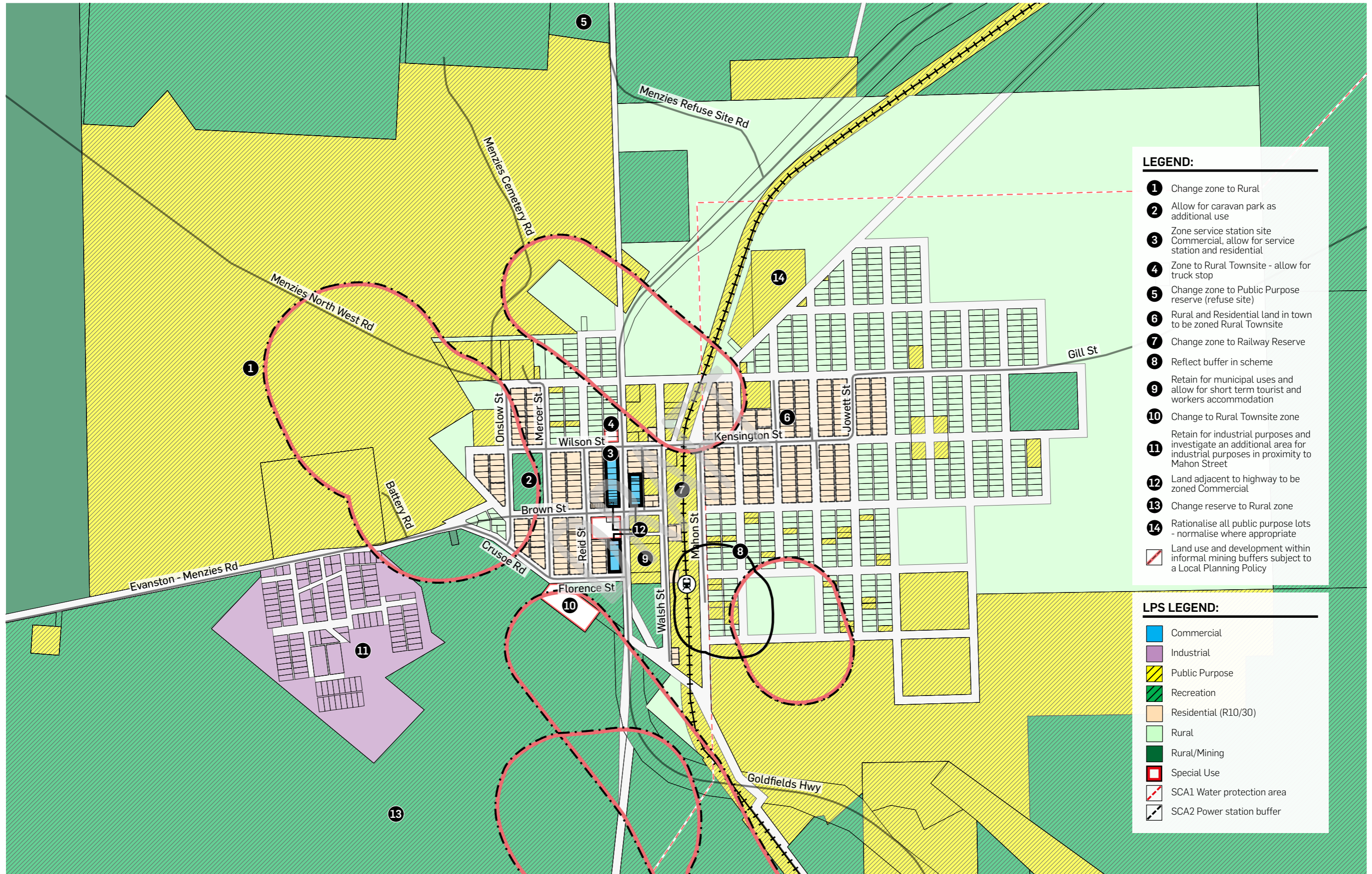
Each strategy and action in this section is described in the following format:

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

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

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





- LEGEND:**
- 1 Change zone to Rural
  - 2 Allow for caravan park as additional use
  - 3 Zone service station site Commercial, allow for service station and residential
  - 4 Zone to Rural Townsite - allow for truck stop
  - 5 Change zone to Public Purpose reserve (refuse site)
  - 6 Rural and Residential land in town to be zoned Rural Townsite
  - 7 Change zone to Railway Reserve
  - 8 Reflect buffer in scheme
  - 9 Retain for municipal uses and allow for short term tourist and workers accommodation
  - 10 Change to Rural Townsite zone
  - 11 Retain for industrial purposes and investigate an additional area for industrial purposes in proximity to Mahon Street
  - 12 Land adjacent to highway to be zoned Commercial
  - 13 Change reserve to Rural zone
  - 14 Rationalise all public purpose lots - normalise where appropriate
  - Land use and development within informal mining buffers subject to a Local Planning Policy

- LPS LEGEND:**
- Commercial
  - Industrial
  - Public Purpose
  - Recreation
  - Residential (R10/30)
  - Rural
  - Rural/Mining
  - Special Use
  - SCA1 Water protection area
  - SCA2 Power station buffer

## 5.1. RURAL LANDS

### Direction

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

### Objectives

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

### Actions:

Actions	Implementation	Responsibility	Priority
Provide for flexible land use permissibility in the Rural zone.	LPS text	Shire of Menzies WAPC Hon Minister	Short-Term

## 5.2. ABORIGINAL SETTLEMENTS

### Direction

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

### Objectives

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

### Actions:

Actions	Implementation	Responsibility	Priority
Reflect the recommended Settlement zone of the Tjuntjuntjara Layout Plan in Scheme 2.	LPS maps	Shire of Menzies WAPC Hon Minister	Short-Term
Zone Marmion Village land Rural Townsite in Scheme 2.	LPS maps	Shire of Menzies WAPC Hon Minister	Short-Term
In relation to the Settlement zone include provisions in Scheme 2 that require development to accord with the endorsed Layout Plan.	LPS text	Shire of Menzies WAPC Hon Minister	Short-Term

## 5.3. INDUSTRIAL LANDS

### Direction

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

### Objectives

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

### Actions:

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

## 5.4. WORKFORCE ACCOMMODATION

### Direction

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

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

with available services and infrastructure and that will support economic development as well as provide for the retention of town character.

#### Objectives

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

#### Actions:

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

## **5.5. RATIONALISATION OF PUBLIC PURPOSE LAND**

#### Direction

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

#### Objectives

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

#### Actions:

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

## **5.6. SPECIFIC LAND USE ISSUES IN MENZIES TOWN**

### Direction

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

### Objectives

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

Actions:

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

<b>Actions</b>	<b>Implementation</b>	<b>Responsibility</b>	<b>Priority</b>
All applications for planning approval on vacant land are to be referred to the DMIRS for comment.	LPS Maps	Shire of Menzies WAPC Hon Minister	Short-Term
All planning approvals relating to vacant land are to include a condition requiring a Geotechnical report to be prepared to the satisfaction of the Shire, confirming the suitability of the land to support the land use.	LPS Maps	Shire of Menzies WAPC Hon Minister	Short-Term

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## 5.7. LAND USE SEPERATION (BUFFER) MEASURES

### Direction

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

### Objectives

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

### Actions:

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



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

## **5.8. BUSHFIRE**

### Direction

To minimise bushfire risk to life, property and infrastructure.

### Objectives

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

### Actions:

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

<b>Actions</b>	<b>Implementation</b>	<b>Responsibility</b>	<b>Priority</b>
development is to be directed to cleared areas, to avoid areas of bushfire risk and biodiversity			

## 5.9. TRUCK STOP SITE

### Direction

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

### Objectives

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

### Actions:

<b>Actions</b>	<b>Implementation</b>	<b>Responsibility</b>	<b>Priority</b>
Zone the truck stop site as Rural Townsite in Scheme 2 and ensure that the truck stop use is appropriately defined and identified as a permissible land use within the zone.	LPS Maps LPS text	Shire of Menzies WAPC Hon Minister	Short-Term

## 5.10. TOWN SITE DIFFERENTIATION

### Direction

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

### Objectives

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

### Actions:

<b>Actions</b>	<b>Implementation</b>	<b>Responsibility</b>	<b>Priority</b>
Zone portions of the Menzies town and zone the Kookynie town to Rural Townsite and afford the same land use permissibility.	LPS Maps LPS text	Shire of Menzies WAPC Hon Minister	Short-Term
Include supplemental zone objectives for the Menzies and Kookynie towns to acknowledge	LPS text	Shire of Menzies WAPC	Short-Term

<b>Actions</b>	<b>Implementation</b>	<b>Responsibility</b>	<b>Priority</b>
that these towns are to be the intended focus of land use and development		Hon Minister	
Adopt the Rural Townsite zone objectives from the Regulations to guide land use / development.	LPS text.	Shire of Menzies WAPC Hon Minister	Short-Term
Include the recommended Settlement zone of the Tjuntjuntjara Layout Plan in Scheme 2.	LPS maps	Shire of Menzies WAPC Hon Minister	Short-Term
Include the land identified in the Marmion Village Layout Plan in the Rural Townsite zone in Scheme 2.	LPS maps	Shire of Menzies WAPC Hon Minister	Short-Term
Include provisions in Scheme 2 that require land use and development to accord with an endorsed Layout Plan.	LPS text	Shire of Menzies WAPC Hon Minister	Short-Term

## 6. MONITORING AND REVIEW

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

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

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

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

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# Bushfire Management Plan

Shire of Menzies

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Prepared for  
Shire of Menzies  
by Strategen

April 2018



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# **Bushfire Management Plan**

**Shire of Menzies**

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April 2018



## ***Limitations***

### **Scope of services**

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### **Reliance on data**

In preparing the report, Strategen has relied upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise expressly stated in the report, Strategen has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Strategen has also not attempted to determine whether any material matter has been omitted from the data. Strategen will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Strategen. The making of any assumption does not imply that Strategen has made any enquiry to verify the correctness of that assumption.

The report is based on conditions encountered and information received at the time of preparation of this report or the time that site investigations were carried out. Strategen disclaims responsibility for any changes that may have occurred after this time. This report and any legal issues arising from it are governed by and construed in accordance with the law of Western Australia as at the date of this report.

### **Environmental conclusions**

Within the limitations imposed by the scope of services, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted environmental consulting practices. No other warranty, whether express or implied, is made.

## ***Document control***

Client: Shire of Menzies

Report Version	Revision No.	Purpose	Strategen author	Strategen reviewer and accreditation details	Submitted to Client	
					Form	Date
<b>Draft Report</b>	<b>Rev A</b>	<b>For client review</b>	<b>C Turner</b>	<b>L Wears BPAD19809</b>	<b>Electronic (email)</b>	<b>24/04/2018</b>

Filename: SMZ18082\_01 R001 Rev A2 - 24 April 2018

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Appendix 2 Table of pre-European vegetation/ AS3959 classified vegetation conversion
Appendix 3 Standards for Asset Protection Zones
Appendix 4 Shire of Menzies Firebreak Notice

## 1. Proposal details

Shire of Menzies (the Shire) is seeking preparation of a Bushfire Hazard Level (BHL) assessment map and Bushfire Management Plan (BMP) to support preparation of a Local Planning Strategy (LPS) for the local government area (the project area; Figure 1). This BMP will assist the Shire in setting out the long-term planning direction, and:

- identifying new areas for land use intensification
- rationalising legacy areas previously identified for land use intensification but yet to be developed
- identifying management measures to better protect existing developed areas.

The majority of the project area is designated as bushfire prone on the WA *Map of Bush Fire Prone Areas* (DFES 2017; Plate 1). As a result, Strategen has prepared this Bushfire Management Plan (BMP) to address the following information requirements triggered by a strategic planning proposal under *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7; WAPC 2015) in accordance with Policy Measure 6.3:

- a BHL assessment – refer to Section 3
- identification of any bushfire hazard issues arising from the BHL assessment – refer to Section 3.2
- clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages – refer to Section 4.



Plate 1: Bush Fire Prone Areas as indicated in pink/purple (DFES 2017)

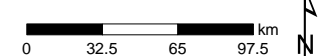
This BMP has been prepared in accordance with the *Guidelines for Planning in Bushfire-Prone Areas* (the Guidelines; WAPC 2017) and addresses the above information requirements to satisfy SPP 3.7.

This BMP is intended to inform bushfire management planning requirements for any future development within the Shire. The BMP will need to be updated at subsequent planning stages (e.g. structure plan, subdivision and development application as required), at which time development design can be considered and addressed.



Figure 1: Site overview and conservation areas

Scale 1:3,250,000 at A3



Coordinate System: GCS GDA 1994  
 Note that positional errors may occur in some areas  
 Date: 17/04/2018  
 Author: JCrute

**Legend**

- Shire of Menzies boundary
- DPaW managed land & conservation

Source: Topography: Geoscience Australia 2011.  
 Path: Q:\Consult\2018\SMZ\SMZ18082\01\_GIS\_documents\ArcMap\_documents\SMZ18082\_G016\_RevB.mxd

## 2. Existing site and environmental considerations

### 2.1 General description of the area

The Shire is located in the Goldfields-Esperance region of Western Australia, to the north of Kalgoorlie, and covers an area of approximately 125 000 km<sup>2</sup>. The Shire has a population of approximately 490 people (based on 2016 Census data) and a main town centre (Menzies), located about 130 km north of Kalgoorlie. The only other town in the Shire is Kookynie, located approximately 70 km north of Menzies. The main public road in the Shire is Goldfields Highway, which runs from Kalgoorlie in the south through the Shire to Leonora in the north.

The key land uses in the Shire comprise mining and pastoral uses with the town of Menzies and a combination of residential, rural residential, recreation, commercial and industrial land uses throughout the town, as shown in Plate 2.

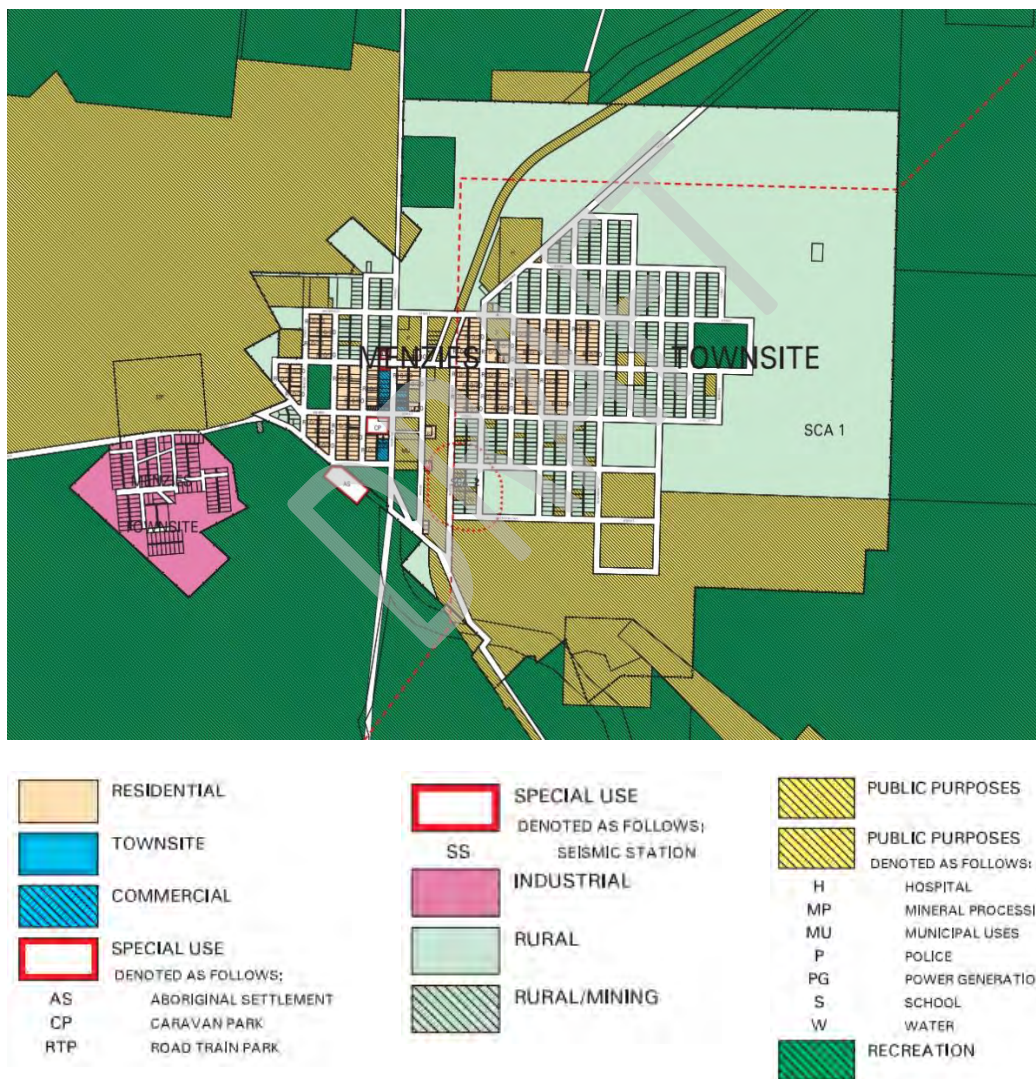


Plate 2: Land uses of Menzies town as per current Town Planning Scheme No. 1

### 2.1.1 Climate

The Goldfields region has a semi-arid climate characterised by low rainfall and a large temperature range.

Monthly climatic data for the town of Menzies shows that January is the hottest month with an average maximum and minimum temperatures of 35.1°C and 19.7°C, but temperatures exceeding 40.0°C occur regularly during the summer months, typically associated with the arrival of hot, dry, north to north-easterly winds. By contrast, winters are cool, with July average maximum and minimum temperatures being 17.0°C and 5.3°C, respectively. Overnight temperatures can fall below freezing in a typical winter, with such events occurring on clear nights following cold southerly winds.

The average annual rainfall is 254 mm with an average of 32 days of rain (>1 mm) throughout the year. The average rainfall is relatively equally distributed throughout the year, although there can be significant monthly and annual variation.

Prevailing winds in hotter months are predominantly south-easterly, as shown in wind roses below (Plate 3).

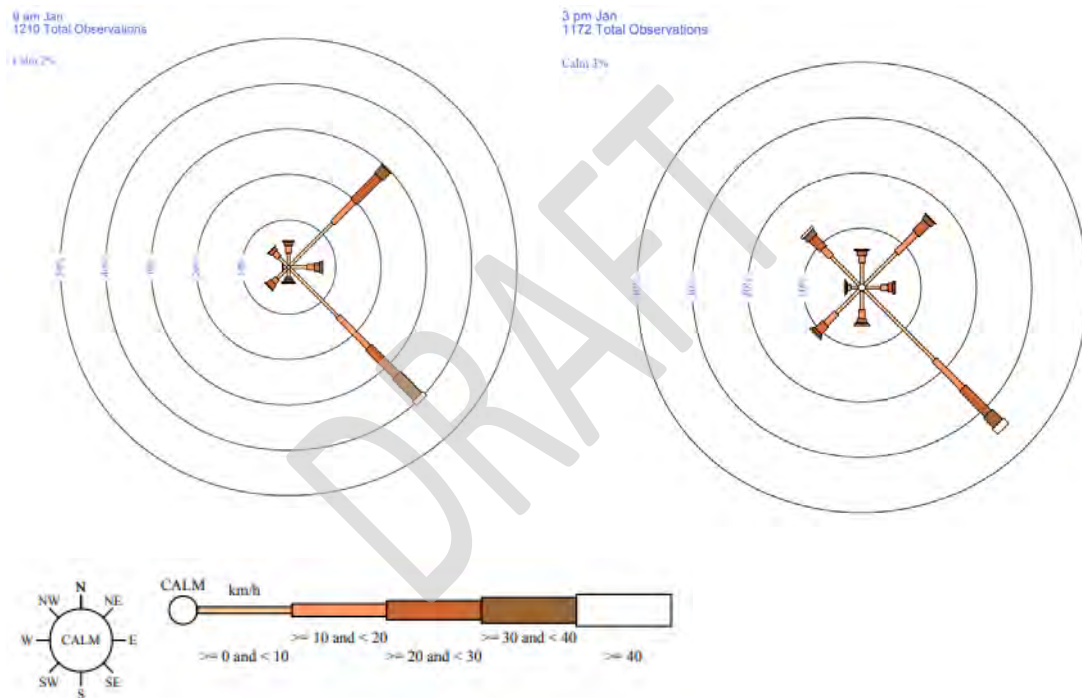
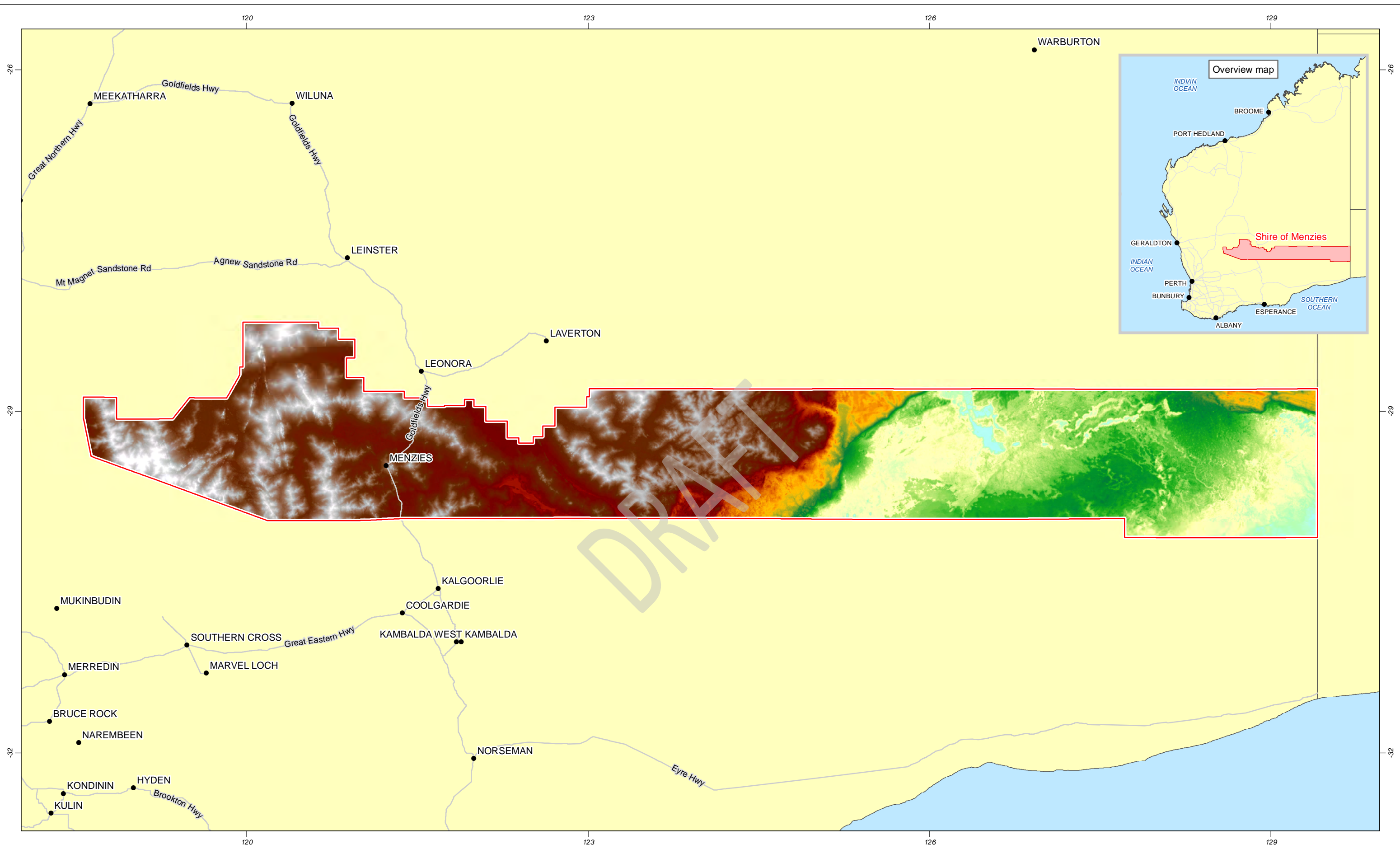


Plate 3: 9am and 3pm wind roses for January (Menzies BOM station 012052)

### 2.1.2 Topography

Topography across the Shire is variable ranging from approximately 640 m Australian height datum (AHD) to 420 m AHD in the western half of the local government area, and from approximately 375 m AHD to 145 m AHD in the eastern portion (see Figure 2a and Figure 2b). The elevation and slope characteristics of the Shire and Menzies town are further discussed in Section 3.1.2, with relevance to bushfire behaviour and informing the assessed BHL.



**Figure 2a: Site elevation- Shire of Menzies**

Scale 1:3,250,000at A3  
 0 32.5 65 97.5 km  
 Coordinate System: GCS GDA 1994  
 Note that positional errors may occur in some areas  
 Date: 17/04/2018  
 Author: JCrute  
 Source: Topography: Geoscience Australia 2011.  
 Path: Q:\Consult\2018\SMZ\SMZ18082\01\_GIS\_documents\ArcMap\_documents\SMZ18082\_G012\_RevA.mxd

**Legend**

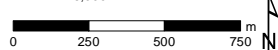
- Shire of Menzies boundary
- Elevation (mAHD)**
- 327 - 375
- 278 - 327
- 425 - 473
- 230 - 278
- 375 - 425
- 147 - 230





**Figure 2b: Elevation- Menzies town**

Scale 1:25,000 at A4



Coordinate System: GCS GDA 1994  
 Note that positional errors may occur in some areas  
 Date: 17/04/2018  
 Author: JCrute  
 Source: Landgate: Aerial imagery - 20180417.

**Legend**

— 10m contour



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## 2.2 Native vegetation

### *Vegetation system association and System 6 mapping*

Regional vegetation was initially mapped at a broad scale (1: 1 000 000) by Beard during the 1970s. This dataset formed the basis of several regional mapping systems, including the biogeographical region dataset (Interim Biogeographic Regionalisation for Australia) for Western Australia, physiographic regions defined by Beard (1981), and System 6 Vegetation Complex mapping undertaken by Heddle *et al.* (1980).

Vegetation across the Shire is variable and comprises 75 different regional Beard (1981) vegetation associations (Figure 3). The predominant vegetation associations in the Menzies town locality are Barlee 18, 20 and 251 which are broadly described as; 'low woodland, open low woodland, or sparse woodland'. Vegetation within these associations is generally Mulga (*Acacia aneura*) with associated understory species. Mulga is a bushy shrub or tree that grows 1.2 m to 10 m high (DBCA 2018). Examples of the typical vegetation structure surrounding the Menzies town locality are shown in Plate 4 and Plate 5 below.



Plate 4: Vegetation located southeast of Menzies town (Google 2008)



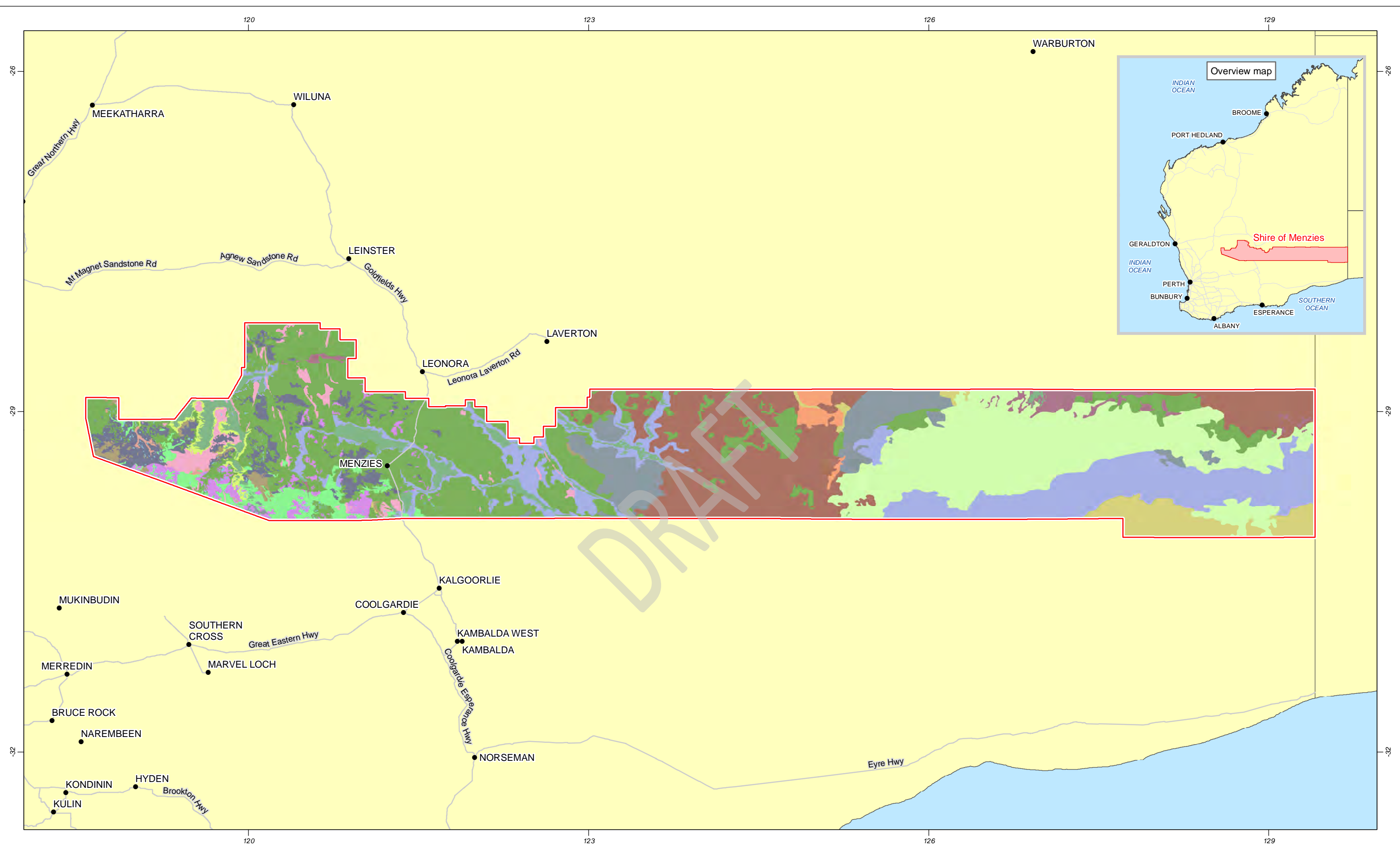
Plate 5: Vegetation located northeast of Menzies town (Google 2008)

It is anticipated that the majority of the current vegetation extent will remain with clearing limited to localised areas to support any future development or mining operations.

Several conservation areas exist within the Shire where vegetation is expected to remain and have long-term protection. These areas are shown on Figure 1 and include:

- Great Victoria Desert Nature Reserve
- Plumridge Lakes Nature Reserve
- Ex Goongarrie / Goongarrie National Park
- Mount Manning Range Nature Reserve
- Ex Bulga Downs
- Ex Mt Elvire
- Ex Credo
- various additional, smaller recovered stations.

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**Figure 3: Pre-European vegetation**

Scale 1:3,250,000at A3  
 0 32.5 65 97.5 km  
 Coordinate System: GCS GDA 1994  
 Note that positional errors may occur in some areas  
 Date: 17/04/2018  
 Author: JCrute  
 Source: Topography: Geoscience Australia 2011.  
 Path: Q:\Consult\2018\SMZ\SMZ18082\01\_GIS\_documents\ArcMap\_documents\SMZ18082\_G017\_RevA.mxd

**Legend**

- Shire of Menzies boundary
- Pre-european vegetation**
- Low tree-steppe
- Low woodland or open low woodland

- Low woodland, open low woodland or sparse woodland
- Mallee
- Rock
- Salt lake, lagoon, clay pan

- Saltbush & bluebush
- Saltbush and bluebush with scrub or open scrub
- Saltbush and/or bluebush with low trees
- Saltbush and/or bluebush with scattered low trees

- Samphire
- Scrub with open woodland or scattered trees
- Scrub, open scrub or sparse scrub
- Shrub-steppe

- Spinifex complexes
- Thicket
- Tree-and-shrub-steppe
- Woodland other



### 3. Bushfire Hazard Level Assessment

A BHL assessments provides a broad three tier categorisation of vegetation into hazard levels (low, moderate or extreme) based on fuel and effective slope characteristics. The results of the BHL will enable the decision-maker to ensure that appropriate bushfire risk management measures are in place to achieve and maintain a low or moderate hazard level.

Determination of the BHL can inform the suitable location of future development areas, as well as identify whether any future subdivision or development areas will require implementation of bushfire management measures to ensure that life and property of these areas is adequately protected.

BHL assessments are generally undertaken for a particular site and surrounding 150 m buffer area; however, given the spatial extent of the Shire and localised potential development sites within it, only the local government area has been subject to a BHL (and not the 150 m surrounding buffer area).

The following subsections outline the inputs, outputs and results of the BHL assessment.

Due to the extent of the local government area, in addition to the PDF maps within this report, map-books have been provided digitally to the Shire (Appendix 1) which provide more detail than the information presented within this report.

#### 3.1 Approach and methodology

The BHL assessment has been undertaken in accordance with the methodology described in Appendix 2 of the Guidelines. The BHL assessment requires the following inputs to inform the BHL:

- vegetation class in accordance with AS3959, and
- effective slope

The following sections outline how each of these inputs has been determined, and the final BHL assessed.

##### 3.1.1 Determination of vegetation type and class

###### *Desktop investigation*

Given the remote location and extent of the project area, vegetation type and class across the Shire was determined through a high-level desktop investigation using regional vegetation data based on the statewide mapping carried out by John Beard (Beard *et. al* 2013), as described in Section 2.2. The 1:3,000,000-scale vegetation map shows the distribution of 75 major categories of natural plant cover in Western Australia as they would have been at the time of European settlement, with 50 major vegetation types, five categories of bare and poorly-vegetated ground and 20 vegetation mosaics (combinations of vegetation types).

Consideration was given to the typical structure and species of the mapped, regional vegetation associations (including broad association and floristic descriptions) to determine the vegetation classifications used to define bushfire behaviour, as per the descriptions outlined in Table 2.3 and Figure 2.3 of AS 3959 (refer to Appendix 2 for vegetation conversion table). The vegetation classifications identified within the project area included:

- Class B woodland
- Class C shrubland
- Class D scrub
- Class G grassland.

The high-level, desktop methodology of the vegetation assessment was adopted due to the spatial extent of the local government area, and was considered appropriate for this stage of planning. Vegetation mapping should be verified by on-site assessment at future planning and development stages to inform specific development areas.

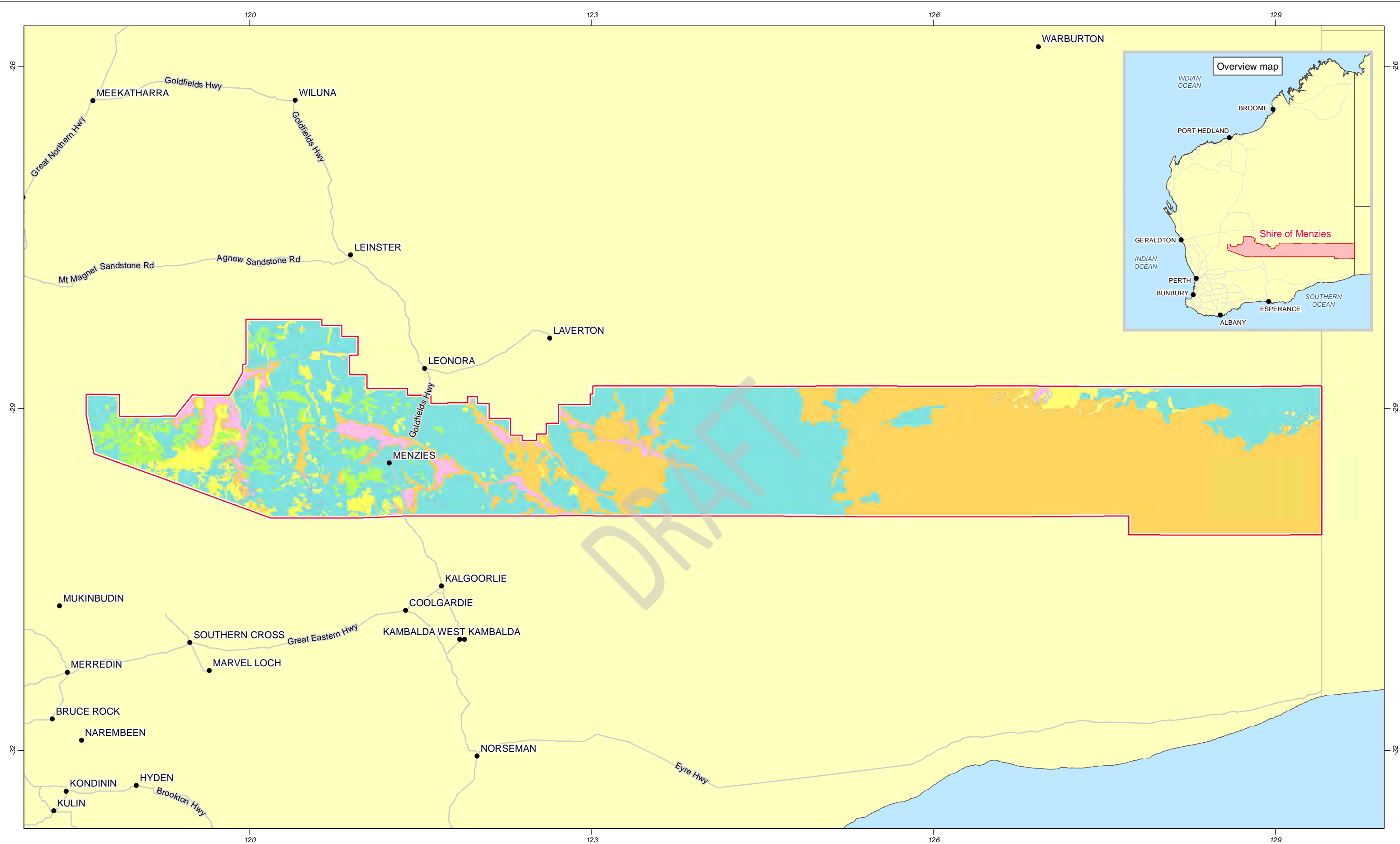
The regional vegetation mapping was assessed against recent aerial imagery to identify the predominant areas of vegetation occurring throughout the Shire. Those areas which are anticipated to remain non-vegetated for the foreseeable future were excluded from AS3959 vegetation classification. These areas are generally limited to open mine pits and the centre of the town of Menzies, where revegetation is not expected to occur. Although it is noted that vegetation clearing within the Menzies townsite is more extensive than has been assessed, Strategen has taken a conservative approach assessing the vegetation extent within the town, limiting exclusion only to the central core which is considered unlikely to be revegetated.

### *Mapping output*

Completion of the desktop components outlined above enabled the development of an AS3959 vegetation classification map for the local government area. The maps depict the location of predominant vegetation classifications throughout the Shire.

The determined classified vegetation extents are depicted in Figure 4a and Figure 4b.

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**Figure 4a: Classified vegetation- Shire of Menzies**

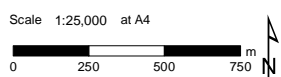
Scale 1:3,250,000at A3  
 0 32.5 65 97.5 km  
 Coordinate System: GCS GDA 1994  
 Note that positional errors may occur in some areas  
 Date: 17/04/2018  
 Author: JCrute  
 Source: Topography: Geoscience Australia 2011.  
 Path: Q:\Consult\2018\SMZ\SMZ18082\01\_GIS\_documents\ArcMap\_documents\SMZ18082\_G006\_RevC.mxd

- Legend**
- Shire of Menzies boundary
  - Class C Shrubland
  - Low threat vegetation - excluded under Clause 2.2.3.2 (f)
  - Class B Woodland
  - Class D Scrub
  - Non-vegetated - excluded under Clause 2.2.3.2 (e)
  - Class G Grassland





**Figure 4b: Classified vegetation- Menzies town**



Scale 1:25,000 at A4  
 Coordinate System: GCS GDA 1994  
 Note that positional errors may occur in some areas  
 Date: 17/04/2018  
 Author: JCrute  
 Source: Landgate: Aerial imagery - 20180417.

**Legend**

**Vegetation class**

- Class B Woodland
- Non-vegetated - excluded under Clause 2.2.3.2 (e)



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### 3.1.2 Determination of effective slope

The slope of the land under the classified vegetation has a direct influence on the rate of bushfire spread, the severity of the bushfire and the ultimate level of radiant heat flux received by a given receptor (typically buildings associated with development). As such, it is important to identify areas of discernible slope which may increase the speed and intensity of a bushfire within the Shire.

In accordance with the Guidelines, any land beneath classified vegetation with a slope greater than 10 degrees is to be assigned an 'Extreme' BHL as a result of the influence that these steep slopes may have on bushfire behaviour.

#### *Desktop assessment of slope*

The slope of the assessment area was determined using satellite elevation data, which was converted into a digital elevation model (DEM) to depict land relief across the extent of the Shire (Figure 2a and Figure 2b).

The elevation data was then used to identify the slope across the local government area, particularly where any areas of discernible slope occur. The areas identified as having a slope greater than 10 degrees were generally limited to several localised areas and the steep slopes of open mine pits.

Where any areas of slope greater than 10 degrees were identified, these were factored into the BHL assessment, as discussed in Section 3.1.3.

As the elevation mapping was undertaken using satellite imagery, future development should be subject to accurate, site specific measurements of effective slope. The high-level elevation and slope assessment is not expected to affect the determination of bushfire hazard levels, as the Guidelines recommend that any areas of forest, woodland or tall shrubs should generally be assigned an extreme bushfire hazard level.

#### *Mapping output*

Completion of the mapping components enabled the development of a DEM for the Shire (see Figure 2a and Figure 2b)

### 3.1.3 Determination of BHL

Using the determined AS3959 vegetation class and the slope of the land beneath classified vegetation, bushfire hazard levels (i.e. low, moderate and extreme) can be designated throughout the project area. BHLs were applied to different areas of the Shires in accordance with the Guidelines and Table 1 (WAPC 2017).



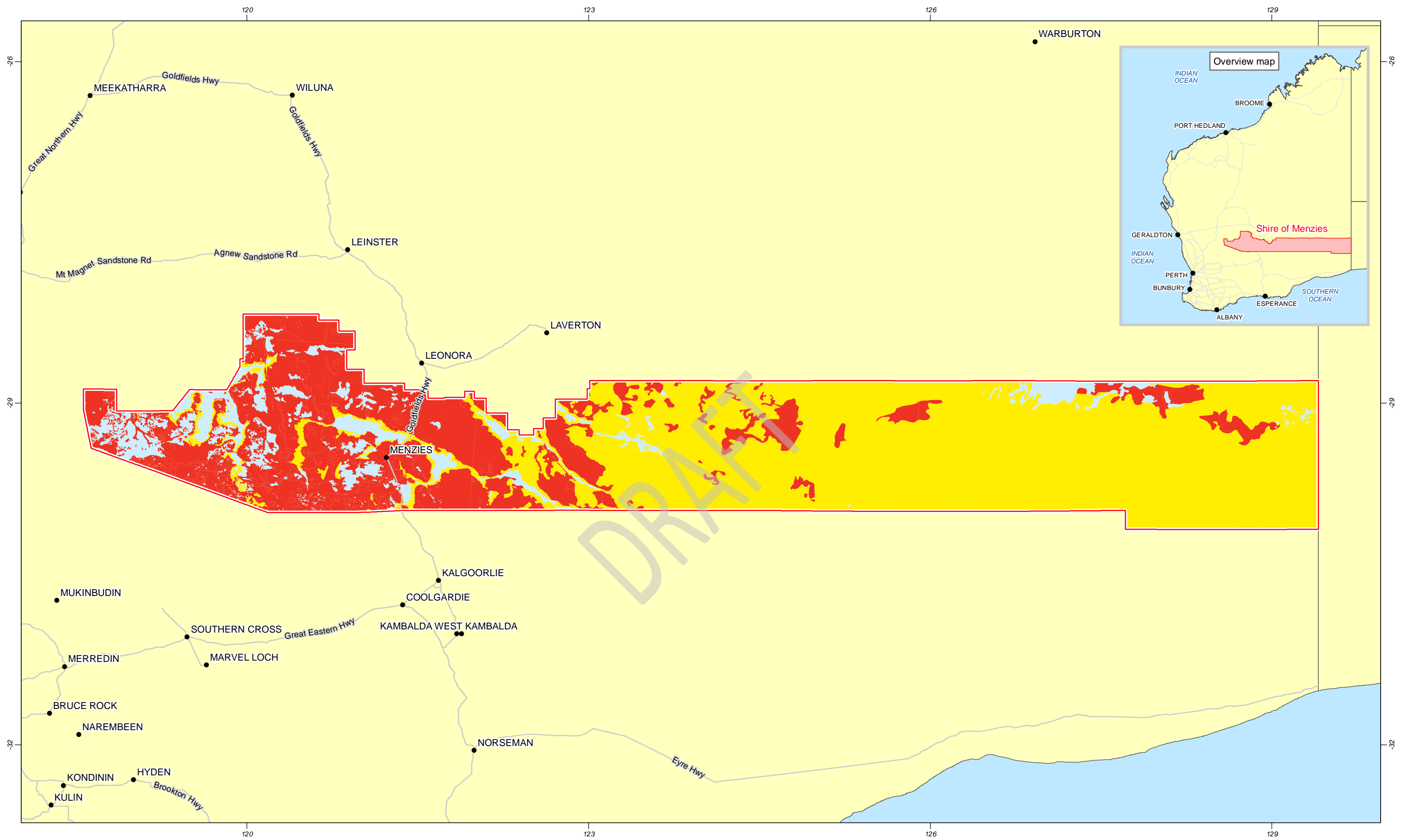
Table 1: Bush fire hazard levels (reproduced from the Table 3 of the Guideline Appendices)

Bush fire hazard level	Description
Extreme	Class A: Forest
	Class B: Woodland (05)
	Class D: Scrub
	Any classified vegetation with a slope greater than 10°
Moderate	Class B: Open woodland (06), Low woodland (07), Low open woodland (08), Open shrubland (09)*
	Class C: Shrubland
	Class E: Mallee/Mulga
	Class G: Grassland, including sown pasture and crops
	Vegetation that has a low hazard level but is within 100 m of vegetation classified as moderate or extreme hazard is to adopt a moderate hazard level
Low	Low threat vegetation may include areas of maintained lawns, golf courses, public recreation reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks
	Managed grassland in a minimal fuel condition (insufficient fuel is available to significantly increase the severity of the bushfire attack). For example, short-cropped grass to a nominal height of 100 mm
	Non-vegetated areas including waterways, roads, footpaths, buildings and rock outcrops

\* As per AS 3959 Table 2.3, Note 2 – Overstoreys of open woodland, low open woodland, tall open shrubland, and low open shrubland should be classified to the vegetation type on the basis of their understoreys; other to be classified on the basis of their overstoreys.

### Mapping output

The methodology described in Sections 3.1.1 and 3.1.2 enabled the development of a BHL assessment map for the Shire. Figure 5a and 5b illustrates land designated as low, moderate or extreme BHL based on vegetation class and slope.



**Figure 5a: Bushfire Hazard Level- Shire of Menzies**

Scale 1:3,250,000at A3  
 0 32.5 65 97.5 km  
 Coordinate System: GCS GDA 1994  
 Note that positional errors may occur in some areas  
 Date: 17/04/2018  
 Author: JCrute  
 Source: Topography: Geoscience Australia 2011.  
 Path: Q:\Consult\2018\SMZ\SMZ18082\01\_GIS\_documents\ArcMap\_documents\SMZ18082\_G007\_RevC.mxd

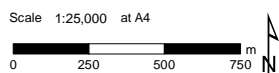
**Legend**

- Shire of Menzies boundary
- Bushfire hazard level**
  - Extreme
  - Moderate
  - Low





**Figure 5b: Bushfire Hazard Level- Menzies town**



Scale 1:25,000 at A4  
 Coordinate System: GCS GDA 1994  
 Note that positional errors may occur in some areas  
 Date: 17/04/2018  
 Author: vd  
 Source: Landgate: Aerial imagery - 20180417.

**Legend**

**Bushfire hazard level**

Extreme



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### 3.2 BHL results and identification of bushfire hazards

The assessment of pre-European vegetation and AS3959 vegetation class identified that the western portion of the local government area is likely to be predominantly commensurate with Class B woodland vegetation, while the eastern portion is predominantly Class C shrubland (refer Figure 4a and 4b).

The above vegetation classifications, coupled with consideration of slope (namely areas greater than 10 degrees) and areas within 100 m of 'Extreme' or 'Moderate' BHL across the Shire, result in a BHL of predominantly 'Extreme' in the western portion of the local government area, and 'Moderate' in the eastern portion.

The BHL rating determined through the assessment is attributed to the mostly undeveloped nature of the Shire, and the presence of remnant vegetation.

Strategic planning proposals, subdivisions and development applications within designated bushfire prone areas relating to land that has or will have a BHL above low must comply with the policy measures of SPP3.7.

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## 4. Assessment against the bushfire protection criteria

The bushfire protection criteria are a performance-based system of assessing bushfire risk management measures (WAPC 2017). In accordance with the Guidelines, an assessment against the criteria is required to be undertaken for any LPS that has a bushfire hazard level above 'Low' or a BAL rating above BAL-LOW. Given that the results of the BHL assessment identified 'Extreme' and 'Moderate' areas across the majority of the Shire, assessment against these criteria is required.

Given the high-level nature of a LPS (and absence of development detail such as proposed lot layouts), this section discusses strategies on how compliance with the bushfire protection criteria can be achieved in subsequent planning stages, as per the final requirement under Policy Measure 6.3 of SPP 3.7.

Table 2 below outlines the requirements of the Guidelines to achieve compliance based on an 'Acceptable Solutions' approach to future development.

It is noted that application of these measures does not apply retrospectively to established development; however, management strategies have been provided in Table 2 as recommendations and can be applied to existing development to increase bushfire resilience and protection of property and life within the Shire.

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Table 2: Assessment against the bushfire protection criteria

Bushfire protection criteria	Acceptable solution	Proposed bushfire management strategies
Element 1: Location	<p><u>A1.1 Development location</u> The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.</p>	<p><b>Existing development recommendation:</b> A1.1 can be achieved through implementation of A2.1 as outlined below.</p> <p><b>Proposed development requirement:</b> A1.1 can be achieved through locating proposed development (habitable buildings) in areas with adequate separation to bushfire hazards (classified vegetation) to achieve a moderate or low bushfire hazard level. The required separation distances between classified vegetation and proposed development can be determined through a Bushfire Attack Level (BAL) assessment/contour map at future planning stages.</p>
Element 2: Siting and design	<p><u>A2.1 Asset Protection Zone (APZ)</u> Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:</p> <ul style="list-style-type: none"> <li>• Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m<sup>2</sup> (BAL-29) in all circumstances</li> <li>• Location: the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity (see explanatory notes)</li> </ul> <p>Management: the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones' (see Guidelines Schedule 1).</p>	<p><b>Existing development recommendation:</b> As per proposed development below.</p> <p><b>Proposed development requirement:</b> A2.1 can be achieved through the implementation and ongoing maintenance of an Asset Protection Zone (APZ) surrounding any habitable building. The required width of the APZ to achieve a rating of BAL-29 or lower should be determined through a BAL assessment/contour map in accordance with AS3959 at future planning stages (outlined in Section 4.1). Consideration will need to be given to ensuring that the extent of the APZ is located in areas which are able to be managed to an APZ standard, in perpetuity, and do not include any vegetation under environmental protection.</p> <p>APZs are low fuel areas and are required to comply with Schedule 1 of the Guidelines (Appendix 3), and must be maintained on a regular and ongoing basis by proponents at a fuel load less than 2 t/ha to achieve a low threat minimal fuel condition status all year round.</p>
Element 3: Vehicular access	<p><u>A3.1 Two access routes</u> Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.</p>	<p><b>Existing development recommendation requirement:</b> The existing Menzies town is serviced predominantly by the Goldfields highway which provides access and egress to two different destinations (north toward Leonora and south toward Kalgoorlie) and are available to residents of the town. Residents of Kookynie also are provided with two access routes via Kookynie Road, Kookynie-Yarri Road and Kookynie Mount Remarkable Road. Where any isolated habitable buildings occur within the Shire, two different access routes to these buildings should be investigated and where practicable, provided to ensure accessibility by fire brigade/emergency services, and evacuation can be undertaken safely in the event of a bushfire.</p>

Bushfire protection criteria	Acceptable solution	Proposed bushfire management strategies																
		<p><b>Proposed development requirement:</b> All future development in a bushfire prone area will need to be provided with two different vehicular access routes, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions. This is required to ensure both accessibility by fire brigade/emergency services and safe evacuation in the event of a bushfire.</p>																
	<p><u>A3.2 Public road</u> A public road is to meet the requirements in Table 6 Column 1 of the Guidelines.</p>	<p><b>Existing development recommendation:</b> It is recommended that the Shire ensure that all existing roads servicing habitable buildings are trafficable by fire brigade/ emergency services vehicles, and well as suitable for public use.</p> <p><b>Proposed development requirement:</b> All future public roads proposed in a bushfire prone area will need to be constructed to the following technical specifications:</p> <table border="1" data-bbox="992 587 1458 858"> <thead> <tr> <th>Technical requirement</th> <th>Public road</th> </tr> </thead> <tbody> <tr> <td>Minimum trafficable surface (m)</td> <td>6*</td> </tr> <tr> <td>Horizontal distance (m)</td> <td>6</td> </tr> <tr> <td>Vertical clearance (m)</td> <td>4.5</td> </tr> <tr> <td>Maximum grade &lt;50 m</td> <td>1 in 10</td> </tr> <tr> <td>Minimum weight capacity (t)</td> <td>15</td> </tr> <tr> <td>Maximum crossfall</td> <td>1 in 33</td> </tr> <tr> <td>Curves minimum inner radius</td> <td>8.5</td> </tr> </tbody> </table> <p>*Refer to E3.2 Public roads: Trafficable surface of the Guidelines</p>	Technical requirement	Public road	Minimum trafficable surface (m)	6*	Horizontal distance (m)	6	Vertical clearance (m)	4.5	Maximum grade <50 m	1 in 10	Minimum weight capacity (t)	15	Maximum crossfall	1 in 33	Curves minimum inner radius	8.5
Technical requirement	Public road																	
Minimum trafficable surface (m)	6*																	
Horizontal distance (m)	6																	
Vertical clearance (m)	4.5																	
Maximum grade <50 m	1 in 10																	
Minimum weight capacity (t)	15																	
Maximum crossfall	1 in 33																	
Curves minimum inner radius	8.5																	
	<p><u>A3.3 Cul-de-sac (including a dead-end-road)</u> A cul-de-sac and/or a dead-end road should be avoided in bushfire prone areas. Where no alternative exists (i.e. the lot layout already exists and/or will need to be demonstrated by the proponent), detailed requirements will need to be achieved as per Table 6 Column 2 of the Guidelines.</p>	<p><b>Existing development recommendation:</b> N/A</p> <p><b>Proposed development requirement:</b> All future cul-de-sacs proposed in a bushfire prone area shall not exceed 200 m in length (or 600 m if serving less than 8 lots), shall have a compliant turnaround area and will need to be constructed to the following technical specifications:</p> <table border="1" data-bbox="992 1010 1447 1313"> <thead> <tr> <th>Technical requirement</th> <th>Cul-de-sac</th> </tr> </thead> <tbody> <tr> <td>Minimum trafficable surface (m)</td> <td>6</td> </tr> <tr> <td>Horizontal distance (m)</td> <td>6</td> </tr> <tr> <td>Vertical clearance (m)</td> <td>N/A</td> </tr> <tr> <td>Maximum grade &lt;50 m</td> <td>1 in 10</td> </tr> <tr> <td>Minimum weight capacity (t)</td> <td>15</td> </tr> <tr> <td>Maximum crossfall</td> <td>1 in 33</td> </tr> <tr> <td>Curves minimum inner radius</td> <td>8.5</td> </tr> </tbody> </table> <p><b>Existing development recommendation:</b> N/A</p>	Technical requirement	Cul-de-sac	Minimum trafficable surface (m)	6	Horizontal distance (m)	6	Vertical clearance (m)	N/A	Maximum grade <50 m	1 in 10	Minimum weight capacity (t)	15	Maximum crossfall	1 in 33	Curves minimum inner radius	8.5
Technical requirement	Cul-de-sac																	
Minimum trafficable surface (m)	6																	
Horizontal distance (m)	6																	
Vertical clearance (m)	N/A																	
Maximum grade <50 m	1 in 10																	
Minimum weight capacity (t)	15																	
Maximum crossfall	1 in 33																	
Curves minimum inner radius	8.5																	

Bushfire protection criteria	Acceptable solution	Proposed bushfire management strategies																
	<p><b>A3.4 Battle-axe</b> Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists, (this will need to be demonstrated by the proponent) detailed requirements will need to be achieved as per Table 6 Column 3 of the Guidelines.</p>	<p><b>Proposed development requirement:</b> While battle-axe lots should be avoided, all future battle-axe lots proposed in a bushfire prone area shall not exceed 600 m in length and will need to have access constructed to the following technical specifications:</p> <table border="1" data-bbox="992 395 1447 692"> <thead> <tr> <th>Technical requirement</th> <th>Private driveway</th> </tr> </thead> <tbody> <tr> <td>Minimum trafficable surface (m)</td> <td>4</td> </tr> <tr> <td>Horizontal distance (m)</td> <td>6</td> </tr> <tr> <td>Vertical clearance (m)</td> <td>4.5</td> </tr> <tr> <td>Maximum grade &lt;50 m</td> <td>1 in 10</td> </tr> <tr> <td>Minimum weight capacity (t)</td> <td>15</td> </tr> <tr> <td>Maximum crossfall</td> <td>1 in 33</td> </tr> <tr> <td>Curves minimum inner radius</td> <td>8.5</td> </tr> </tbody> </table>	Technical requirement	Private driveway	Minimum trafficable surface (m)	4	Horizontal distance (m)	6	Vertical clearance (m)	4.5	Maximum grade <50 m	1 in 10	Minimum weight capacity (t)	15	Maximum crossfall	1 in 33	Curves minimum inner radius	8.5
Technical requirement	Private driveway																	
Minimum trafficable surface (m)	4																	
Horizontal distance (m)	6																	
Vertical clearance (m)	4.5																	
Maximum grade <50 m	1 in 10																	
Minimum weight capacity (t)	15																	
Maximum crossfall	1 in 33																	
Curves minimum inner radius	8.5																	
	<p><b>A3.5 Private driveway longer than 50 m</b> A private driveway is to meet detailed requirements as per Table 6 Column 3 of the Guidelines.</p>	<p><b>Existing development recommendation:</b> N/A</p> <p><b>Proposed development requirement:</b> Private driveways exceeding 50 m in length proposed in a bushfire prone area shall have an all-weather surface, passing bays and turnarounds as per the Guidelines will need to have access constructed to the following technical specifications:</p> <table border="1" data-bbox="992 810 1447 1107"> <thead> <tr> <th>Technical requirement</th> <th>Private driveway</th> </tr> </thead> <tbody> <tr> <td>Minimum trafficable surface (m)</td> <td>4</td> </tr> <tr> <td>Horizontal distance (m)</td> <td>6</td> </tr> <tr> <td>Vertical clearance (m)</td> <td>4.5</td> </tr> <tr> <td>Maximum grade &lt;50 m</td> <td>1 in 10</td> </tr> <tr> <td>Minimum weight capacity (t)</td> <td>15</td> </tr> <tr> <td>Maximum crossfall</td> <td>1 in 33</td> </tr> <tr> <td>Curves minimum inner radius</td> <td>8.5</td> </tr> </tbody> </table>	Technical requirement	Private driveway	Minimum trafficable surface (m)	4	Horizontal distance (m)	6	Vertical clearance (m)	4.5	Maximum grade <50 m	1 in 10	Minimum weight capacity (t)	15	Maximum crossfall	1 in 33	Curves minimum inner radius	8.5
Technical requirement	Private driveway																	
Minimum trafficable surface (m)	4																	
Horizontal distance (m)	6																	
Vertical clearance (m)	4.5																	
Maximum grade <50 m	1 in 10																	
Minimum weight capacity (t)	15																	
Maximum crossfall	1 in 33																	
Curves minimum inner radius	8.5																	
	<p><b>A3.6 Emergency access way</b> An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists (this will</p>	<p><b>Existing development recommendation:</b> Any areas of existing development that are serviced by roads that do not provide through access to a public road should have an EAW to link up roads to allow alternative access and egress during emergencies where existing traffic flow designs do not allow for two-way access.</p>																



Bushfire protection criteria	Acceptable solution	Proposed bushfire management strategies																
	<p>need to be demonstrated by the proponent), an emergency access way is to be provided as an alternative link to a public road during emergencies. An emergency access way is to meet detailed requirements as per Table 6 Column 6 of the Guidelines.</p>	<p><b>Proposed development requirement:</b> The need for an EAW should be avoided through ensuring future traffic flow design allows for two-way, through access. However, where an access way cannot be avoided, an EAW can be used to link to a public road during emergencies. Any proposed EAWs shall not exceed 600 m, be provided as a right of way or public easement, be signposted and must meet the following technical requirements:</p> <table border="1" data-bbox="992 443 1444 715"> <thead> <tr> <th>Technical requirement</th> <th>EAW</th> </tr> </thead> <tbody> <tr> <td>Minimum trafficable surface (m)</td> <td>6*</td> </tr> <tr> <td>Horizontal distance (m)</td> <td>6</td> </tr> <tr> <td>Vertical clearance (m)</td> <td>4.5</td> </tr> <tr> <td>Maximum grade &lt;50 m</td> <td>1 in 10</td> </tr> <tr> <td>Minimum weight capacity (t)</td> <td>15</td> </tr> <tr> <td>Maximum crossfall</td> <td>1 in 33</td> </tr> <tr> <td>Curves minimum inner radius</td> <td>8.5</td> </tr> </tbody> </table> <p>*Refer to E3.2 Public roads: Trafficable surface of the Guidelines</p>	Technical requirement	EAW	Minimum trafficable surface (m)	6*	Horizontal distance (m)	6	Vertical clearance (m)	4.5	Maximum grade <50 m	1 in 10	Minimum weight capacity (t)	15	Maximum crossfall	1 in 33	Curves minimum inner radius	8.5
Technical requirement	EAW																	
Minimum trafficable surface (m)	6*																	
Horizontal distance (m)	6																	
Vertical clearance (m)	4.5																	
Maximum grade <50 m	1 in 10																	
Minimum weight capacity (t)	15																	
Maximum crossfall	1 in 33																	
Curves minimum inner radius	8.5																	
	<p><b>A3.7 Fire service access routes (perimeter roads)</b> Fire service access routes are to be established to provide access within and around the edge of the subdivision and related development to provide direct access to bushfire prone areas for fire fighters and link between public road networks for fire fighting purposes. Fire service access routes are to meet detailed requirements as per Table 6 Column 5 of the Guidelines.</p>	<p><b>Existing development recommendation:</b> N/A</p> <p><b>Proposed development requirement:</b> Fire service access routes (FSARs) should be established to assist with separating bushfire hazards from development and to facilitate fire brigade access at the hazard/ development interface. FSARs are required to be all-weather surfaces, be no further than 600 m from a public road, have turnarounds every 500 m and no dead-ends, be provided as a right of way or public easement, be signposted and must meet the following standards:</p> <table border="1" data-bbox="992 922 1624 1193"> <thead> <tr> <th>Technical requirement</th> <th>Fire service access routes</th> </tr> </thead> <tbody> <tr> <td>Minimum trafficable surface (m)</td> <td>6*</td> </tr> <tr> <td>Horizontal distance (m)</td> <td>6</td> </tr> <tr> <td>Vertical clearance (m)</td> <td>4.5</td> </tr> <tr> <td>Maximum grade &lt;50 m</td> <td>1 in 10</td> </tr> <tr> <td>Minimum weight capacity (t)</td> <td>15</td> </tr> <tr> <td>Maximum crossfall</td> <td>1 in 33</td> </tr> <tr> <td>Curves minimum inner radius</td> <td>8.5</td> </tr> </tbody> </table> <p>*Refer to E3.2 Public roads: Trafficable surface of the Guidelines</p>	Technical requirement	Fire service access routes	Minimum trafficable surface (m)	6*	Horizontal distance (m)	6	Vertical clearance (m)	4.5	Maximum grade <50 m	1 in 10	Minimum weight capacity (t)	15	Maximum crossfall	1 in 33	Curves minimum inner radius	8.5
Technical requirement	Fire service access routes																	
Minimum trafficable surface (m)	6*																	
Horizontal distance (m)	6																	
Vertical clearance (m)	4.5																	
Maximum grade <50 m	1 in 10																	
Minimum weight capacity (t)	15																	
Maximum crossfall	1 in 33																	
Curves minimum inner radius	8.5																	
	<p><b>A3.8 Firebreak width</b> Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level as prescribed in the</p>	<p><b>Existing development requirement:</b> Existing development is required to comply with the Shire's annual firebreak notice which requires all land within townsites &gt;2000 m<sup>2</sup> to have a 2.5 m firebreak, and land outside of townsites to have a 2 m firebreak. Full details of the firebreak notice are provided in Appendix 4.</p>																

Bushfire protection criteria	Acceptable solution	Proposed bushfire management strategies
	local firebreak notice issued by the local government	<b>Proposed development requirement:</b> All future lots are to comply with the Shire's annual firebreak notice (Appendix 4). Where lots are > 0.5 ha a three metre firebreak must be installed immediately within the lot boundary.
Element 4: Water	<u>A4.1 Reticulated areas</u> The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services.	<b>Existing development recommendation:</b> Where possible, existing developed areas supplied with reticulated water should comply with the Water Corporations No. 63 Water Reticulation Standard, or with advice from the local water supply authority, including ensuring sufficient hydrants to provide firefighting water to existing buildings.  <b>Proposed development requirement:</b> It is understood that Menzies receives its water supply from a Water Corporation wellfield located approximately 5 km east of Menzies. Menzies also has a surface water source, Menzies Town Dam No. 1; however, this dam has been used to store backwash from the Menzies water treatment plant (DoW 2010) and may not be appropriate for firefighting purposes. Where reticulated water supply can be provided to future development, water supply infrastructure is to comply with the Water Corporations No. 63 Water Reticulation Standard, or with advice from the local water supply authority.
	<u>A4.2 Non-reticulated areas</u> Water tanks for fire fighting purposes with a hydrant or standpipe are provided and meet detailed requirements (refer to the Guidelines for detailed requirements for non-reticulated areas)	<b>Existing development recommendation:</b> It is recommended that any existing development areas which are not currently serviced by a reticulated water supply be supplied with one 50 000L water tank per 25 lots for firefighting purposes.  <b>Proposed development requirement:</b> any proposed development (other than creation of a single additional lot) which cannot be serviced by a reticulated water supply will need to be supplied with one 50 000L water tank per 25 lots for firefighting purposes.
	<u>A4.3 Individual lots within non-reticulated areas</u> (only for use if creating 1 additional lot and cannot be applied cumulatively) Single lots above 500 square metres need a dedicated static water supply on the lot that has the effective capacity of 10 000 litres.	<b>Existing development recommendation:</b> It is recommended that any single isolated lots which are not currently serviced by a reticulated water supply be supplied with a 10 000L water tank for firefighting purposes, or where existing water tanks are provided, ensure that the domestic water supply tank fittings are located above firefighting valves to ensure a static water supply of 10 000 L to be used in the event of a bushfire.  <b>Proposed development requirement:</b> Where a single lot subdivision is proposed in a non-reticulated area, a 10 000L water tank will be required to be installed for firefighting purposes.

## 4.1 Additional bushfire management recommendations

It is understood that emergency bushfire response is currently provided by the Shire of Menzies volunteer fire brigade. Given the remoteness of the local government area and Menzies and Kookynie townships, and the expected timely response of external fire fighting and emergency services providers, it is recommended that the Shire, and any proposed future development, be as self-sufficient and prepare for a bushfire emergency as much as possible to ensure maximum protection of life and property assets.

In addition to the requirements of SPP3.7 and the Guidelines, the following recommendations are made for consideration in improving the bushfire readiness and resilience of the Shire:

1. Ensure that the Shire has a central, safe, public evacuation area that is separated from bushfire hazards, that residents and visitors can seek refuge at in the event of a bushfire emergency. Ideally this area will include shelter, drinking water and ablution facilities.
2. Develop a bushfire monitoring and communication system to alert residents and visitors of any approaching bushfires, and to seek refuge or evacuate the township/dwellings.
3. Prepare an emergency evacuation plan in the event that evacuation from the township is required to protect human life.

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## 5. Bushfire requirements for future development

Given the high-level nature of the LPS, development across the local government area may occur over a long-term timeframe. The below information provides guidance on bushfire assessment and management requirements specific to each potential future planning stage.

### 5.1 Statutory requirements

Applicable legislation, standards, supporting guidelines and local government provisions that determine or influence bushfire requirements for future planning stages within the project area include:

- *Bush Fires Act 1954*
- State Planning Policy 3.7 *Planning in Bushfire Prone Areas* (SPP 3.7; WAPC 2015)
- *Planning and Development (Local Planning Schemes) Regulations 2015* (deemed planning provisions)
- *Building Act 2011* and *Building Regulations 2012* (Building Regulations)
- Building Code of Australia (BCA)
- Australian Standard AS 3959-2009 *Construction of Buildings in Bushfire Prone Areas* (AS 3959-2009: SA 2009)
- *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines; WAPC 2017)
- Local Government annual firebreak notices.

### 5.2 Planning stage requirements

#### 5.2.1 Structure plan

SPP 3.7 policy measure 6.3 requires Structure Plans to be accompanied by the following information in accordance with the Guidelines:

- results of a BHL (as previously discussed in this BMP), or if lot layout is known, results of a Bushfire Attack Level (BAL) contour assessment identifying the indicative BAL ratings across the subject land in accordance with methodology set out in *Guidelines for Planning in Bushfire-Prone Areas* (the Guidelines; WAPC 2017)
- identification of any bushfire hazard issues arising from the BHL or BAL contour assessment
- clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages.

This information can be provided in the form of a BMP or an amended BMP where one has been previously endorsed.

#### 5.2.2 Subdivision applications

SPP 3.7 policy measure 6.4 requires subdivision applications to be accompanied by the following information in accordance with the Guidelines:

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

This information can be provided in the form of a BMP or an amended BMP where one has been previously endorsed.

### 5.2.3 Development applications

Development applications include any application to carry out development or to change land use, but excludes applications for single houses or ancillary dwellings on lots less than 1100 m<sup>2</sup>.

SPP 3.7 policy measure 6.5 requires development applications in a designated bushfire prone area to be accompanied by the following information:

1. A BAL assessment  
or  
A BAL Contour Map that has been prepared for an approved subdivision clearly showing the indicative acceptable BAL rating across the subject site.
2. The identification of any bushfire hazard issues arising from the BAL Contour Map or BAL assessment.
3. An assessment against the bushfire protection criteria requirements demonstrating compliance within the boundary of the development site.

This information can be provided in the form of a BMP or an amended BMP where one has been previously endorsed.

Development applications for vulnerable land uses where BAL-12.5 to BAL-29 applies will not be supported unless accompanied by a BMP and emergency evacuation plan jointly endorsed by the relevant local government and DFES. Similarly, any high-risk land uses will require a bushfire risk management plan to accompany the BMP.

Vulnerable land uses, as defined under the Guidelines, include hospitals, nursing homes and aged care facilities, childcare centres, educational establishments and tourist accommodation. High-risk land uses, as defined under the Guidelines, typically include service stations and other facilities that have bulk storage of hazardous or flammable materials.

### 5.2.4 Building permits

For most building works a building permit is required and the permit authority will be the relevant local government. The permit authority is also responsible for enforcement and dealing with non-compliance in relation to applicable building standards.

For single houses or ancillary dwellings on sites 1100 m<sup>2</sup> or greater, other habitable buildings<sup>1</sup> (other than a single house or ancillary dwelling) or specified buildings<sup>2</sup> in bushfire prone areas, under the deemed planning provisions a BAL assessment is required, where a BAL Contour Map does not exist from a previous approved proposal. If the BAL assessment or BAL Contour Map identifies the development site as BAL-40 or BAL-FZ, a development application and planning approval is required.

For development on sites less than 1100 m<sup>2</sup> in bushfire prone areas the bushfire construction requirements under the Building Act and BCA may still apply, which also includes undertaking a BAL assessment, where a BAL Contour Map does not exist from a previous approved proposal.

Building permit applications must demonstrate compliance with applicable BCA bushfire construction requirements.

The BCA bushfire construction requirements only apply to Class 1a (single dwelling), Class 1b (accommodation, grouped dwellings), Class 2 (apartments), Class 3 (accommodation, schools, health-care, detention centre) buildings, other structures and decks (Class 10a) associated with these buildings and major alterations/additions to residential buildings.

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<sup>1</sup> Habitable building as defined under SPP 3.7 means a permanent or temporary structure that is fully or partially enclosed and has at least one wall of solid material and a roof of solid material and is used by people for living, working, studying or being entertained.

<sup>2</sup> Specified building means a structure identified in a local planning scheme as a building to which the deemed provisions apply.

## 6. References

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## **Appendix 1**

**Map-books of elevation, classified and  
pre-European vegetation, and BHL  
(provided digitally)**

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**Appendix 2**  
**Table of pre-European vegetation/  
AS3959 classified vegetation  
conversion**

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vegetation association	vegetation type	structural description	floristic description	AS3959 Vegetaton Classification	Bushfire Hazard Level
86	35	Low tree-steppe	Hummock grassland with scattered bloodwoods & snappy gum <i>Triodia</i> spp., <i>Corymbia dichromophloia</i> , <i>Eucalyptus leucophloia</i>	Class C Shrubland	Moderate
444	35	Low tree-steppe	Hummock grassland with scattered bloodwoods & snappy gum <i>Triodia</i> spp., <i>Corymbia dichromophloia</i> , <i>Eucalyptus leucophloia</i>		
24	9	Low woodland or open low woodland	Other acacia, banksia, peppermint, cypress pine, casuarina, York gum <i>Acacia</i> spp., <i>Banksia</i> spp., <i>Agonis flexuosa</i> , <i>Callitris</i> spp., <i>Allocasuarina</i> spp., <i>Eucalyptus loxophleba</i> .	Class B Woodland	Extreme
256	9	Low woodland or open low woodland	Other acacia, banksia, peppermint, cypress pine, casuarina, York gum <i>Acacia</i> spp., <i>Banksia</i> spp., <i>Agonis flexuosa</i> , <i>Callitris</i> spp., <i>Allocasuarina</i> spp., <i>Eucalyptus loxophleba</i> .		
416	9	Low woodland or open low woodland	Other acacia, banksia, peppermint, cypress pine, casuarina, York gum <i>Acacia</i> spp., <i>Banksia</i> spp., <i>Agonis flexuosa</i> , <i>Callitris</i> spp., <i>Allocasuarina</i> spp., <i>Eucalyptus loxophleba</i> .		
533	9	Low woodland or open low woodland	Other acacia, banksia, peppermint, cypress pine, casuarina, York gum <i>Acacia</i> spp., <i>Banksia</i> spp., <i>Agonis flexuosa</i> , <i>Callitris</i> spp., <i>Allocasuarina</i> spp., <i>Eucalyptus loxophleba</i> .		
18	8	Low woodland, open low woodland or sparse woodland	Mulga <i>Acacia aneura</i> and associated species.	Class B Woodland	Extreme
19	8	Low woodland, open low woodland or sparse woodland	Mulga <i>Acacia aneura</i> and associated species.		
20	8	Low woodland, open low woodland or sparse woodland	Mulga <i>Acacia aneura</i> and associated species.		
28	8	Low woodland, open low woodland or sparse woodland	Mulga <i>Acacia aneura</i> and associated species.		
182	8	Low woodland, open low woodland or sparse woodland	Mulga <i>Acacia aneura</i> and associated species.		
251	8	Low woodland, open low woodland or sparse woodland	Mulga <i>Acacia aneura</i> and associated species.		
442	8	Low woodland, open low woodland or sparse woodland	Mulga <i>Acacia aneura</i> and associated species.		
504	8	Low woodland, open low woodland or sparse woodland	Mulga <i>Acacia aneura</i> and associated species.		
516	16	Mallee	Eucalypt shrubland <i>Eucalyptus eremophila</i> , <i>E. redunca</i> , <i>E. spp.</i>	Class B Woodland	Moderate
128	54	Rock		Non-vegetated - excluded under Clause 2.2.3.2 (e)	Low
125	51	Salt lake, lagoon, clay pan		Non-vegetated - excluded under Clause 2.2.3.2 (e)	Low
1271	51	Salt lake, lagoon, clay pan			
221	49	Saltbush & bluebush	<i>Atriplex</i> spp. <i>Maireana</i> spp. communities on alkaline soils	Class C Shrubland	Moderate
289	49	Saltbush & bluebush	<i>Atriplex</i> spp. <i>Maireana</i> spp. communities on alkaline soils		
448	49	Saltbush & bluebush	<i>Atriplex</i> spp. <i>Maireana</i> spp. communities on alkaline soils		
449	49	Saltbush & bluebush	<i>Atriplex</i> spp. <i>Maireana</i> spp. communities on alkaline soils		
460	49	Saltbush & bluebush	<i>Atriplex</i> spp. <i>Maireana</i> spp. communities on alkaline soils		
411	48	Saltbush and bluebush with scrub or open scrub	Mulga, other wattle <i>Atriplex</i> spp, <i>Maireana</i> spp. with <i>Acacia aneura</i> & other <i>Acacia</i> spp.	Class C Shrubland	Moderate
417	48	Saltbush and bluebush with scrub or open scrub	Mulga, other wattle <i>Atriplex</i> spp, <i>Maireana</i> spp. with <i>Acacia aneura</i> & other <i>Acacia</i> spp.		
508	48	Saltbush and bluebush with scrub or open scrub	Mulga, other wattle <i>Atriplex</i> spp, <i>Maireana</i> spp. with <i>Acacia aneura</i> & other <i>Acacia</i> spp.		
120	45	Saltbush and/or bluebush with low trees	Mulga, other wattle, casuarina <i>Atriplex</i> spp. <i>Maireana</i> spp. with <i>Acacia aneura</i> , <i>A. papyrocarpa</i> , <i>Allocasuarina cristata</i>	Class C Shrubland	Moderate
441	45	Saltbush and/or bluebush with low trees	Mulga, other wattle, casuarina <i>Atriplex</i> spp. <i>Maireana</i> spp. with <i>Acacia aneura</i> , <i>A. papyrocarpa</i> , <i>Allocasuarina cristata</i>		
4623	45	Saltbush and/or bluebush with low trees	Mulga, other wattle, casuarina <i>Atriplex</i> spp. <i>Maireana</i> spp. with <i>Acacia aneura</i> , <i>A. papyrocarpa</i> , <i>Allocasuarina cristata</i>		

vegetation association	vegetation type	structural description	floristic description	AS3959 Vegetaton Classification	Bushfire Hazard Level
122	46	Saltbush and/or bluebush with scattered low trees	Mulga, other wattle, casuarina Atriplex spp. Maireana spp. with Acacia aneura, A. papyrocarpa, Allocasuarina cristata	Class C Shrubland	Moderate
389	46	Saltbush and/or bluebush with scattered low trees	Mulga, other wattle, casuarina Atriplex spp. Maireana spp. with Acacia aneura, A. papyrocarpa, Allocasuarina cristata		
400	46	Saltbush and/or bluebush with scattered low trees	Mulga, other wattle, casuarina Atriplex spp. Maireana spp. with Acacia aneura, A. papyrocarpa, Allocasuarina cristata		
461	46	Saltbush and/or bluebush with scattered low trees	Mulga, other wattle, casuarina Atriplex spp. Maireana spp. with Acacia aneura, A. papyrocarpa, Allocasuarina cristata		
480	46	Saltbush and/or bluebush with scattered low trees	Mulga, other wattle, casuarina Atriplex spp. Maireana spp. with Acacia aneura, A. papyrocarpa, Allocasuarina cristata		
529	46	Saltbush and/or bluebush with scattered low trees	Mulga, other wattle, casuarina Atriplex spp. Maireana spp. with Acacia aneura, A. papyrocarpa, Allocasuarina cristata		
540	46	Saltbush and/or bluebush with scattered low trees	Mulga, other wattle, casuarina Atriplex spp. Maireana spp. with Acacia aneura, A. papyrocarpa, Allocasuarina cristata		
676	50	Samphire	Tecticornia spp. communities in saline areas		
385	13	Scrub with open woodland or scattered trees	Wattle with York gum, casuarina, mulga Acacia spp. with Eucalyptus loxophleba, Allocasuarina spp. Acacia aneura.	Class D Scrub	Extreme
554	13	Scrub with open woodland or scattered trees	Wattle with York gum, casuarina, mulga Acacia spp. with Eucalyptus loxophleba, Allocasuarina spp. Acacia aneura.		
39	15	Scrub, open scrub or sparse scrub	Wattle, teatree & other species Acacia spp. Melaleuca spp.	Class D Scrub	Extreme
40	15	Scrub, open scrub or sparse scrub	Wattle, teatree & other species Acacia spp. Melaleuca spp.		
169	15	Scrub, open scrub or sparse scrub	Wattle, teatree & other species Acacia spp. Melaleuca spp.		
202	15	Scrub, open scrub or sparse scrub	Wattle, teatree & other species Acacia spp. Melaleuca spp.		
358	15	Scrub, open scrub or sparse scrub	Wattle, teatree & other species Acacia spp. Melaleuca spp.		
420	15	Scrub, open scrub or sparse scrub	Wattle, teatree & other species Acacia spp. Melaleuca spp.		
538	15	Scrub, open scrub or sparse scrub	Wattle, teatree & other species Acacia spp. Melaleuca spp.		
109	38	Shrub-steppe	Hummock grassland with scattered shrubs or mallee Triodia spp. Acacia spp., Grevillea spp. Eucalyptus spp		
110	38	Shrub-steppe	Hummock grassland with scattered shrubs or mallee Triodia spp. Acacia spp., Grevillea spp. Eucalyptus spp		
207	38	Shrub-steppe	Hummock grassland with scattered shrubs or mallee Triodia spp. Acacia spp., Grevillea spp. Eucalyptus spp		
555	38	Shrub-steppe	Hummock grassland with scattered shrubs or mallee Triodia spp. Acacia spp., Grevillea spp. Eucalyptus spp		
483	41	Spinifex complexes	Hummock grassland with scattered low trees over dwarf shrubs or mixed short grass and spinifex mixed species, Triodia spp.	Class G Grassland	Low
485	41	Spinifex complexes	Hummock grassland with scattered low trees over dwarf shrubs or mixed short grass and spinifex mixed species, Triodia spp.		
532	41	Spinifex complexes	Hummock grassland with scattered low trees over dwarf shrubs or mixed short grass and spinifex mixed species, Triodia spp.		
863	41	Spinifex complexes	Hummock grassland with scattered low trees over dwarf shrubs or mixed short grass and spinifex mixed species, Triodia spp.		
435	14	Thicket	Wattle, casuarina and teatree acacia-allocasuarina-melaleuca alliance.	Class D Scrub	Extreme
437	14	Thicket	Wattle, casuarina and teatree acacia-allocasuarina-melaleuca alliance.		
484	14	Thicket	Wattle, casuarina and teatree acacia-allocasuarina-melaleuca alliance.		
520	14	Thicket	Wattle, casuarina and teatree acacia-allocasuarina-melaleuca alliance.		
551	14	Thicket	Wattle, casuarina and teatree acacia-allocasuarina-melaleuca alliance.		
1413	14	Thicket	Wattle, casuarina and teatree acacia-allocasuarina-melaleuca alliance.		
84	37	Tree-and-shrub-steppe	Hummock grassland with scattered eucalypts over wattle scrub or mallee Triodia spp. Acacia spp. Corymbia dichromophloia, Eucalyptus leucophloia, E. youngiana		

vegetation association	vegetation type	structural description	floristic description	AS3959 Vegetaton Classification	Bushfire Hazard Level
85	37	Tree-and-shrub-steppe	Hummock grassland with scattered eucalypts over wattle scrub or mallee <i>Triodia</i> spp. <i>Acacia</i> spp. <i>Corymbia dichromophloia</i> , <i>Eucalyptus leucophloia</i> , <i>E. youngiana</i>	Class B Woodland	Moderate
1239	37	Tree-and-shrub-steppe	Hummock grassland with scattered eucalypts over wattle scrub or mallee <i>Triodia</i> spp. <i>Acacia</i> spp. <i>Corymbia dichromophloia</i> , <i>Eucalyptus leucophloia</i> , <i>E. youngiana</i>		
8	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb	Class B Woodland	Extreme
10	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb		
141	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb		
142	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb		
468	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb		
501	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb		
502	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb		
521	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb		
936	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb		
2902	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb		
2903	4	Woodland other	Wheatbelt; York gum, salmon gum etc. <i>Eucalyptus loxophleba</i> , <i>E. salmonophloia</i> . Goldfields; gimlet, redwood etc. <i>E. salubris</i> , <i>E. oleosa</i> . Riverine; rivergum <i>E. camaldulensis</i> . Tropical; messmate, woolyb		

**Vegetation data reference:**

Beard, J., Beeston, G., Harvey, J., Hopkins A., Shepherd D., 2013, 'The vegetation of Western Australia at the 1:3 000 000 scale Explanatory Memoir Second Edition' In: *Conservation Science Western Australia* - Vol 9.

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**Appendix 3**  
**Standards for Asset Protection Zones**

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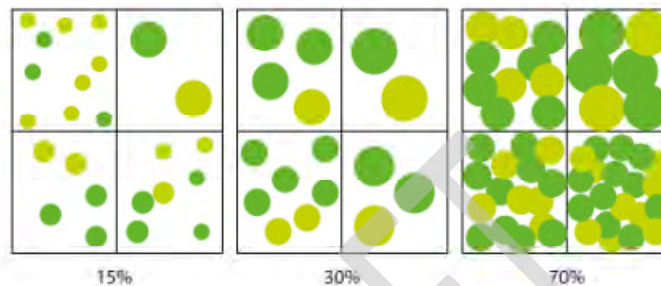


## ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

### SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

- **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

Figure 16: Tree canopy cover – ranging from 15 to 70 per cent at maturity



- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m<sup>2</sup> in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

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**Appendix 4**  
**Shire of Menzies Firebreak Notice**

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# SHIRE OF MENZIES

## Notice to all Owners and /or Occupiers of Land in the Shire of Menzies

Pursuant to the powers contained in Section 38 of the Bush Fires Act 1954, you are hereby required, on or before 1 November 2017 to clear fire breaks and remove flammable material from land owned or occupied by you as specified hereunder.

This work must be carried on or before 1 November 2017 and kept maintained throughout the summer months up to and including the 15 March 2018.

### 1.0 Land Outside Townsites

1.1 Buildings on land which are located outside townsites shall be surrounded by a fire break not less than two metres wide and that land inside the fire break shall be cleared of flammable material.

### 2.0 Land in Townsites

2.1 Where the area of land is 2,000sqm or less, all flammable material shall be removed from the land.

2.2 Where the area of land is 2,000sqm or more, fire breaks of at least 2.5metres wide shall be cleared of all flammable materials and in general comply with the requirements of the Explosive and Dangerous Goods Act 1931

### 3.0 Fuel Dumps/Tanks/Depots

Where there are flammable liquid or gas containers on the land, such and shall be cleared and kept clear of all flammable materials and in general comply with the requirements of the Explosive and Dangerous Goods Act 1961

### 4.0 General Provisions

The term "flammable Materials" for the purpose of this notice includes (as defined in the Bush Fires Act 1954) timber, Boxes, cartons, paper and like materials, but does not include buildings, green standing trees and bushes or growing bushes or plants in gardens or lawns. If it is considered impracticable for any reason to clear the land of flammable materials, you may apply to the Council for permission to prepare fire breaks in an alternative position. If such permission is not granted, you shall comply with the provisions of this notice. If the requirements of this notice are carried out by burning, such burning shall comply with the provisions of the Bush Fires Act 1954. The penalty for failing to comply with this notice is a fine of \$1,000 and a person is also liable, whether prosecuted or not, to pay the cost of performing work directed by this notice if it is not carried out by the owner or occupier by the required date.

**By Order of the Council**

**Rhonda Evans  
Chief Executive Officer**

## DATES TO REMEMBER IN 2017/2018

### Restricted Burning Periods 1:

**19 September 2017 to 31 October 2017 (inclusive)**

*Permits to burn are required during this period for hazard reduction burning.*

*Alternative firebreak applications to be submitted by 1 October 2017.*

*Firebreaks must be installed by 15 October 2017.*

***Please note that penalties apply where burning regulations are contravened or permit conditions are not complied with***

### Prohibited Burning Period:

**From 1 November 2017 to 15 March 2018 (inclusive)**

*All burning, including garden refuse is prohibited during this period.*

*Properties to be maintained clear of flammable material until 15 March 2018.*

### Restricted Burning Periods 2:

**From 16 March 2018 to 30 April 2018 (inclusive)**

*Permits to burn are required during this period for hazard reduction burning.*

*Please note that penalties apply where burning regulations are contravened or permit conditions are not complied with.*

*Certain climate or weather conditions may cause these periods to be extended or shortened.*

*You must check the press for details*

*or call the Shire office on (08) 9024 2041 before commencing to burn.*

### Unrestricted Season:

**From 1 May 2018 to 18 September 2018 (inclusive)**

## FIRE CONTROL OFFICERS 2017/2018 SEASON

Paul Warner	Chief Bush Fire Control Officer		0408 494 925
Ray McKay	Deputy Chief Fire Control Officer		0427 663 703
Ian Tucker	Adelong Station	(08) 9024 2150 (08) 9024 2020	0417 085 336
David McQuie	Bulga Downs Station	(08) 9037 5917	<b>No Mobile Coverage</b>
Adam Maynard	Edjudina Station	(08) 9024 2024	0467 654 246
Stephen Tonkin	Gindable Station	(08) 9024 2070	0418 944 492
Chris Tonkin	Gindable Station	(08) 9024 2070	0427 869 731
Philip Wedgwood	Glenorn Station	(08) 9031 3636	0477 489 676
Gary Smith	Riverina Station	(08) 9024 2874	0419 900 820
Not staffed	Perrinvale Station		<i>(Riverina includes Perrinvale, Jeedamia, Kookynie and Melita Stations as all under one manager now)</i>
Not staffed	Jeedamia Station		
Not staffed	Kookynie Station		
Not staffed	Melita Station		
John Scoble	Menangina Station	(08) 9024 2856	<b>No Mobile Coverage</b>
Harry Krieg	Yerilla Station	(08) 9031 3017	<b>No Mobile Coverage</b>
Justin Stephens	Mt Vettors Station	(08) 9024 2700	0429 471 440
Colin Lewis	Pinnacles Station	(08) 9031 3111	0427 761 165
Paul Axford	Stuart Meadows Station	(08) 9037 5910	0427 375 911
Graham Wallace	Yundamindra Station	(08) 9031 3012	
Keith Mader	Walling Rock Station	(08) 9037 1100	0487 744 786