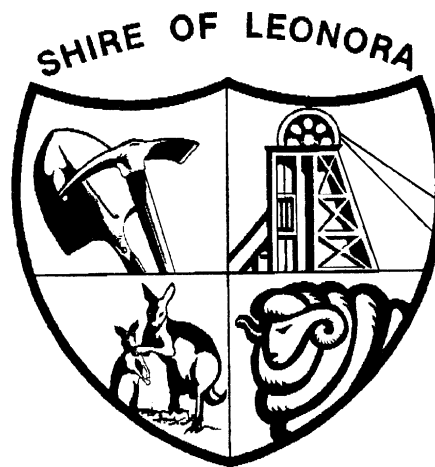


SHIRE OF LEONORA

NOTICE OF AN ORDINARY COUNCIL MEETING



**MINUTES OF ORDINARY MEETING HELD
IN SHIRE CHAMBERS, LEONORA
ON TUESDAY 16TH JULY, 2019
COMMENCING AT 9:34 AM**

President: _____

1.0 DECLARATION OF OPENING / ANNOUNCEMENTS OF VISITORS / FINANCIAL INTEREST DISCLOSURE**1.1 The Deputy President Cr RA Norrie declared the meeting open at 9:34am.****1.2 Visitors or members of the public in attendance.**

At 10:30am Mr Llew Withers, Environmental Health Consultant and Mr David Hadden, Shire of Leonora Environmental Health Officer/Building Surveyor to discuss Leonora Health Profile Report for the consultation phase of the Shire of Leonora Public Health Plan

At 11:30am Mr Anu Krishnan Raginisomanassari for Naturalisation Ceremony

1.3 Financial Interests Disclosure

Nil

2.0 DISCLAIMER NOTICE**3.0 RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE****3.1 Present**

Deputy President
Councillors

RA Norrie
RM Cotterill
F Harris
AE Taylor
AM Moore
LR Petersen

Chief Executive Officer**JG Epis****Environmental Health Officer/Building Surveyor**

**D Hadden (from 9:48am to 10:27am &
10:35am to 11:30am)**

Visitors**L Withers (from 10:30am to 11:30am)****3.2 Apologies**

President
Deputy Chief Executive Officer

PJ Craig
L Gray

3.3 Leave of Absence

Nil

4.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5.0 PUBLIC QUESTION TIME

Nil

6.0 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7.0 PETITIONS / DEPUTATIONS / PRESENTATIONS

Nil

8.0 CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETINGS

Moved Cr AM Moore, seconded Cr LR Petersen that the Minutes of the Ordinary Meeting held on 18th June, 2019 be confirmed as a true and accurate record.

CARRIED (6 VOTES TO 0)

9.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

CAMEL MANAGEMENT

Deputy Shire President, Cr Ross Norrie advised that he participated in a stakeholder workshop in Leonora on the 5th July, 2019 regarding the management of camel numbers in the Goldfields, Nullabor and Esperance Regions.

Ms Michelle Donaldson, Goldfields Nullabor Rangelands Biosecurity Association provided a brief history on camel control in the regions.

In addition, Ms Magdalena Zabek, Department of Primary Industries and Regional Development provided information in regard the State Strategy for large feral herbivores.

Long term management proposals were discussed at length and a further workshop will be rescheduled in the not too distant future to progress management proposals.

Mr Dave Hadden, Leonora's Environmental Health Officer joined the meeting, the time being 9:48am.

10.0 REPORTS OF OFFICERS**10.1 CHIEF EXECUTIVE OFFICER****10.1(A) CONSENT TO ADVERTISE LOCAL PLANNING SCHEME AND STRATEGY**

SUBMISSION TO: Meeting of Council
Meeting Date: 16th July 2019

AGENDA REFERENCE: 10.1 (A) JUL 19

SUBJECT: Consent to advertise draft Local Planning Scheme No. 2 and draft Local Planning Strategy

LOCATION / ADDRESS: Shire of Leonora

NAME OF APPLICANT: Nil

FILE REFERENCE: 5.33 State Planning – Leonora Scheme

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Colleen Thompson, Consultant Planner

OFFICER: Consultant: GHD

INTEREST DISCLOSURE: Nil

DATE: 5th July 2019

BACKGROUND

Local planning schemes establish the statutory framework for managing land use and development within a local government, and provide the spatial plan to indicate the suitability of particular land uses within the locality. A local planning strategy is a strategic document that sets out the vision and strategic priorities for the local government area through a comprehensive analysis of the local profile of a locality, its community and their aspirations for the future. The local planning strategy is a precursor for the preparation of the local planning scheme, which serves as the implementation mechanism for the local planning strategy.

GHD has been engaged by the Shire to prepare a new local planning scheme and local planning strategy, and at its meeting held 16 October 2018, the Shire formally resolved to initiate the preparation of a new local planning scheme. In accordance with Regulations 11 (3), of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the local planning strategy has been prepared concurrently with the local planning scheme.

The resolution to prepare a local planning scheme was forwarded to the relevant authorities seeking their comment for the preparation of the scheme, however, no material comments with relevance to inform the preparation of the draft documents have been received.

This report outlines the content and rationale for both the draft local planning scheme and draft local planning strategy to enable the Council to endorse the draft documents and seek consent from the Western Australian Planning Commission (WAPC) to proceed to public advertising.

Existing local planning scheme

The Shire of Leonora Town Planning Scheme No. 1 (TPS 1) was originally gazetted on 23 November 1984, and was last amended on 24 November 2009. Due to its age, TPS 1 is out-of-date and does not comply with the *Planning and Development (Local Planning Schemes) Regulations 2015* (hereafter referred to as “the Regulations”). In particular, the scheme was not aligned with the model provisions or deemed provisions set out in the Regulations, and required updating.

Draft local planning strategy

Planning consultants, GHD, visited Leonora from 26 to 29 March 2018 to meet with community members and key stakeholders and identify key issues to be addressed in the local planning strategy and scheme. The visit included a workshop with elected members to canvas a vision and objectives for the local planning strategy.

Incorporating community inputs, the consultant team developed ideas for future land use and development within the Shire, and returned to Leonora from 27 to 28 August 2018 to workshop strategic planning actions with stakeholders and community members prior to developing the draft local planning strategy and draft local planning scheme for consideration by the Council.

The draft local planning strategy (the strategy) has subsequently been prepared in line with the WAPC *Local Planning Manual*, 2010. The strategy sets the vision and objectives for the Shire and identifies strategies and actions to achieve that vision and objectives.

The vision for the Shire set out in the strategy is:

“That the Shire of Leonora is a proactive, sustainable, safe, friendly and prosperous place to be.”

The objectives of the local planning strategy have been developed to address key land use and planning issues, and provide a framework for local planning processes to contribute to the objectives and vision of the Shire of Leonora Strategic Community Plan. The objectives are divided into five key areas that are relevant to the Shire, and include:

- Acknowledge and respect cultural heritage;
- Facilitate a vibrant, liveable town;
- Diversify the local economy and employment;
- Facilitate the mining and construction economy; and
- Protect the natural environment in local planning decisions.

The local planning strategy analyses the key issues that influence each planning objective, and provides appropriate planning strategies and actions to resolve these issues and achieve the community’s vision for Leonora. The strategies and actions also provide the context for the Strategic Land Use Plan which is comprised of two maps:

- Map 1 – Leonora Townsite (Leonora, Gwalia and Surrounds); and
- Map 2 – Leonora Rangelands (Remaining extent of Shire).

Key strategies and actions of the Strategic Land Use Plan include:

- Identification of land areas subject to future investigation for general industrial estate and rural residential land uses;
- Potential site options for the establishment of a caravan park to meet tourism objectives;
- Incorporating Nambi Village into the Residential zone;
- Establishing Tower Street as a Regional Centre zone;
- Transitioning existing Industrial zone to a Light Industry zone, incorporating workers accommodation to meet local business needs;
- Establishing a Gwalia Special Use zone to facilitate tourism development and heritage protection; and
- Rezoning existing Residential zoned land to Urban Expansion to facilitate local structure planning.

Draft local planning scheme

The key recommendations, strategies and actions of the local planning strategy are implemented through the local planning scheme. The local planning scheme provides the statutory provision to manage land use and development within the scheme area. The local planning scheme text consists of two parts - the model provisions and the deemed provisions and is accompanied by a set of scheme maps. In addition to the local planning scheme, local governments can prepare local planning policies to provide additional development provisions.

Scheme Area

The area to which a local planning scheme applies is defined by the scheme map, which, under TPS 1 covers an area that incorporates the Leonora townsite and surrounds, as shown in *Appendix 1*.

Whilst the draft local planning strategy cover the entirety of the Shire of Leonora, in considering appropriate planning responses for the broader Shire area beyond the existing scheme map area, it is considered that there is limited planning purpose to expand the new scheme beyond the current TPS 1 area. This is because future land use and development outside the Leonora townsite is expected to be primarily associated with mining of identified

mineral deposits, which would be exempt from any operative local planning scheme by virtue of the operation of the *Nickel (Agnew) Agreement Act 1974* and the *Mining Act 1978*.

Moreover, the *Nickel (Agnew) Agreement Act 1974* ratifies a state agreement between the State of Western Australia and (now) BHP Billiton associated with mining of nickel ore reserves, which precludes any local government interference in any of BHP's operations undertaken in accordance with the state agreement, including land use and development within Leonster. Therefore, whilst the state agreement does not preclude zoning of land subject to the state agreement, it requires that any zone does not influence operations. As such, there is no practical purpose to applying a zone that would operate to exempt all land use and development undertaken in accordance with the state agreement.

With respect to the *Mining Act 1978*, whilst it does not preclude extension of the scheme, it operates to exempt all anticipated mining land use and development across the Shire area from the need to comply with a local planning scheme. Due to the extent of the mineralised area, most of the municipality outside of the Leonora townsite is subject to the *Mining Act 1978*. Therefore, extension of the scheme would have no planning purpose in relation to the predominant land use in the district.

Outside mining areas, pastoral use and development is managed by the *Land Administration Act 1997*. Any land use change on pastoral leases (except mining) would be subject to a permit pursuant to the *Land Administration Act 1997*. The Shire of Leonora has the opportunity to provide comment on any permits issued and any expansion of the existing scheme extent would duplicate this process, and in effect add an unnecessary layer of regulation.

Consequently, draft Local Planning Scheme No. 2 (LPS 2) retains the same jurisdictional boundary as TPS 1. This has been discussed with officers of the Department of Planning, Lands and Heritage.

Scheme Area Map

The Scheme Area Map sets out the classification of land into zones and reserves which reflect the planning areas of the local planning strategy.

Reserves proposed in LPS 2 include:

- Public Open Space – to set aside areas for public open space.
- Civic and Community – to provide for a range of community facilities which are compatible with surrounding development.
- Public Purpose – to provide for a range of essential physical and community infrastructure.
- Medical Services – public Purposes which specifically provide for a range of essential medical services.
- Infrastructure Services – public Purposes which specifically provide for a range of essential infrastructure services.
- Education – public Purposes which specifically provide for a range of essential education facilities.
- Cemetery – to set aside land required for a cemetery.
- Railways – to set aside land required for passenger rail and rail freight services.
- Primary Distributor Road – to set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy.
- Local Distributor Road – to set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.
- Local Road – to set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.
- Strategic Infrastructure – to set aside land required for port or airport facilities.
- Special Purpose Reserve – to set aside land for a special purpose, typically those which do not fit comfortably in any other reserve classification.

With the exception of public works carried out by local and state government, all use and development within local reserves requires the approval of the Shire of Leonora.

Zones proposed in LPS 2 include:

- Residential zone – a flexible zone to provide for a range of housing and a choice of residential densities to meet the needs of the community, in addition to a range of non-residential uses, which are compatible with and complementary to residential development.
- Urban Development zone – provide an intention of future land use and a basis for more detailed structure planning.

- Rural zone – to protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.
- Rural Residential zone – to provide for lot sizes in the range of 1 ha to 4 ha that will deliver opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.
- Light Industry zone – to provide for a range of industrial uses and service industries generally compatible with urban areas that cannot be located in commercial zones.
- Industrial Development zone – to designate land for future industrial development and provide a basis for future detailed planning.
- Regional Centre zone – to provide a range of services and uses to cater for both the local and regional community, including but not limited to specialty shopping, restaurants, cafes and entertainment.
- Special Use zone – facilitate special categories of land uses which do not sit comfortably within any other zone and enable the Council to impose specific conditions associated with the special use.

All scheme reserves and zones are based on those provided within the *Planning and Development (Local Planning Schemes) Regulations 2015* – model provisions.

Development provisions have been incorporated within LPS 2 to ensure that the amenity of the residential land uses are protected.

In addition to the zones and reserves, four special control areas (SCA) are proposed. SCAs provide an additional level of planning provisions relating to a particular matter which may apply across a range of zonings and reserves. These are:

- SU1 – Gun Club;
- SU2 – Caravan Park;
- SU3 – Former Stationmaster’s House; and
- SU4 – Gwalia historic precinct.

LPS 2 scheme text

Scheme provisions have been prepared so as to not unnecessarily regulate standard forms of development and land use in the Shire, within the context of the Regulations. The scheme has been prepared to enable appropriate use and development of land to be undertaken without the need for development approval where suitable and appropriate.

Additional (supplemental) provisions have been included within Schedule A of the scheme text to exempt the need for planning approval for development associated with a permitted (“P”) use in the Rural Zone where the use and development relates to pastoral activities and is in accordance with the pastoral lease.

Traditional law and culture is recognised as a land use within LPS 2 to acknowledge and respect Aboriginal heritage and traditional cultural use of the land. Provisions are included within Schedule A to exempt the need for planning approval for development associated with the exercise of traditional law and culture.

Within the Leonora townsite, the Residential Design Codes of Western Australia will apply for residential development which is a standard requirement across the state. The draft LPS 2 text provides a framework for non-residential development in the townsite to be considered on its merits. This can be augmented by local planning policy if required over time.

Comment

The draft local planning strategy and LPS 2 has been prepared to provide flexibility to consider a range of development and land uses within the Shire. Development provisions have only been included where there are potential amenity matters that need to be managed. Development in the Shire is likely to be gradual, and the draft scheme as will allow the Shire to test its provisions and where necessary prepare local planning policies to manage development.

Once the draft strategy and scheme have been endorsed by the Council, the documentation will be forwarded to the WAPC within 21 days of the Council decision. The documents need to be approved by the WAPC for advertising. The local planning scheme also requires approval by the Environmental Protection Authority prior to

being advertised. The scheme and strategy will be advertised for a period of 90 days where comment will be sought from the Shire's community, State and local government authorities and any other relevant groups. Following advertising, the comments received will be considered and modifications proposed where required. The scheme and strategy will then be reconsidered by the Council and if approved, will be forwarded to the WAPC for final approval.

STATUTORY ENVIRONMENT

The *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015* provides the statutory framework for the development and adoption of local planning strategies and schemes.

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

The cost of preparing a new local planning scheme and local planning strategy is included in Council's budget.

STRATEGIC IMPLICATIONS

The preparation of the local planning strategy and scheme meets the following objectives of the Shire's Strategic Community Plan 2017-2027:

Outcome 1.1 - Foster a greater sense of community

Outcome 2.1 - Become the economic focal point for business and industry in the Northern Goldfields

Outcome 2.2 - Increase awareness of the district and regional attractions

RECOMMENDATION

That the Council:

1. ENDORSES the draft Local Planning Strategy for advertising;
2. ENDORSES the draft Local Planning Scheme No. 2 for advertising, in accordance with Regulation 21 (1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. FORWARDS a copy of the draft Local Planning Strategy and Local Planning Scheme No. 2 to the Western Australian Planning Commission for consideration in accordance with Regulation 12 (1) and Regulation 21 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, respectively;
4. FORWARDS a copy of the draft Local Planning Scheme No. 2 to the Environmental Protection Authority in accordance with Section 81 of the *Planning and Development Act 2005*; and
5. Subject to approval from the Western Australian Planning Commission, ADVERTISE the draft Local Planning Strategy and Local Planning Scheme No. 2 in accordance with Regulation 13 and Regulation 22 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, respectively.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved Cr AE Taylor, seconded Cr RM Cotterill, that the Council:

1. ENDORSES the draft Local Planning Strategy for advertising;
2. ENDORSES the draft Local Planning Scheme No. 2 for advertising, in accordance with Regulation 21 (1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. FORWARDS a copy of the draft Local Planning Strategy and Local Planning Scheme No. 2 to the Western Australian Planning Commission for consideration in accordance with Regulation 12 (1) and Regulation 21 (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, respectively;
4. FORWARDS a copy of the draft Local Planning Scheme No. 2 to the Environmental Protection Authority in accordance with Section 81 of the *Planning and Development Act 2005*; and
5. Subject to approval from the Western Australian Planning Commission, ADVERTISE the draft Local Planning Strategy and Local Planning Scheme No. 2 in accordance with Regulation 13 and Regulation 22 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, respectively.

CARRIED (6 VOTES TO 0)

The meeting was adjourned for a short refreshment break at 10:27am.

The meeting reconvened at 10:35am with all those previously listed in the record of attendance present, with Mr Llew Withers, Environmental Health Consultant joining the meeting.

Mr Llew Withers attended the meeting to fully explain his report, the Health Profile for the Shire of Leonora.

New public health legislation in Western Australia was adopted in 2016 by Parliament and known as the *Public Health Act 2016*. The Act introduced public health planning for the first time as a shared responsibility between the State Government, Local Government and non-government agencies.

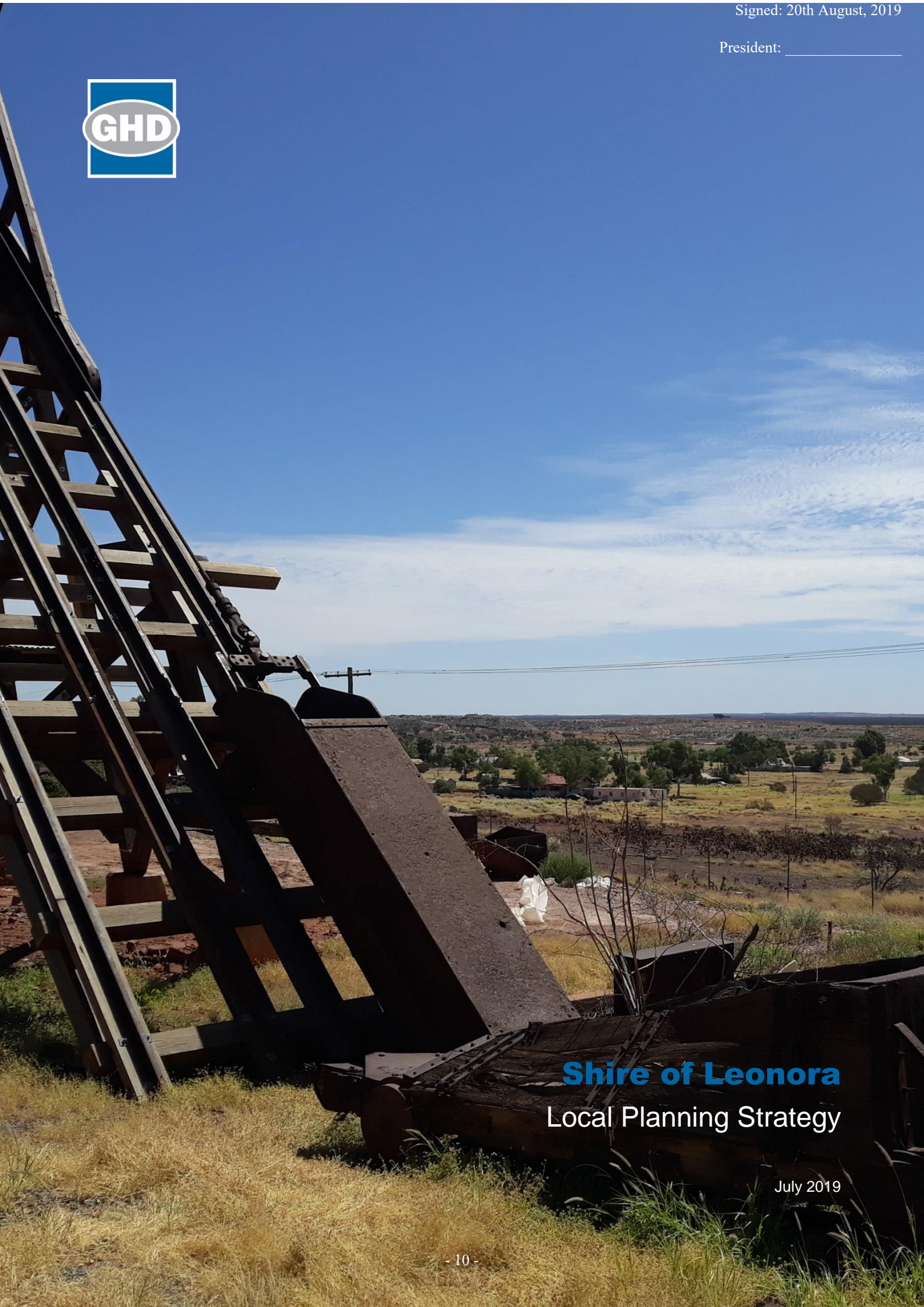
Therefore, every Local Government Authority (LGA) is required to develop a Public Health Plan. The process of developing a plan may take this form:

- Phase 1 – a Health Profile – a review of current data on health risks;
- Phase 2 – a consultation process; and
- Phase 3 – a Strategic Plan – a plan to manage the public health risks identified and is required to be presented to the Department of Health.

Mr D Hadden and Mr L Withers left the meeting at 11:30am.

The meeting was adjourned at 11:34am for a Citizenship Ceremon.

The meeting reconvened at 11:59 am with all those previously listed in the record of attendance present.



Shire of Leonora
Local Planning Strategy

July 2019

President: _____

President: _____

ADVERTISING

The Shire of Leonora Local Planning Strategy certified for advertising on

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

Date: _____

ADOPTED

Adopted by resolution of the Council of the Shire of Leonora at the Ordinary Meeting of the
Council held on the day of 20.....

Shire President

Chief Executive Officer

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on the day of
20.....

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

Date: _____

The Shire of Leonora Local Planning Strategy dated May 2019 was prepared by GHD ("Relevant Date").

The Shire of Leonora Local Planning Strategy has been prepared by GHD for the Shire of Leonora and may only be used and relied on by Shire of Leonora for the purpose agreed between GHD and the Shire of Leonora as set out in Section 1.2 of this document.

GHD otherwise disclaims responsibility to any person other than the Shire of Leonora arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in the Shire of Leonora Local Planning Strategy are based on conditions encountered and information reviewed at the date of preparation of the Shire of Leonora Local Planning Strategy. GHD has no responsibility or obligation to update the Shire of Leonora Local Planning Strategy to account for events or changes occurring subsequent to the date that the Shire of Leonora Local Planning Strategy was prepared.

The opinions, conclusions and any recommendations in the Shire of Leonora Local Planning Strategy are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared the Shire of Leonora Local Planning Strategy on the basis of information provided by the Shire of Leonora and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

GHD disclaims all responsibility for any and all amendments or modifications to the Shire of Leonora Local Planning Strategy not made by GHD or made by any person without GHD's prior written approval after the Relevant Date, including amendments whether or not made in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

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PART 1

THE STRATEGY

1. Introduction

1.1 Statutory context

Under the *Planning and Development Act 2005*, all local governments are required to maintain a local planning scheme. Local planning schemes provide the statutory framework to management land use and development within a scheme area.

As a precursor to the development of a local planning scheme, local governments are required to prepare a local planning strategy (LPS or strategy) in accordance with Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

1.2 Role and purpose

The Shire of Leonora Local Planning Strategy has been prepared to operate as a local planning strategy in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

In accordance with Regulation 11 (2) of the Regulations, a local planning strategy is to:

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

The LPS provides the background information that underpins the statutory requirements under the local planning scheme. The local planning strategy also provides the vision for the future development of the local government area and therefore can inform future decision making on planning matters such as scheme amendments.

The LPS is divided into two parts. Part one provides the vision, objectives, the key strategies and actions for how they will be achieved. Part one also contains the strategic plans which are a visual representation of proposed planning for the area, proposed land uses areas and key strategies.

Part two of the strategy provides the background information, analysis and provides justification and supporting information for part one.

This LPS applies to the entirety of the Shire of Leonora however, the corresponding local planning scheme only applies to the townsite of Leonora and immediate surrounds, as depicted on the scheme maps. The rationale for this is outlined in section 4 of the strategy.

The Shire of Leonora LPS covers the entirety of the Shire of Leonora (Figure 1).

The LPS has been prepared through engagement with the local community and Council to understand the vision and key issues for the Shire.

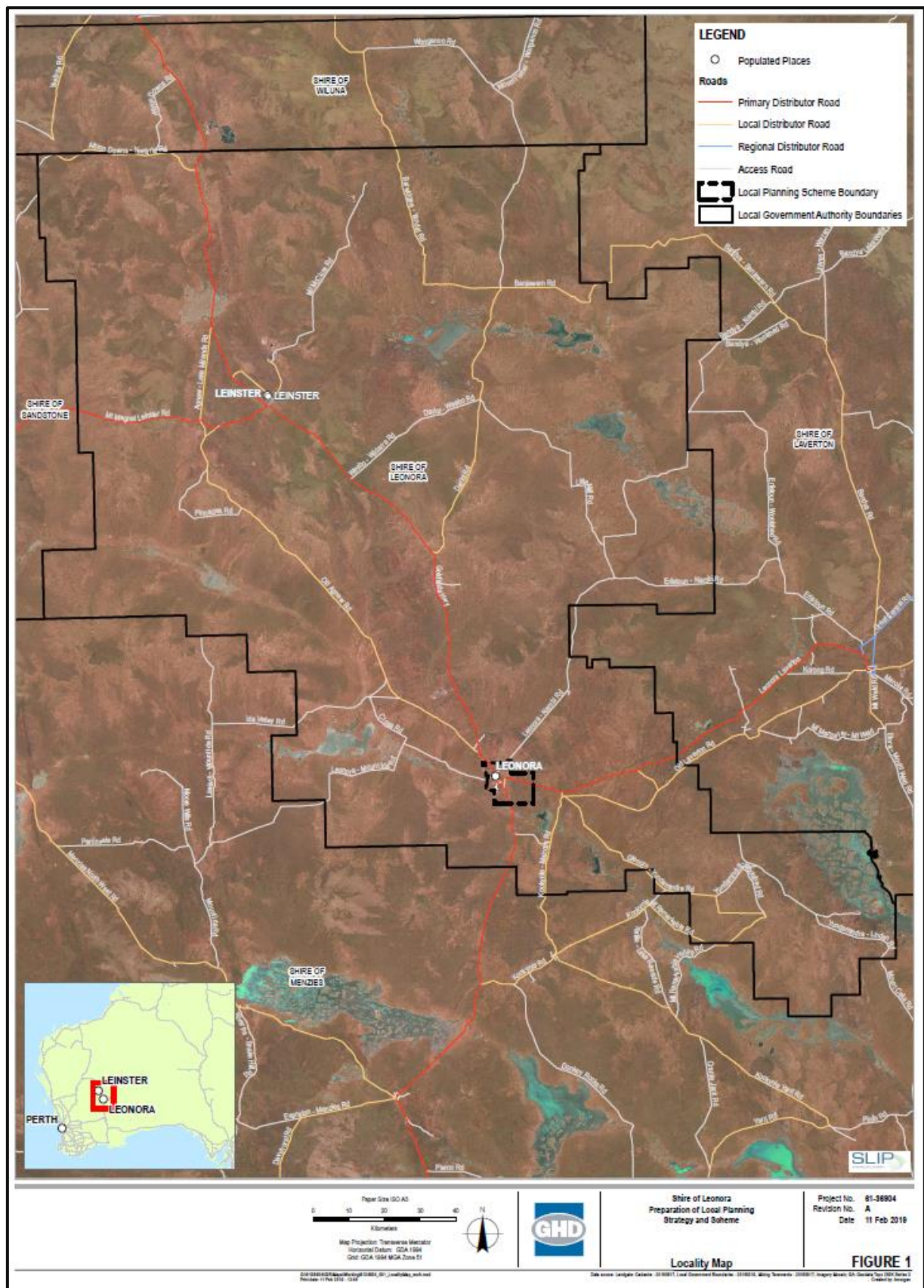
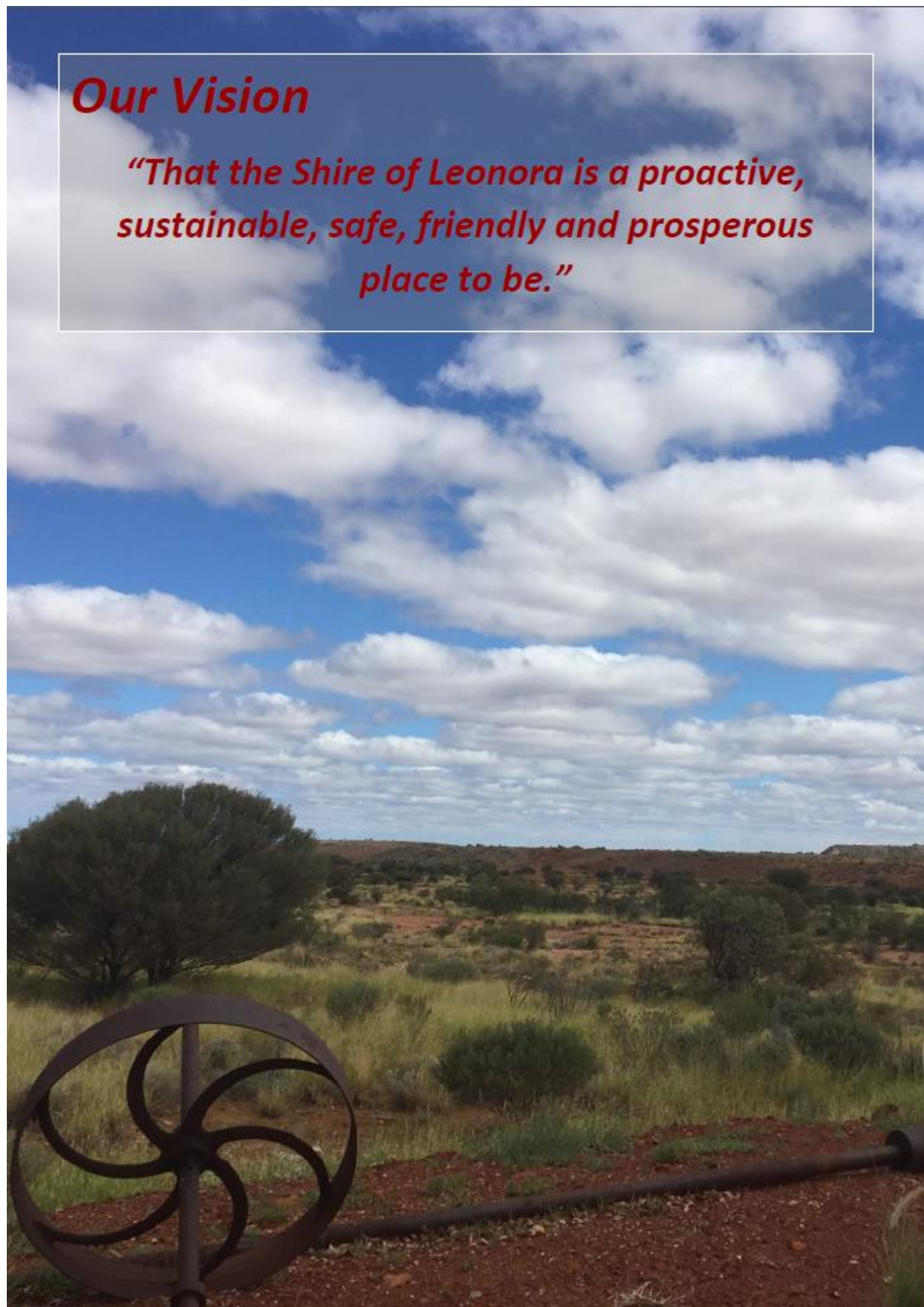


Figure 1 Shire of Leonora

2. Vision and objectives

2.1 Vision

The vision for the Shire of Leonora is articulated in the Strategic Community Plan 2017-2027.



2.2 Objectives

Based on community engagement, the Shire's Strategic Community Plan has developed a strategic objective for four themes of community interest.

Social – *An empowered and spirited community*

Economic – *Economic hub of the northern goldfields*

Environment – *Forward thinking management of the built and natural environment*

Leadership – *Innovative and proactive Shire and Councillors*

The local planning strategy provides a framework and objectives for land use and infrastructure planning to achieve these key objectives, and address the key issues identified by the community in early engagement.



Through these objectives, strategic land use planning and decisions made by the Shire of Leonora on planning matters will support the community in achieving the objectives and vision as set out in the Strategic Community Plan 2017-2027. The planning strategies and actions in Section 4 demonstrate how the local planning framework will deliver on these strategic objectives.

3. Strategies and actions

The objectives of the local planning strategy have been developed to address key land use and planning issues, and provide a framework for local planning processes to contribute to the objectives and vision of the Strategic Community Plan.

The following section analyses the key issues that influence each planning objective, and provide appropriate planning strategies and actions to resolve these issues and achieve the community's vision for Leonora. These strategies and actions also provide the context for the Strategic Land Use Plan.

3.1 Acknowledge and respect cultural heritage

Aboriginal culture and historic heritage are a strong part of Leonora's identity. These important cultural elements are significant to the community, and present key opportunities in tourism experiences that supports diversification of the Shire's economy.

3.1.1 Cultural heritage

Engagement with Aboriginal representatives and traditional owners identified that Local Planning Scheme No. 1 is a "white mans' document". The current scheme does not include any specific objectives about Aboriginal culture, therefore cultural considerations do not carry weight in local planning decisions. By including acknowledgement of Aboriginal culture in the new scheme, consideration can be given to Aboriginal culture in planning decisions made by the Shire of Leonora and Western Australian Planning Commission.

There is potential that some activities undertaken in the practice and exercise of traditional cultural use of land by Aboriginal people would constitute development or uses regulated by the scheme, for example development associated with camp sites or artist studios. These uses could technically require approval of the Shire under the scheme, however, this is not intended or appropriate. Review of existing scheme provisions is necessary to ensure that traditional cultural use can occur without influence or interruption by the scheme.

Acknowledging the importance of Aboriginal heritage and traditional culture in Leonora will be a key step in working towards greater social cohesion, and a strong identity for the local community.

Current public housing policy may not effectively reflect cultural and family patterns and relationships. In preparing the local planning strategy, engagement with Aboriginal representatives identified demand for family settlements out of the immediate Leonora townsite, to provide a safe and sustainable place for their families to thrive. It is acknowledged that the Native Title Act is and will continue to be the primary piece of law regarding land rights. Decisions about the tenure and ownership of lands around Leonora are not made by the Shire of Leonora, and cannot be influenced by this local planning strategy.

The management of Aboriginal sites will continue to be governed by the *Aboriginal Heritage Act 1972*, although there is opportunity for reviews of the Municipal Inventory to incorporate sites of importance to the Aboriginal community.

3.1.2 Historic heritage

The twin township of Leonora and Gwalia was established in 1896 following gold discovery in the region. The name Leonora was taken from Mount Leonora and its location was chosen for its proximity to the Gwalia mines and the four mile leases. The Gwalia townsite closed in 1963

following the closure of the Sons of Gwalia mine, however the Leonora townsite survived. Today the townsite continues to be a service centre for mining exploration, mining services and the pastoral industry. Gwalia Ghost Town now exists as a tourist attraction, providing insight into life during the mining boom.

There are 47 State Registered Places identified within the Shire and 60 heritage areas on the Shire's Municipal Inventory that require appropriate protection measures.

Strategies and actions - heritage

Strategy	Action
1. Acknowledge and respect Aboriginal heritage and culture in local planning documents and policies	<p>1.1 Include the acknowledgement and respect of Aboriginal culture and traditional cultural use of land in Local Planning Scheme No. 2 through new scheme aims and zone objectives.</p> <p>1.2 Acknowledge traditional law and culture as a genuine, respected land use within the Local Planning Scheme No. 2 area through introduction of a new use class. Clearly establish that the purpose of the scheme is to acknowledge, not to regulate, traditional law and culture by establishing it as a permitted use in all zones, and exempting development associated with traditional law and culture from the need for development approval under the scheme.</p>
2. Develop an effective planning framework to protect sites of historic heritage	2.1 Establish a heritage list adopted under Part 3 of the Planning and Development (Local Planning Schemes) Regulations 2015 - Deemed Provisions for local planning schemes to protect important heritage and historic sites listed on the Municipal Inventory.

3.2 Facilitate a vibrant, liveable town

Leonora and Leinster are the two primary settlements within the Shire of Leonora. Leinster is a private town, managed by BHP Billiton in accordance with the Nickel (Agnew) Agreement Act 1974. Under the state agreement, the Shire of Leonora has no role in the delivery of services or infrastructure within Leinster. The Leonora Townsite is a service centre for the Shire, providing a range of facilities such as education and health services and local shops. There is an opportunity for the Shire to promote Leonora as a liveable hub and create a strong sense of place and identity for the community.

Fly In Fly Out (FIFO) is a key challenge for both Leinster and Leonora, as it is for all regional towns with a mining economy. The barriers to a resident workforce are many, and cannot be addressed by planning alone. Leonora has a unique opportunity to challenge the status quo, as proximity to St Barbara's mining operations presents much greater opportunity to encourage a resident workforce compared to other areas where mining operations are more remote from local towns. Whilst there will be many barriers, the local planning framework can assist by making relocation to Leonora, rather than FIFO, a more attractive choice for people employed in mining and associated businesses. Developing planning frameworks that support greater vibrancy and liveability in Leonora is a key way to provide more choice. Facilitating vibrancy and liveability is also essential to support and retain the existing community.

3.2.1 Vibrancy and liveability of Leonora

There is currently limited demand for retail floorspace in Leonora, with vacancies on the primary Tower Street retail strip. There is opportunity to assist private investment into opening businesses by removing planning approval impediments to new businesses and encouraging temporary pop-up shops and ventures. This can be achieved through land use controls that simplify change of use procedures.

Land on Otterburn Street, currently zoned centre, that abuts Tower Street properties is not currently used in line with its centre zone, and is vacant, residential, or used for light industrial purposes. This land might be better integrated into the adjacent service industrial area (discussed later in Section 3.4), rather than being retained as unutilised centre land. This will assist in focussing retail land use and investment on Tower Street, supporting greater vibrancy of the main street area.

There is opportunity to enhance the visual character of Tower Street and improve the enjoyment and liveability of the centre. There is limited street furniture available to enable passive recreation and enjoyment. The addition of street furniture including benches, rubbish bins, bicycle racks, artwork and gardens would assist to create a more active and enjoyable space and support all members of the community. There are opportunities for the Shire to work with local community groups to take ownership over the beautification and activation of the town centre through street cleaning programs, vegetation planting, art projects etc.

Leonora's sports oval and surrounding recreation lands – a great opportunity to keep youth busy – is a little remote from the town centre, and difficult to walk to with freight rail and the industrial area creating a barrier to the sports precinct. Greater connectivity is needed for pedestrians and cyclists through enhanced active transport infrastructure.

3.2.2 Growth and residential land supply

In 2016, the former Department of Planning prepared the *Central Regions Land Capacity Analysis* to provide an overview of existing and future land capacity. The analysis suggested that there is sufficient land capable, based on current zoned residential land, for substantial further development to meet the anticipated population growth as indicated in *Western Australia Tomorrow 2026*.

The analysis calculates that there is 23 hectares of undeveloped residential land in the Leonora townsite. It does not identify any residential growth areas, as the analysis determined that no additional residential zoned land is required and that the current residential zoned land will be sufficient to cater for medium to long-term growth.

Whilst new residential zoned land is not necessary to meet overall population growth, there is no availability of land to provide choice of alternative residential options in the Shire. Further investigation of demand and appropriate locations may be warranted. In addition, the Nambi Village, currently zoned Settlement, should be brought into the residential zone, as it is not classified as a settlement under State Planning Policy 3.2.

The *Central Regions Land Capacity Analysis* noted that there is no developed or future land identified for rural residential development. Whilst the analysis did not recognise land zoned as Rural A, which in essence is a rural residential zone, there is no undeveloped rural residential land available in Leonora. Conversations with community members identified that greater choice is desired, in particular the opportunity to live on larger lots outside the main residential areas of Leonora.

Growth and residential development in Leinster is provided for by BHP Billiton in accordance with a state agreement, therefore is not planned for further in this planning strategy.

Strategies and actions - liveability

Strategy	Action
3. Identify Tower Street as the primary location for retail, commercial, hospitality, and other active uses in Leonora.	<p>3.1 Designate land fronting Tower Street as Regional Centre zone in the local planning scheme.</p> <p>3.2 Identify land use permissibility in the proposed Regional Centre zone to facilitate flexible change of land uses, through identification of permitted uses for desirable town centre uses, including entertainment and tourist uses</p>
4. Create a sense of place and identity for the Leonora Townsite	<p>4.1 Prepare a streetscape masterplan for Tower Street including signage, branding that is reflective of culture landscaping and street furniture. Give consideration to the design principles set out in Schedule 1 of State Planning Policy 7.0 - Design of the Built Environment (Draft).</p> <p>4.2 Engage with community groups and agencies to establish a street beautification program, including regular maintenance and cleaning, to foster greater community stewardship of public areas.</p> <p>4.3 Include guidance in the scheme for private signage in the Leonora townsite.</p>
5. Provide high quality community infrastructure to support the local community	<p>5.1 Develop a masterplan to guide the redevelopment of Leonora's sports precinct, including enhanced accessibility to town.</p> <p>5.2 Enhance pedestrian and cycle linkages throughout the town centre when undertaking improvements and road maintenance works.</p> <p>5.3 Appropriate reserves for sites of community infrastructure, rationalising the number of reserves where possible to streamline the scheme. Modify civic and community reserve objective to acknowledge Aboriginal culture.</p> <p>5.4 Support the development of a safety plan for the Leonora community.</p>
6. Improve the quality of infrastructure and services.	<p>6.1 Develop an ongoing dialogue with local services providers to review challenges and barriers to growth of digital infrastructure.</p> <p>6.2 Appropriate new reserves for sites of public infrastructure, rationalising the number of reserves where possible to streamline the scheme. Modify civic and community reserve objective to acknowledge Aboriginal culture.</p> <p>6.3 Define and exempt public utilities by a public authority within the scheme so as to not unduly influence delivery of essential services.</p>

7. Identify growth areas and the necessary infrastructure and services to support this.	<p>7.1 Bring Nambi village into the residential zone.</p> <p>7.2 Develop an ongoing dialogue with local services providers to determine the infrastructure required to support future growth areas.</p> <p>7.3 Engage with Main Roads to identify and construct to a sealed standard an appropriate bypass road for heavy vehicles</p> <p>7.4 Investigate the need for future Rural Residential land for a variety of rural lifestyle opportunities, subject to consideration of bushfire risk, separation from industrial land, road and rail transport noise, access and demand for future rural residential lots in the Shire.</p>
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3.3 Diversify the local economy and employment

The Shire of Leonora's workforce is highly dependent on the mining industry, with the majority (71%) of the workforce employed in mining activities (ABS 2017). A key constraint for the Shire is the strong interdependency between the Shire's population and the mining industry. This makes the Shire vulnerable to population decline should there be impacts to the mining industry. Exploring new and varied industries and employment areas will create opportunities to support more sustainable population growth.

Another important way to provide choice for people employed in the mining and construction industry to choose to be resident workers, rather than FIFO, is to have employment opportunities for others in the family. This is a key reason to support diversification of the local economy through appropriate planning frameworks.

3.3.1 Encouraging tourism growth

Whilst Leonora currently serves predominantly as a service centre for the region, there is an opportunity to capture and share the unique history and landscapes in the region through tourism ventures.

The Gwalia Ghost Town provides an interactive snapshot into life during the operation of Gwalia Mine. There are existing facilities and activities that exist to showcase this one of a kind town, which should be continued and expanded on where possible.

The Shire of Leonora has a number of Registered Aboriginal Sites. There is an opportunity to develop cultural heritage tours that provide visitors with an understanding of Aboriginal culture and heritage in the local area.

There are a number of beautiful areas outside Leonora that could support nature-based camping activities. Camping is offered at Malcolm Dam however, the facilities are basic. There is an opportunity to develop and enhance nature-based camping in and around Leonora to attract more tourists to visit and stay in the region.

Leonora hosts a number of special events including the Leonora Gift, Gwalia's Gold and Leonora's races. These events should continue to be supported and promoted to draw people to the town. Other tourist opportunities include prospecting, which not only provide tourist an exciting activity, but can also be a way of educating visitors of the town's mining history.

Tourist growth can be supported on pastoral leases with diversification permits, although there are limited opportunities in proximity to Leonora townsite due to mineralisation and mining

leases. The establishment of a new caravan park/overflow caravan parking area would provide visitors with increased accommodation options.

3.3.2 Pastoral and waste

Pastoral leases cover the vast majority of the Shire, however much of this land is impacted by operating, proposed and undeveloped mining and resource areas. Activities on pastoral lease areas need to be undertaken in accordance with the pastoral lease. Other activities outside this will require a Diversification Permit, which is granted under Part 7, Division 5 of the *Land Administration Act 1997*. Diversification Permits could provide opportunities for new employment industries and economic diversity.

The Council is currently considering a potential proposal for a Federal hazardous waste disposal site in the Shire. The Federal Government has not determined a preferred location for the facility; however there may be a site in the Shire which may be suitable. Further investigation would be required to consider this option. Should this be a viable option, considerable consultation would be required as it is envisaged that there would be community and environmental considerations to be addressed.

Strategies and actions – diversified economy

Strategy	Action
8. Support diversification of the local economy, considering the potential economic contributions of tourism, waste, and pastoral industries.	<p>8.1 Develop an economic development strategy, to investigate opportunities to support new employment industries.</p> <p>8.2 Establish an appropriate special use zone for the Gwalia heritage precinct that facilitates the development of the area as a tourism node, supporting complementary hospitality and accommodation uses.</p> <p>8.3 Establish a new caravan park/overflow caravan parking area.</p> <p>8.4 Investigate opportunity to create nature-based camping at Malcom Dam.</p> <p>8.5 Support diversification permits on pastoral leases where proposals contribute to the Shire's planning objectives and where the predominant pastoral industry is not adversely impacted.</p> <p>8.6 Exempt development associated with pastoral uses from the need for Development Approval.</p> <p>8.6 Explore opportunities to enhance the waste processing industry in the Shire of Leonora, and apply the Infrastructure Services reserve to the existing landfill site to support its continued waste operations.</p>

3.4 Facilitate the mining and construction economy

The majority of mining related activities occur outside the Leonora Townsite and therefore outside the local planning scheme area. In addition, the prevalence of the *Mining Act 1978* over the planning legislation means that the planning framework has little control over mining related activities. The local planning strategy recognises the importance of the mining and construction industry and should endeavour to facilitate these activities. This may include but not be limited to supporting industries within the Leonora Townsite, provision of workers accommodation and provision of essential services to support workers and their families.

3.4.1 Workers accommodation

Businesses are unable to be economically viable in Leonora without a FIFO workforce. Many premises in the existing industrial area have workers accommodation units on them, and there will continue to be pressure for businesses that support the town to require onsite workers accommodation. This is part of the unique operating environment of Leonora's businesses, and it is important for this to be facilitated in the town.

The existing industrial area has had spot rezonings to a mining accommodation zone (for St Barbara), and is predominantly made up of service industries and transport depots servicing the mining industry. The area requires a more specific zone that reflects the current situation, a combination of service industries and workers accommodation. This will enable ongoing support for the mining and construction industries.

3.4.2 Availability of land for general industry

In 2016, the former Department of Planning prepared the *Central Regions Land Capacity Analysis* identified 12 hectares of surplus industrial land. However, land currently zoned for industry is immediately adjacent to accommodation uses and not appropriate for general industrial uses. Furthermore, surplus industry zoned land is located on mineralised land, therefore subject to mining leases and not available for industrial development.

Based on the constraints of how the existing industrial area has transitioned over time into a service industry and accommodation area, there is no general industrial land available.

The Shire has been approached regarding potential ore refining operations and fuel operations, which will require establishment within a general industrial area with suitable buffers from accommodation uses. Such an area is not currently available. Land located to the east of Leonora on the Laverton Road is most appropriate for future industrial purposes, due to access to services and being located outside areas of high mining value. Consultation with the Department of Mines and Petroleum could not identify any viable alternative sites for future industrial development due to the land use constraints associated with mineralisation around Leonora. Zoning this area of land for industrial development will enable the preparation of a district structure plan to determine specific development approaches and infrastructure required to address localised site opportunities and constraints, including drainage, bushfire risk, detailed servicing, and appropriate access points.

Strategies and actions – mining and construction

Strategy	Action
9. Facilitate growth of the existing industrial area as a specialist service industry and industry accommodation precinct	9.1 Apply a new light industry zone to the existing industrial area, with workers accommodation as a discretionary use reflecting the need for local service businesses and mining operations to accommodate short-term workers in Leonora.
10. Facilitate the release of appropriate land for general industrial development	10.1 Rezone land for industrial development in the scheme with the requirement for the preparation of a district structure plan to address servicing, water availability, waste water disposal, visual amenity, buffers, emissions and topography. 10.2 Work with state government and mining lease holders to investigate and release land for general industrial development.
11. Facilitate the establishment of industry and business that support the mining and construction industry	11.1 Apply land use permissibilities in the scheme that facilitate the introduction of new businesses.

3.5 Protect the natural environment in local planning

The Shire's natural environment is typical of a desert with low to medium sparse shrubs and trees. Generally, there are few environmental issues in the Shire, with the exception of the naturally high levels of salinity in the groundwater and the occurrence of 15 species of conservation importance.

To ensure a safe drinking supply, a reverse osmosis plant is used to reduce salinity levels in groundwater. Native vegetation has naturally adapted to withstand hypersaline environments where they occur.

The strategy does not propose any land use change or anticipated growth that would cause significant environmental impacts. The existing state planning policies provide a suitable planning framework to consider development applications within the Shire. In addition, other environmental legislation provides sufficient provisions and mechanisms to protect the natural environment.

3.5.1 Bushfire risk

With a changing climate, the risk of bushfire – as a result of hotter and drier conditions – will increase. Areas within and adjacent to remnant vegetation around the Leonora townsite are identified as bushfire prone.

State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP3.7) and the *Guidelines for Planning in Bushfire Prone Areas Guidelines (WAPC, 2015)* provide a strong planning framework to integrate an understanding of bushfire hazard into planning decisions within the bushfire prone area. The key focus of the policy is to ensure vulnerable and high-risk land uses are located away from areas of extreme bushfire risk.

A bushfire hazard level assessment has been undertaken for the Leonora townsite, and illustrates that parts of the townsite are influenced by moderate bushfire risk. The hazard assessment illustrates that bushfire risk can be effectively managed in future planning and development.

Strategies and actions – natural environment

Strategy	Action
12. To protect land for environmental conservation in the Leonora townsite	12.1 Apply Environmental Conservation reserve to areas of the townsite that should be protected for environmental purposes.
12. To minimise the risk of bushfire on development	12.2 Prepare a Bushfire Attack Level (BAL) contour map for the Leonora Townsite.

3.6 Strategic land use plan

The Leonora local planning strategy includes two maps:

- Map 1 – Leonora, Gwalia and Surrounds
- Map 2 – Leonora Rangelands

4. Implementation

The key recommendations, strategies and actions of the local planning strategy are implemented through the local planning scheme. The local planning scheme provides the statutory provision to manage land use and development within the scheme area. The local planning scheme text consists of two parts - the model provisions and the deemed provisions and is accompanied by a set of scheme maps. In addition to the local planning scheme, local governments can prepare local planning policies to provide additional development provisions.

4.1 Planning scheme extent

The area subject to Town Planning Scheme No. 1 includes the townsite of Leonora and its immediate surrounds. With the exception of land within the Leonora townsite, there is no freehold land in the Shire of Leonora, and land use outside the Leonora townsite is currently managed through pastoral and mining leases. With considerable exemptions from local planning schemes provided by the *Mining Act 1978* and the *Nickel (Agnew) Agreement Act 1974*, there is no practical purpose for a local planning scheme outside the Leonora townsite. Therefore, Local Planning Scheme No. 2 should maintain the boundary of the existing TPS1.

4.2 Model provisions considerations

The model provisions provide a template for local government planning schemes and include scheme zones, land uses and development provisions that are specific to the local government area. The model provisions form part of Regulations to provide consistency in scheme formatting and terminology across the State. The Shire's Town Planning Scheme No. 1 was prepared prior to the Regulations and therefore requires amending to align with the new format.

Key considerations for the new scheme are discussed below.

Variations from the model provisions

The strategy proposes a few minor variations to the model provisions. Variations to the model provisions will need to be considered and approved by the WAPC. The rationale for the proposed variations are outlined below.

- Civic and Community reserve objective: this objective should include reference to cultural facilities and benefits provided by these sites (as per discussion in section 3.1.1).
- Rural zone objective: an objective should be included to acknowledge traditional Aboriginal cultural practices (as per discussion in section 3.1.1).
- Light industry zone objective: an objective should be included to facilitate workers accommodation to support the mining industry (as per discussion in section 3.4.1).
- Regional centre zone: a new zone name and objective for regional centre should be included to recognise this form of centre. This is a new zone type being considered by the Western Australian Planning Commission (as per discussion in section 3.2.1).
- Public utility land use definition: a new definition should be included to recognise this form of land use.
- Traditional law and culture land use definition: a new definition should be included to acknowledge traditional Aboriginal practices (as per discussion in section 3.1.1).

Aboriginal heritage and traditional cultural use of land

Whilst there are limitations to what the planning framework can achieve in certain areas, the recognition of Aboriginal heritage and culture in the strategy and scheme is an important step to creating social unity amongst the local community. The scheme should include provisions that consider this. Further discussion of this is found in section 3.1.1.

Exempted development

All development and land use requires development approval in accordance Clause 60 of the deemed provisions. However, some forms of development may be appropriate in particular locations and it not considered necessary to require planning approval. Exempted development is one step the Shire can take to remove 'red tape' and assist to facilitate development and businesses in Leonora.

The Shire should considered the following land uses for development exemption.

- Pastoral Uses: Pastoral land uses within the rural zone that are in accordance with their pastoral lease, where a diversification permit is not require, should be deemed appropriate for that zone and not require planning approval. This enables pastoralists to continue to undertake the necessary works that are required to facilitate pastoral activities.
- Rural Zone and Rural Residential Zone Development: Single houses and incidental outbuildings in the rural zone
- Traditional Law and Culture: This exemption would acknowledge the importance of Aboriginal heritage and facilitate traditional cultural activities to occur without being impeded or influenced by the scheme.
- Street Trading and Outdoor Eating: Street trading and outdoor eating are a simple way to promote activity and facilitate social interaction. Where street trading and outdoor eating are conducted in accordance with the Shire's local law, it is not considered necessary to require planning approval. This minimises the need for additional red tape and makes the process of activating the public realm simpler.
- Signage and Advertising: Signage and advertising can be considered appropriate where it meets certain standards such as size, quantity and appearance. If these standards are met, it is not considered necessary to require approval. Signage and advertising standards can be specified in the Model Provisions of the local planning scheme

4.3 Deemed provision consideration

The deemed provisions of the Regulations provide the standard text and requirements for all local governments. There is no scope to amend these requirements, however there is the ability to supplement these provisions in the model provisions as discussed above.

4.4 Local planning policy framework

Additional development standards and requirements can be included in local planning policies. Local planning policies are prepared under Part 2 of the Deemed Provisions. Given that the Shire is unlikely to have an extensive planning policy framework, most provisions could be accommodated within the scheme. Notwithstanding this, the following areas could be considered appropriate for a local planning policy:

- Where a heritage area is identified in the scheme, a policy can be prepared to provide development guidance in this area.

President: _____

- It is common for local governments to require public art for developments over a certain monetary value (typically development over 1 million dollars). The Shire might consider a policy that addresses public art.

5. Monitoring and review

Local planning strategies provide the long term planning direction for the local government area. Whilst they are not a statutory document used for making decisions on individual development applications, it can be used to inform scheme amendments and strategic projects.

Local planning strategies can be amended from time to time in accordance with Regulation 17 of the Regulations.

Under Regulation 65 of the Regulations, a local government is required to review its local planning scheme every 5 years. Local planning strategies are to be reviewed at the same time as the local planning scheme.

PART 2

BACKGROUND

INFORMATION

AND ANALYSIS

1. State and regional planning context

The planning vision for the Shire of Leonora must align with the broader planning framework. The preparation of a LPS therefore requires consideration of existing state and regional planning documents, including state planning policies, strategies and plans. The key documents that influence the LPS are outlined below.

Western Australia has a comprehensive planning framework prepared, reviewed and implemented across different levels of governance, as depicted in Figure 2.

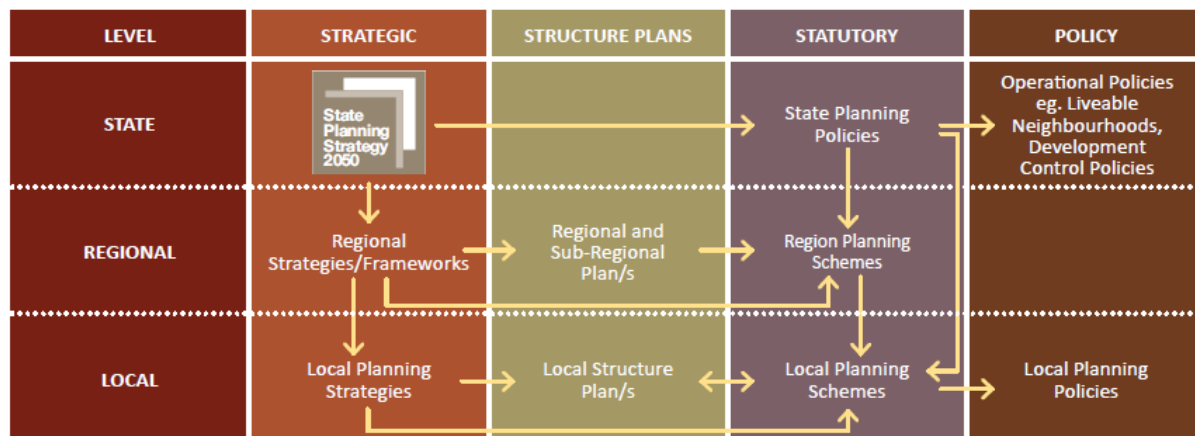


Figure 2 Overview of the Western Australian planning system (WAPC 2014)

The following sections of the LPS provide an overview of the key state, regional and local planning documents that are relevant to the Shire of Leonora and impact the local planning.

1.1 Influence of legislation related to mining and pastoral leases

With the exception of land within the Leonora townsite, there is no freehold land in the Shire of Leonora. All land use is currently subject to pastoral and mining leases. The excerpt below from the *Goldfields-Esperance Regional Planning Strategy* (2000) illustrates that the majority of the Shire area is located within a primary mineralised area.

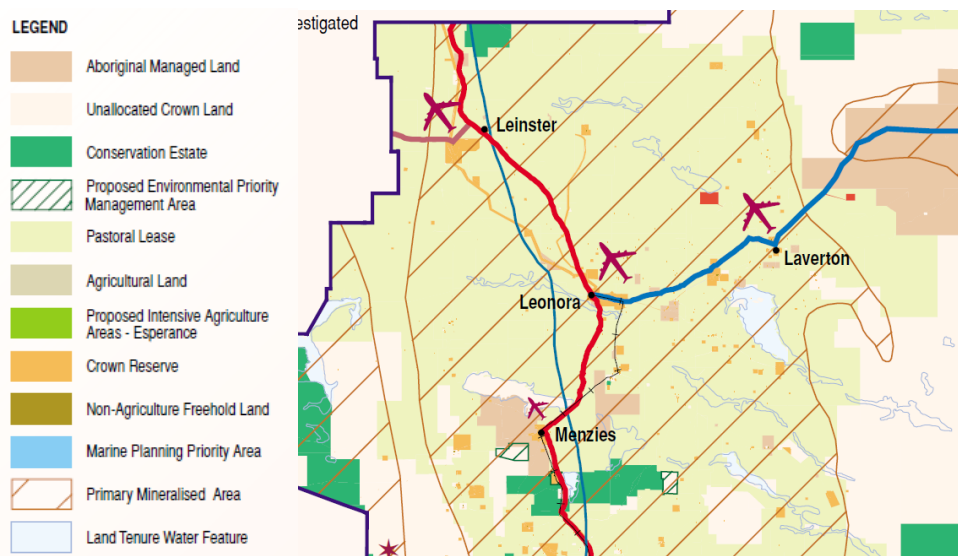


Figure 3 Goldfields-Esperance Regional Planning Strategy excerpt

The prevalence of mining as the primary land use across the Shire of Leonora is recognised by the *Goldfields-Esperance Regional Planning and Infrastructure Framework (2015)*. Future land use and development outside the Leonora townsite is therefore expected to be associated with mining of identified mineral deposits, and would be exempt from any operative local planning scheme. The various legislation that provide these exemptions, and therefore the rationale of the strategy to retain the boundary of the current Town Planning Scheme No. 1, are discussed below.

1.1.1 Nickel (Agnew) Agreement Act 1974

The *Nickel (Agnew) Agreement Act 1974* ratifies a state agreement between the State of Western Australia and (now) BHP Billiton associated with mining of nickel ore reserves.

The state agreement (within the first schedule of the Act) covers all mining and associated works, and includes:

“mine development, the installation of mining plan, mining equipment and plant for the treatment of ore ... works for the provision of electricity, water, roads, communications, transportation, and the construction of housing and communal and other facilities for the proper and reasonable accommodation, health and recreation of workers employed...”

Section 18 of the agreement relates to the establishment of a “new town” – this is the settlement of Leinster within the Shire of Leonora. The agreement requires that all accommodation, services, works, infrastructure, education, health, recreation, etc. is provided by BHP Billiton. Under the state agreement, the Shire of Leonora has no role in the delivery of services or infrastructure within Leinster.

Section 23 of the agreement precludes any local government interference in any of BHP’s operations undertaken in accordance with the state agreement, including land use and development within Leinster. Section 23 states:

“The State shall ensure that the mineral lease and any lands the subject of any Crown Grant lease licence or easement granted to the Joint Ventures under this Agreement shall be a remain zoned for use or otherwise protected during the currency of this Agreement so that the operations of the Joint Venturers hereunder may be undertaken and carried out thereon without any interference or interruption by the State by any State agency or instrumentality or by any local or other authority of the State on the ground that such operations are contrary to any zoning by-law regulation or order”.

Whilst Section 23 does not preclude zoning of Leinster and other lands subject to the state agreement, it requires that any zone does not influence operations.

1.1.2 Mining Act 1978

The *Mining Act 1978* operates to exempt practically all anticipated land use and development across the majority of the Shire area due to the extent of the mineralised area covering the majority of the Shire’s area. Therefore, a planning scheme will have no planning purpose in relation to the predominant land use in the district. As the extent of mining tenements shows (Figure 4), there are only comparatively small, isolated areas of land not subject to future mining potential. The distribution of mining tenements are shown in blue and green on Figure 4 and the Shire boundary is depicted by the purple boundary line. These are pastoral lands managed by the *Land Administration Act 1997*.

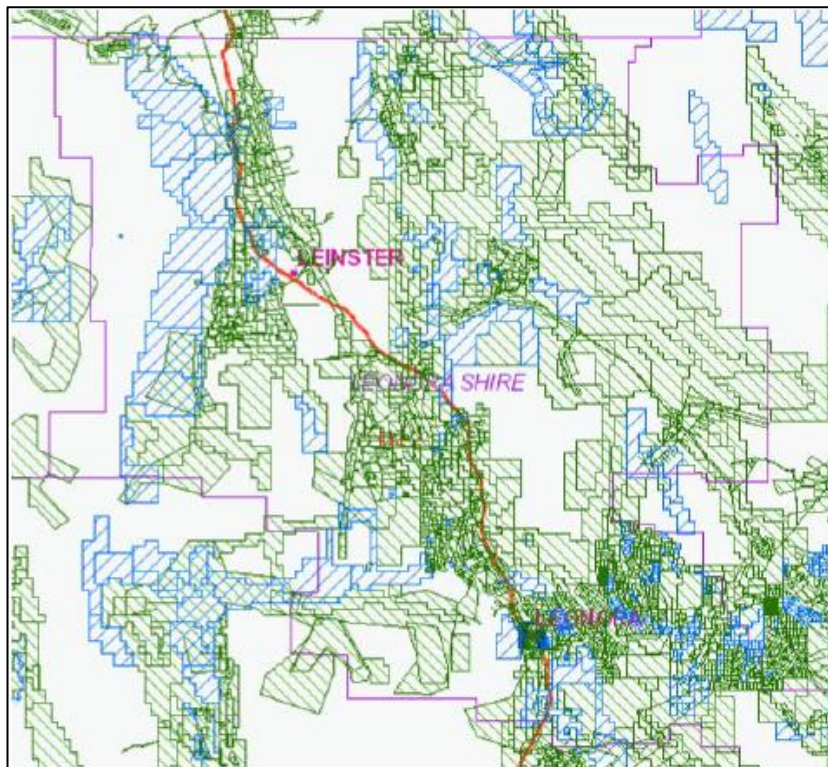


Figure 4 Distribution of mining tenements

1.1.3 Land Administration Act 1997

There is some land within the Shire of Leonora that is subject to pastoral leases and not in the primary mineralised area. Therefore, there will be continued pastoral land uses in the western pocket of the Shire. Pastoral land use and development is currently managed by Part 7 of the *Land Administration Act 1997*. Any non-pastoral land use or development on pastoral leases requires a permit under Division 5 – Permits of the Act.

Permits may be issued subject to any conditions, and therefore Division 5 operates to regulate land use and development in a similar manner to a local scheme. Section 14 of the Act requires that local governments are consulted before the Minister exercises any powers in relation to Crown land:

“Before exercising in relation to Crown land any power conferred by this Act, the Minister must, unless it is impracticable to do so, consult the local government within the district of which the Crown land is situated concerning that exercise.”

Therefore, the Shire of Leonora has the ability to influence applications for permits on pastoral lands, informed by the intent of the local planning strategy.

1.2 State planning framework

1.2.1 State Planning Strategy 2050

The State Planning Strategy 2050 is the overarching strategic document outlining the Government’s intention for future land use planning and development in Western Australia.

The Strategy and Scheme should align with the key strategic direction as set out in the State Planning Strategy 2050 and subsequent planning documents, as described below.

1.2.2 State planning policies

The following state planning policies (SPP) are relevant to the Shire of Leonora.

State Planning Policy No. 1 – State Planning Framework Policy

The State Planning Framework Policy outlines the key principles that guide future planning decisions. The principles relate to the environment, the community, the economy, infrastructure and regional development. This policy sets the overall framework for planning within Western Australia.

The Shire's LPS must have due regard to the policy and align with the general principles for land use planning and development

State Planning Policy No. 2 – Environment and Natural Resources Policy

SPP No. 2 examines how the environment and natural resources should be considered in land use planning and decision-making. The policy covers key areas including air quality, soil and land quality, biodiversity, agricultural land and rangelands, minerals, petroleum and basic raw material resources, marine resources and aquaculture, landscape, greenhouse gas emissions and energy efficiency.

The vast majority of the Shire of Leonora is covered by natural landscapes, with only a small proportion of the land being built up. Planning within the Shire will need to ensure that the environment and natural resources are given a high priority and considered an asset in the local economy. The strategy should generally seek to identify environmentally sensitive areas (if any) and natural resource management areas. The strategy will need to consider frameworks for identifying heritage sites and appropriate protection measures.

State Planning Policy 2.5 – Land Use Planning in Rural Areas

SPP 2.5 provides guidance for the protection and use of rural land. The location of rural land should be appropriately planned for and land identified as priority agricultural land (if applicable) should be indicated in local planning strategies and schemes. The policy also provides guidance on the location of rural living areas. The policy applies to land zoned for rural or agricultural purposes and land identified or proposed for rural living.

Given the rural nature of area surrounding the main townsite, this policy is highly applicable to the Shire. The Strategy should consider the appropriateness of rural living precincts and identify measures to ensure they are adequately serviced and do not encroach on primary production or agricultural land. The Strategy should also identify any additional activities that may be appropriate within rural zones. In addition, the LPS should endeavour to mitigate any conflicts between rural land uses through recommendation of appropriate zoning and determination of the need for separation distances/statutory buffers.

The LPS and scheme should not seek to support subdivision or rezoning of rural land unless it is in accordance with this policy and Development Control Policy 3.4.

State Planning Policy 2.7 – Public Drinking Water Source

SPP 2.7 provides requirements to ensure compatibility of land use and development with protection and long-term management of water resources for public water supply through the identification of public drinking water source areas.

Drinking water for the Leonora-Gwalia town is drawn from the Station Creek wellfield (Department of Water 2010). The Leonora Water Reserve is outside the proposed local planning scheme boundary and therefore will not be reserved under the scheme. Protection and

management of the water reserve will be managed under the *Rights in Water and Irrigation Act 1914*.

State Planning Policy 2.9 – Water Resources

SPP 2.9 provides guidance in the planning, protection and management of surface and groundwater catchments for total water cycle management in land use planning.

The strategy should identify and prioritise significant water resources within the Shire and should consider compatibility of land uses near water resources and implement planning provisions (including buffers, special control areas, setbacks etc.) to prevent adverse impacts of land use activities and development on water resources.

State Planning Policy 3.0 – Urban Growth and Settlement

SPP 3.0 facilitates sustainable patterns of urban growth and settlement in accommodating the State's population.

The strategy reports on future housing requirements identified in the *Central Regions Land Capacity Analysis*. Areas requiring future detailed planning are identified for structure planning.

The strategy identifies suitable urban design outcomes and characteristics appropriate to the Shire and encourage a sense of place and identity for the community.

State Planning Policy 3.1 – Residential Design Codes (R Codes)

The R Codes provide comprehensive planning controls for residential development across the state. Residential density codings should be discussed in the LPS including the appropriateness of existing codings and any proposed modifications. The R Codes are to be incorporated through reference in the local planning scheme.

State Planning Policy 3.4 – Natural Hazards and Disasters

SPP 3.4 ensures land use planning and development considers natural hazards and disasters such as flooding and bushfire.

In line with SPP 3.4, the strategy identifies areas where development may be subject to natural hazards and disasters. Appropriate mechanisms are identified for protecting development against applicable hazards, in particular related to bushfire and any other hazard identified through mapping of natural assets.

State Planning Policy 3.5 – Historic Heritage and Conservation

SPP 3.5 ensures sound and responsible planning for conservation and protection of the State's historic heritage. Local governments should identify places of local significance through use of a local government inventory, classifying heritage areas and a heritage list under the local planning scheme.

The Shire contains 47 State Registered Places and 60 heritage areas on the Shire's Municipal Inventory. The Shire may prepare a heritage list and accompanying provisions for creation, adoption and review (as per Part 3 of the deemed provisions) for inclusion in scheme in order to protect these assets.

State Planning Policy 3.6 – Development Contributions for Infrastructure (Draft)

SPP 3.6 provides guidance for the preparation of development contribution plans under a local planning scheme for local government. Developer Contribution Plans (DCPs) are to be prepared for a development contribution area, identified on a scheme map and within scheme text. DCPs are incorporated into schemes via special control areas

The strategy has not identified any potential future need for developer contribution arrangements.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

SPP 3.7 guides land use planning to address bushfire risk management. The policy applies to all designated bushfire prone areas as identified on the Map of Bush Fire Prone Areas (as amended). All strategic planning proposals, including a local planning strategy and scheme should take into account bushfire protection measures and seek a balance between bushfire risk management and environmental/biodiversity conservation values

A bushfire hazard level assessment has been completed for identified bushfire prone areas in the Shire as part of this strategy.

State Planning Policy 4.1 – State Industrial Buffer (Draft Industrial Interface)

SPP 4.1 guides decision-making for the protection and long-term security of industrial zones, major infrastructure and special uses.

The strategy addresses the requirements of SPP4.1 through the identification of a new general industrial area that maintains a separation distance from sensitive land uses in Leonora.

State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning (Draft Road and Rail Noise)

SPP 5.4 provides guidelines for minimising noise impacts from transport infrastructure. Within the Shire, Goldfields Highway and Laverton-Leonora Road are identified as state freight roads and the Leonora Line of the Goldfields-Esperance Rail Freight Network identified as a railway corridor.

State Planning Policy 7 – Design of the Built Environment

Draft SPP 7 guides design decision-making, review and assessment to improve built environment outcomes. The policy sets out principles, processes and considerations which apply to the design of the built environment in Western Australia.

1.3 Regional planning framework

1.3.1 Goldfields-Esperance Regional Planning and Infrastructure Framework (2015)

This document, prepared by the WAPC, provides a framework for delivery of coordinated policy and planning in the Goldfields-Esperance Region. The framework is afforded the same level of importance as a regional strategy under the State Planning Framework. The key drivers identified in the framework are:

- Economy and employment
- Transport and infrastructure
- Natural resources and cultural heritage

The Leonora townsite is identified as a sub-regional centre (i.e. retail appropriate for day-to-day expenditure with potential for some comparative retail, as well as commercial and light industry to service the local economy). Operating mine sites within the Shire are recognised as specialised centres. Future development and population growth should be in accordance with the designated activity hierarchy.

The strategy recognises appropriate areas for general industry in response to identified need.

In order to retain a more permanent population and in turn support the local economy, the strategy identifies potential actions to increase retention of FIFO workers within the region. In addition, the local economy can be further supported through new and enhanced industries, such as tourism. Tourism opportunities within the Shire should be recognised and developed, where appropriate.

Goldfields-Esperance Regional Investment Blueprint (2016)

The Blueprint, prepared by the Goldfields-Esperance Development Commission, guides development and directs investment of strategic plans to ensure economic and community aspirations in the region. Regional priorities outlined in the document that are relevant to the Shire include:

- Enhancing regional living: improving regional lifestyle and liveability to retain and attract population and workforce
- Enabling infrastructure: expand and improve infrastructure, and provide new energy sources and accessible reliable utilities.
- Fostering an innovative economy: build on the Shire's comparative advantage to develop, value-add and diversify economic opportunities for growth.

The Strategy should build on the Leonora townsite as a service centre for Shire as well as promote the townsite for education, vocational, training and health services for the Northern Goldfields.

There is a need for more affordable housing that is functional and varied to meet market demands, including aged care which should be discussed in the LPS.

Opportunities for tourism based on the location and proximity to regional attractions (Golden Quest Discovery Trail, Outback Way, Gwalia Ghost Town) and events (Golden Gift, Leonora Cup Race Meeting), should be investigated.

The Strategy should identify the potential for Leonora to develop new waste processing facilities and expertise.

The Strategy should also review challenges and barriers to growth of digital infrastructure, including lack of appropriate mobile telecommunications

Central Regions Land Capacity Analysis

The Central Regions Land Capacity Analysis (CRLCA) provides an overview of existing and future land capacity to assist regional planning and inform strategy and scheme reviews. It also examines the population projections based on WA Tomorrow to determine whether future growth can be accommodated within the area. The analysis of the CRLCA informs the land use supply recommendations of this local planning strategy.

2. Local planning context

2.1 Strategic Community Plan 2017-2027

The Shire's Strategic Community Plan is prepared in accordance with the *Local Government Act 1995* and is the Council's main strategy and planning tool.

The Shire's vision, as outlined in the Plan, is '*That the Shire of Leonora is a proactive, sustainable, safe, friendly and prosperous place to be*'

The Plan has four key objectives:

- *Social: An empowered and spirited community*
- *Economic: Economic hub of the northern goldfields*
- *Environment: Forward thinking management of the built and natural environment*
- *Leadership: Innovative and proactive Shire and Councillors*

The strategic plan has been instrumental to the development of the LPS, in particular the vision.

2.2 Local planning scheme

The Shire has an existing town planning scheme No. 1 that was originally gazetted in 1984. The scheme covers the Leonora Townsite and immediate surrounds. The majority of the Shire is not impacted by the local planning scheme.

As the scheme was prepared prior to the 2015 Regulations, the format does not align with the current requirements. In addition, the Shire does not have a LPS. This review will include the preparation of the Shire's first LPS and will update the scheme to align with the new format of the 2015 Regulations.

2.3 Local planning policies

The Shire does not currently have any local planning policies.

3. Local profile

3.1 Environment

3.1.1 Climate

The climate is semi-arid with hot, dry summers and cold to mild winters. Rainfall averages 236 millimetres per year and is generally confined to intense events associated with tropical cyclones during the summer months and frontal systems in the winter months. The average potential evaporation at Leonora is approximately 2 000 mm per year (Leonora Water Reserve: Drinking Water Protection Plan, Department of Water 2010).

Seasonal variations in temperature are reasonably large. Summer temperatures may exceed 40°C and winter fronts within the region are not uncommon. Mean maximum temperatures recorded range from 37.0°C in January to 18.4°C in July. Mean minimum temperatures range from 21.8°C in January to 6.1°C in July.

Table 1 outlines the mean minimum and mean maximum temperatures as well as the mean rainfall for Leonora (Bureau of Meteorology 2018).

Table 1 Climate Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Temperature													
Mean Max (°C)	37.0	35.3	32.6	27.9	22.8	19.0	18.4	20.7	24.9	28.9	32.3	35.3	27.9
Mean Min (°C)	21.8	20.9	18.6	14.8	10.2	7.3	6.1	7.0	10.0	13.7	17.0	20.0	14.0
Rainfall													
Mean Rainfall (mm)	26.3	31.2	29.0	20.4	23.9	25.0	18.8	15.9	9.0	9.5	12.4	16.8	236.4

Bureau of Meteorology – Climate Data Online, accessed 28 November 2018

3.1.2 Physical features

The Shire of Leonora is situated within the Northern Goldfields region, covering an area of 32,189km² and is a service centre for the mining, exploration and the pastoral industry.

The Shire's main township is Leonora, 832 kilometres northeast of Perth and 230 kilometres north of Kalgoorlie. Neighbouring Shires include Wiluna, Laverton, Sandstone and Menzies.

As part of the golden outback and one of the gateways to the Outback Way, Leonora's natural attractions are drawing an increase in visitors with a number of self guided drive tours promoted through the region. Attractions include 'The Terraces' 40 kilometres northeast of Leonora, a fine example of so-called 'break-away' formations, created through the erosion of plateaux by wind and rain (Shire of Leonora Strategic Community Plan 2012 – 2022). Mount Leonora is a highly valued landscape feature, giving the primary town its name.

The Shire falls within the Murchison Province which consists of an extensive plateau of low relief. The terrain within this Province consists predominately of gently undulating wash plans and sand plains sitting below mesas and hills.

No major rivers are located within the Shire, however, there are a number of ephemeral wetlands including Lake Darlot.

3.1.3 Natural heritage

Vegetation

The vegetation has been mapped and described by Beard (1981). Most of the area comprises low woodland dominated by mulga and mixed eucalypt scrub. Mulga and mallee shrublands thrive towards the south on elevated rocky features such as greenstone ridges. In the northern part of the area, spinifex hummock grasslands with scattered mulga and eucalypt overstorey are prominent on gently undulating sandplain. The drainage lines are often occupied by thick woodland with salt tolerant halophytes, such as samphire and saltbush, surrounding the playa lakes (refer to Figure 5).

Large areas of mulga and mallee trees around the localities of Laverton and Leonora were cleared for firewood and timber during the initial mining activities; however, this vegetation is regenerating. In the pastoral areas, overstocking and feral animals, such as goats and rabbits, have caused local erosion and land degradation (Groundwater Resources of the Northern Goldfields, Western Australia, Water and Rivers Commission, 1999). This degradation has however, had minimal impact on overall native vegetation coverage within the Shire (Figure 6).



Rare and threatened species

Significant fauna and flora species are protected under both State and Commonwealth legislation. Any activities that are deemed to have a substantial impact on fauna and flora species that are recognised by the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) or the *Wildlife Conservation Act 1950* (WC Act) can trigger referral to the Department of Biodiversity, Conservation and Attractions (DBCA) and/or the Environmental Protection Authority (EPA).

Significant fauna and flora in Western Australia that are protected under the WC Act are listed as Threatened (Declared Rare) flora. The DBCA produces a supplementary list of Priority Fauna and Flora, these being species that are not considered Threatened under the WC Act but for which the DBCA feels there is a cause for concern. Such taxa need further survey and evaluation of conservation status before consideration can be given to declaration as threatened flora. As such these species have no special legislative protection, but their assessment of the conservation status of an area.

Fauna

Three hundred and eighty nine (389) native animal species are known to occur in the Shire from 6498 records. Of these, fifteen (15) are considered to be rare, threatened, specially protected, priority or are protected by international agreement. Threatened species include:

- *Leipoa ocellata* (Malleefowl)
- *Liopholis kintorei* (Great Desert Skink)
- *Macrotis lagotis* (Bilby, Dalgyte, Ninu)

Flora

Eight hundred and sixty eight (868) native plant species are known to occur in the Shire from 4649 records. Of these, one (1) species is a threatened flora species listed under the EPBC Act and WC Act (*Atriplex yeelirrie*) and thirty-two (35) supplementary priority species.

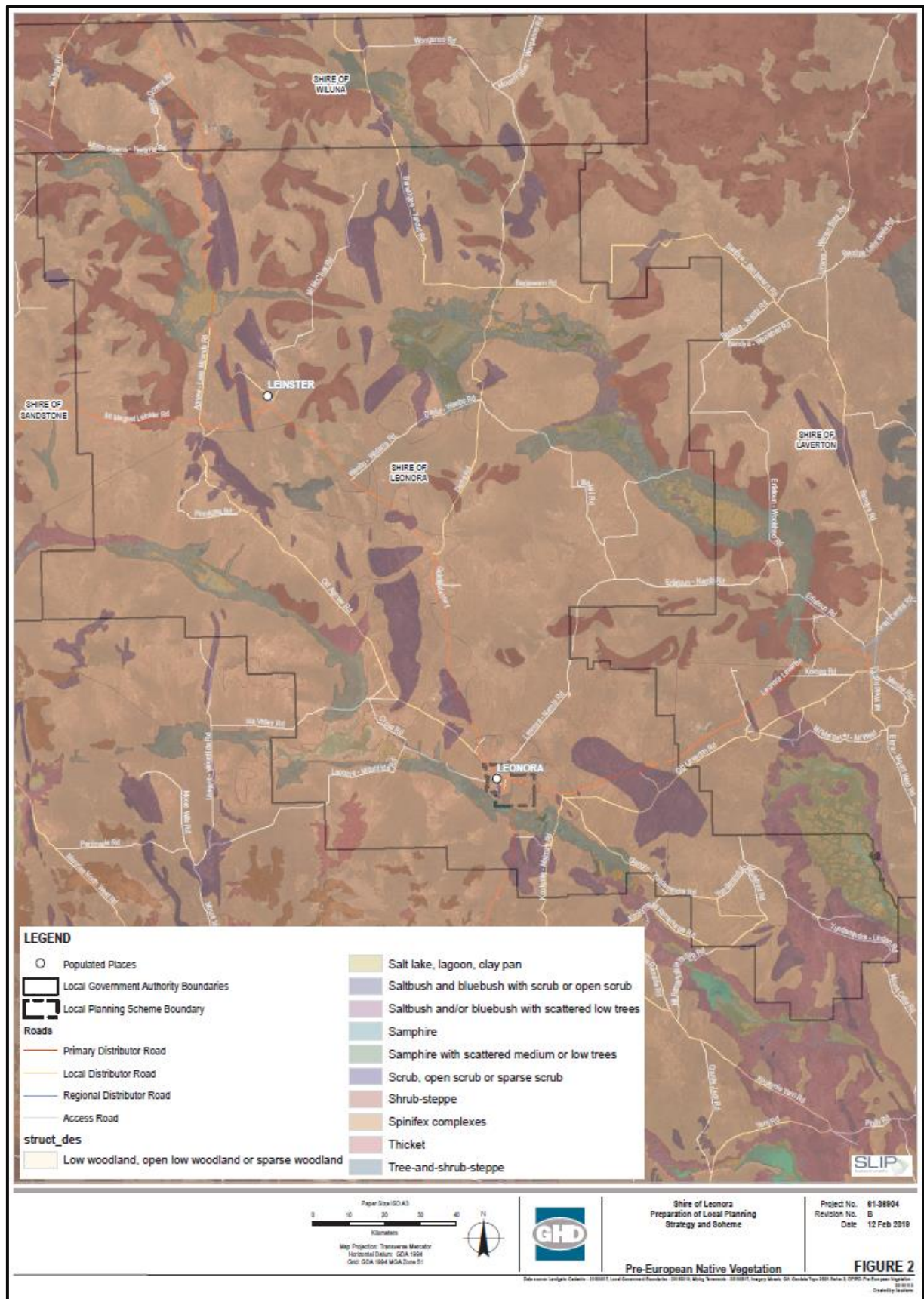


Figure 5 Pre-European native vegetation

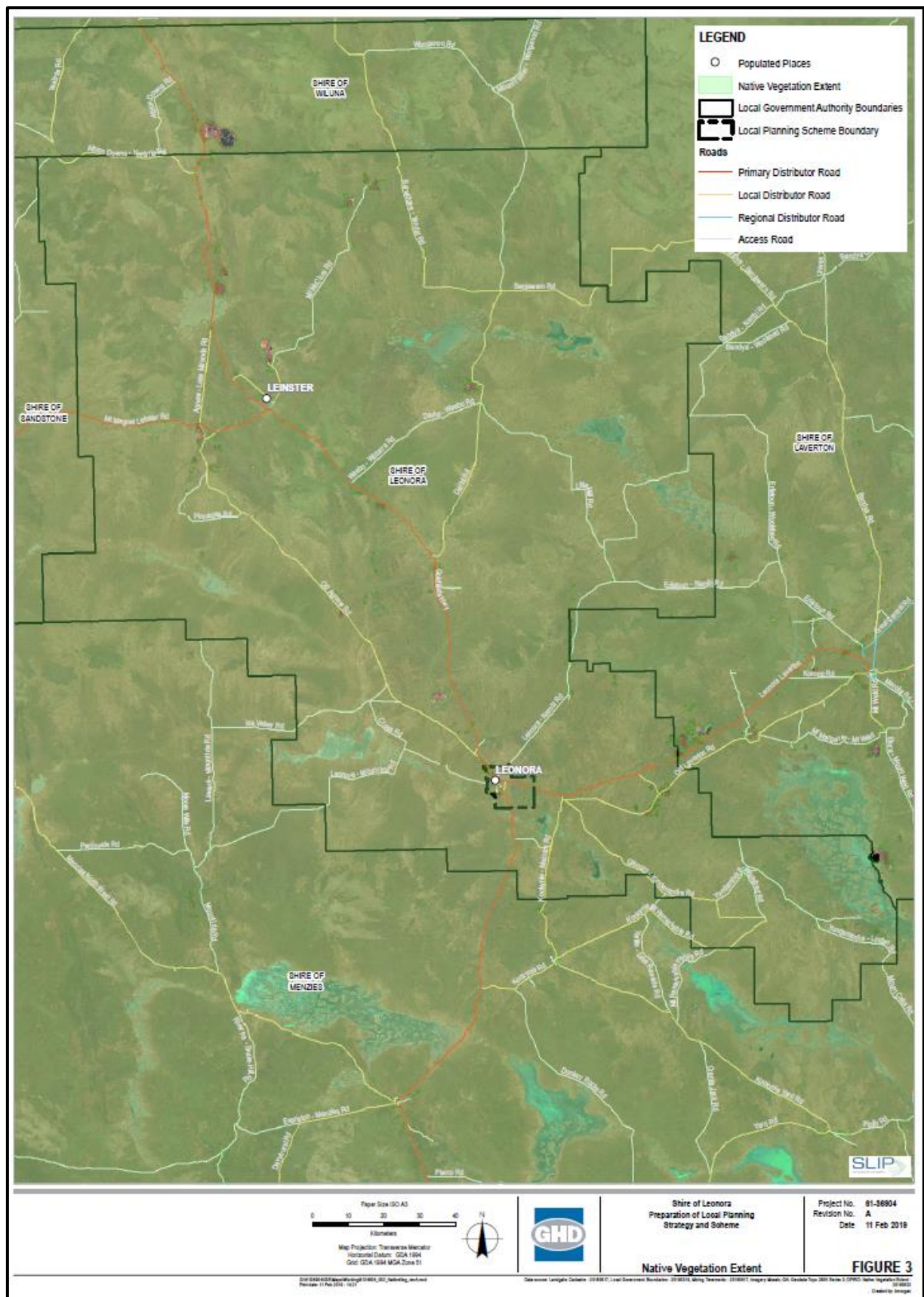


Figure 6 Native vegetation extent

Fungi

Fifty eight (58) species of fungi are known to occur in the Shire of Leonora. Of these, two (2) have priority status. Priority fungi species are:

- *Austroparmelina macrospora* (P3)
- *Placynthium nigrum* (P3)

NatureMap search, 4 February 2019 (collaborative project between Department of Biodiversity, Conservation and Attractions and the Western Australian Museum).

3.1.4 Hydrogeology

Leonora lies in the Eastern Goldfields Province within the Archaean Yilgarn Craton. The Station Creek wellfield is located in the Malcolm Greenstone Belt which comprises mainly volcanics and sedimentary rocks (Griffin 1990). The greenstones are generally deeply weathered, usually 50 to 70 m but may be up to 100 m, and are concealed by a layer of younger deposits. Lake deposits and peripheral Aeolian deposits occur in the Lake Raeside area.

The Station Creek aquifer forms part of the Lake Raeside palaeodrainage system. Groundwater is abstracted from both shallow sedimentary rocks and fractured bedrock. The depth to groundwater varies between 6 and 11 metres.

Recharge is derived from infiltration of rainfall and runoff associated with high rainfall events. The amount of recharge is generally small due to low rainfall and high evaporation. Recharge is greatest where permeable sediments occur at the surface in the Station Creek area.

Regional groundwater flow in the sediments is slow and generally to the south-west towards Lake Raeside. Movement of groundwater within the fractured rock is controlled by the geological structure and outflow may be restricted, causing increased salinity. Discharge occurs by evapotranspiration and possibly by leakage of groundwater to palaeochannel sediments beneath the Lake Raeside area. Consequently, groundwater can range from potable in the recharge areas to hypersaline in the discharge areas, with salinity increasing in the direction of groundwater flow.

Due to the shallow, unconfined nature of the aquifer, the groundwater is considered vulnerable to contamination from land uses in the recharge area (Leonora Water Reserve: Drinking Water Protection Plan, Department of Water 2010).

3.1.5 Contaminated sites

The *Contaminated Sites Act 2003* was introduced to identify, record, manage and clean up contamination. There are three (3) sites known to be contaminated site within the Shire of Leonora. One site, comprised of four (4) land parcels is located within the Leonora townsite (Figure 7). This site is currently used as a railway yard. The site was reported in 2007 because transport practices potentially resulted in the deposition of heavy metals onto the site from open transport vessels. In 2009, transport practices were substantially improved (i.e. transport procedures for ore from a mine site in Wiluna), and former practices of transporting ore via open bins known as 'Kibbles' ceased. This action, comprising the enclosure of bagged ore inside containers substantially reduced potential impact on the environment.

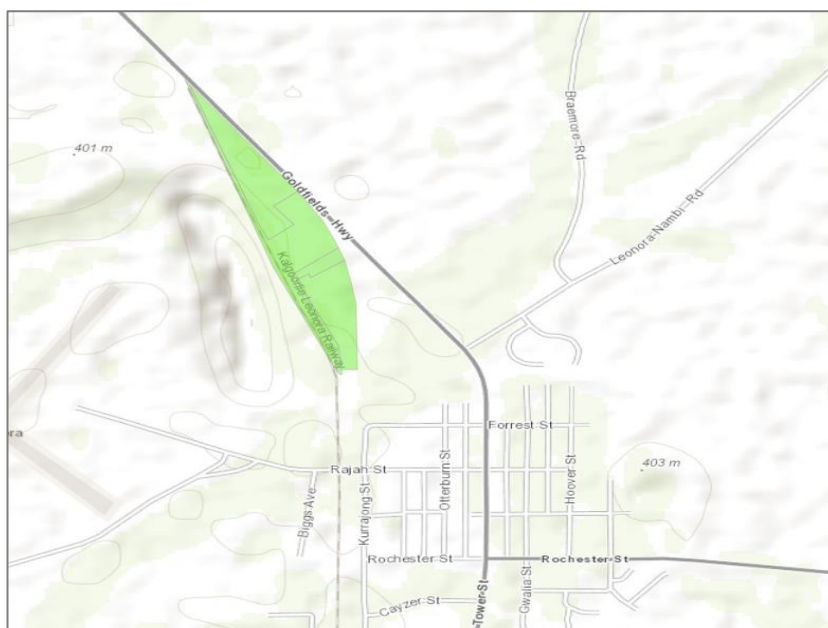


Figure 7 Contaminated site search Leonora townsite, Contaminated Sites Search November 2018

In April 2011, the container terminal (located on the northern portion of the site) ceased operation pending upgrades including hardstand capping of the container terminal and installation of a container washing facility and offices.

Several soil investigations were carried out between 2007 and 2012 confirming contamination with heavy metals. In November 2011 and October 2012, soil remediation works, comprising excavation and off-site disposal and covering with fill, were undertaken.

Provided that the land use of the site remains commercial/industrial, the Department of Water and Environmental Regulation considers that the identified metal-impacted soils remaining beneath fill material at the site do not pose an unacceptable risk to human health, the environment or any environment value. However, the impacted soils may pose an unacceptable risk to human health, the environment or any environmental value under a more sensitive land use (e.g. residential, primary school, child care centres).

As the site contaminated and has been remediated such that it is suitable for the current commercial/industrial land use, but may not be suitable for a more sensitive land use, the site is classified as 'remediated for restricted use'.

There are two (2) further sites outside of the townsite. These sites are classified Contaminated – restricted use and Contaminated – remediation required. Both site are associated with mining tenements and mine site operations. Contaminated sites classification does not affect continued operation of the mine sites.

3.1.6 Acid Sulfate Soils

The classification of Acid Sulfate Soils (ASS) includes both actual acid sulfate soils (AASS) and potential acid sulfate soils (PASS). AASS are those soils that are generating acidity, whereas PASS are those soils that have the potential to generate acidity.

ASS are soils containing naturally-occurring, fine-grained metal sulphides typically pyrite (FeS_2), formed under saturated, anoxic/reducing conditions. They generally occur in Quaternary (1.8 Ma – Present) marine or estuarine sediments, predominantly confined to coastal lowlands (elevations generally below 5 m AHD). Within these sediments, the majority of soils that present an environmental risk are generally confined to Holocene aged material (<10 000 years). Where

these materials have oxidised, they commonly have a mottled appearance (orange and yellow discolouration) due to the presence of oxidised iron minerals.

Although soils described above represent typical conditions where ASS occurs, the presence of ASS materials is not limited to these soil types. In Western Australia, ASS materials have been identified in other soil types such as leached sands and silts. Accordingly, for areas where no data is available, the extent of ASS materials should be established through field investigations.

A search of the Australian Soil Resources Information System (ASRIS) (2010) website indicated that ASS have an extremely low probability of occurrence within the Shire. Further ASS assessment is not considered necessary.

3.2 Water management

Water planning in the Shire of Leonora should follow the process outlined by the Better Urban Water Management Framework. Better urban water management was designed to guide water management at the regional, district, local and subdivision stages of the planning process by ensuring consideration is given to the total water cycle at each stage of planning and development. Water planning at each stage informs subsequent more detailed planning.

In line with the strategy's recommendation for a district structure plan to plan for a new industrial area, development of a DWMP should be prepared as part of that district structure plan.

A Local Water Management Plan should accompany local-level developments of a significant nature. Urban Water Management Plans will be required to support further subdivision applications in Leonora.

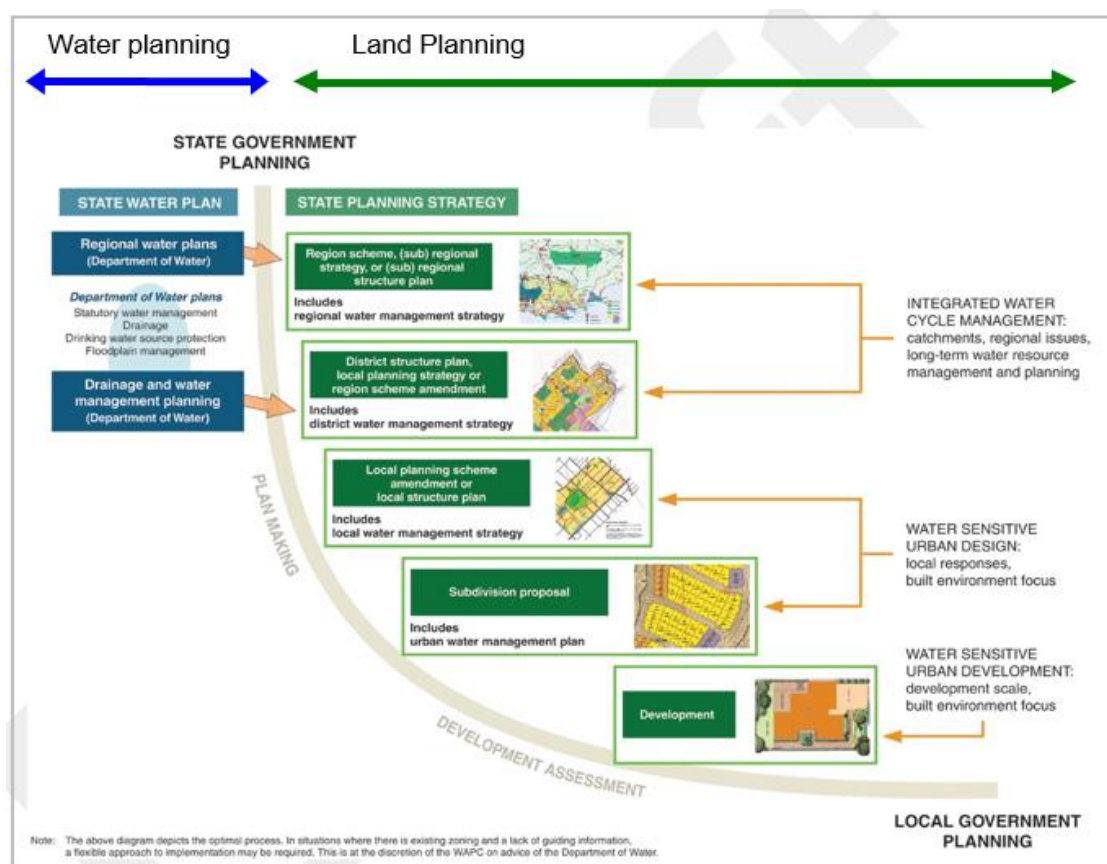


Figure 8 Integration of land and water planning in Better Urban Water Management

Public Drinking Water

The Leonora-Gwalia town water supply is drawn from the Station Creek wellfield operated by the Water Corporation. The wellfield draws water from a shallow, unconfined, fractured rock aquifer that is vulnerable to contamination from land uses in the recharge area. Raw water from the Station Creek wellfield is treated to reduce scaling caused by hardness and disinfected using chlorine. In 2004 a reverse osmosis plant was brought online to reduce naturally occurring high levels of salinity, nitrate and hardness in the water.

The Leonora Water Reserve was proclaimed in 1990 under the *Country Areas Water Supply Act 1947* (WA) to protect the water source. The water reserve covers the recharge area for the Station Creek wellfield and the surface water catchment for Station Creek. Potential risks to drinking water quality in the water reserve include contamination from mining and mineral exploration activities, pathogens from livestock on pastoral leases, and hydrocarbons from fuel storage and theft in bore compounds. Open historic wells near production bores and abandoned drill holes throughout the water reserve may allow direct contamination of the aquifer.

The department's protection strategy for PDWSAs provides for lawfully established and operated developments to continue despite those facilities posing a potential level of risk to water quality that would not be accepted for new developments. The department will provide advice to landowners/operators on measures to improve these facilities and reduce water quality contamination risks.

It is recognised under the Western Australian Planning Commission's (WAPC) State planning strategy (1997) that appropriate protection mechanisms in statutory land-use planning processes are necessary to secure the long-term protection of drinking water sources. Any development proposals within the proposed Leonora Water Reserve that is inconsistent with advice in the Department of Water's WQPN no. 25: Land use compatibility in public drinking water source areas or recommendations in this plan, should be referred to the Department of Water for advice. However, it should be noted that this Leonora Water Reserve is outside of the scheme boundary.

The Depot Springs Water Reserve, located to the northwest of the Shire is a gazetted water reserve. A priority classification for this reserve has not been assigned.

3.3 Population and housing

3.3.1 Demographic patterns

The Shire of Leonora had an estimated resident population of 1,411 at the 2016 Census, comprising 62.7 percent males and 37.3 percent females. Aboriginal and/or Torres Strait Islander people made up 14.3 percent of the total population.

Table 2 Population and growth rate (Shire of Leonora)

Year	2001	2006	2011	2016	2021	2026
Total Population (usual residence)	1,941*	1,409	2,512	1,411	2,700	2,720
Total Population (enumeration)**	2,964	2,344	4,344	2,813**	-	-
Average annual growth rate (%) (usual residence)	-	-5.5	2.9	-1.8	2.0	1.6

*Place of Enumeration 2016 Datapack LGA55040 (ABS 2017)

**2001 Usual Residence Profile (ABS 2003)

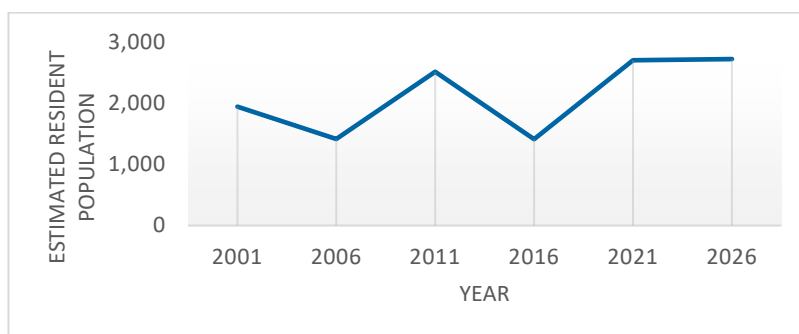


Figure 9 Estimated Residential Population (ABS 2017, DPLH 2015)

The data in Table 2 and the graph in Figure 9 depict the population growth pattern in the Shire over the past 15 years based on Census data. Following a period of decline from 2001-2006, the Shire experienced a significant population increase between 2006 to 2011, with an increase in resident population of 75 percent. This was followed by another period of decline, in which the population declined by approximately 1,100 persons, or 44 percent of the population. This decline is likely a result of suspended mining operations in late 2013, resulting in the loss of many jobs (GEDC 2016).

It is important to note that a large proportion of the Shire's population comprises fly-in fly-out (FIFO) workers. The ABS estimates resident population in the Census using place of usual residence, meaning "the location where a person spends more than six months of the year". Many FIFO workers will respond based on their interpretation of which location is their usual residence at the time of response. This effectively means a large portion of the population spending half of their time living in the Shire may not be captured and reflected in the population estimates.

Place of enumeration, on the other hand is based on the respondent's location at the time of response. Notwithstanding, this may also only capture a portion of the FIFO workers, depending on individual work cycles. For example, the ABS Worker Population Profile for the Shire of Leonora estimated a workforce of 2,272 workers in 2016, while the Goldfields-Esperance Regional Investment Blueprint (Blueprint) estimated a population of 2,310 persons in 2016 compared to a total estimated resident population of 1,411 according to the ABS Housing and Population Census. Findings in the Blueprint suggest that more than half of the population in the Shire consist of non-residents, predominantly FIFO workers.

As the Census has not yet implemented a clear way to identify FIFO workers and this impact on population figures, it is important to look beyond the estimated resident population when evaluating population growth for regions with high numbers of FIFO workers. Nevertheless, the estimated resident population does provide an indication of growth pattern. In particular, it highlights the relationship between economic activity and resident population.

Table 2 and Figure 9 indicate projected growth for the Shire based on the WA Tomorrow forecasts (looking at Band C, the median growth scenario). These projections estimate an almost doubling of the Shire's population between 2016 to 2021 before tapering off to a moderate increase of 20 people from 2021 to 2026. It should be recognised that the WA Tomorrow forecasts were developed in 2015, prior to the 2016 Census.

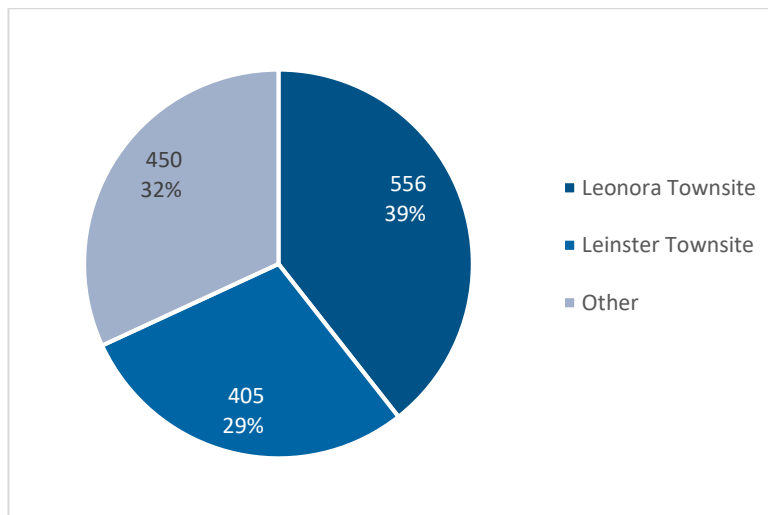


Figure 10 Resident locations (ABS 2017)

The majority of the population within the Shire reside in either the Leonora or Leinster townsites, with the remaining 32 percent located in other areas.

As a 'closed' mining town, Leinster is one of two unique Western Australian mining communities. Leinster has a population of approximately 400 permanent residents with the remainder of the workforce on a fly-in-fly-out roster. The town is serviced by BHP Billiton's Leinster Nickel Operations (NLN) and Agnew Goldfields' mining operations. Residents of the town predominantly work for BHP Billiton, Agnew Goldfields, Thiess, Spotless or contract maintenance and service companies.

Demographic Characteristics

A comparative analysis of the Shire against the Leonora and Leinster townsites, Goldfields Region and State provide insights into trends, challenges and opportunities that the Shire is experiencing or may experience in the future. Table 3 summarises the key demographic characteristics within each of the areas.

Table 3 Comparative analysis of demographic characteristics

Characteristics	Leonora*	Leinster*	Shire of Leonora**	Goldfields Region***	Western Australia
Population					
Male	308	267	883	20,800	1,238,419
Female	250	138	526	18,295	1,235,991
Total	556	405	1,411	39,097	2,474,410
Median Age	36	35	35	33	36
Aboriginal and Torres Strait Island Population					
Total	155	8	202	4,794	75,978
Median Age	23	29	26	24	23
Age					
0-14	109	53	230	8,682	476,686
15-24	62	24	118	4,906	310,329
25-44	176	187	605	12,886	724,212
45-64	159	119	378	9,823	617,002
65+	57	14	81	2,789	346,185
Dependency ratio (%)	31%	20%	28%	42%	50%
Income					
Median household weekly income	1,319	2,250	1,810	1,980	1,595
Family Composition					
Couple family without children	44	27	78	3,136	247,841
Couple family with children	34	30	87	4,357	292,133
One parent family	25	6	38	1,367	93,344
Other family	-	-	3	151	10,869
Total	103	63	206	9,011	644,187
Housing					
Owned outright	30	-	40	2,138	247,050
Owned with mortgage	23	-	20	4,690	344,014
Rented	102	78	226	5,120	245,705
Other/not stated	12	5	23	437	30,004
Total dwellings	241	199	527	15,060	999,641
Average household size	2	2	3	3	3
Dwellings occupied	161	82	311	12,379	866,767

*** Statistical Area Level 3

**Local Government Area

*Urban Centres and Localities

Population

The gender disparity in the Shire of Leonora population, 63 percent males and 37 percent females, can be partly attributed to the prevalence of mining and labour job opportunities in the area, which have historically been male dominated industries.

The Leonora townsite demographic profile, including age and gender distribution, median income and housing characteristics is more comparable to the state average than both the Shire and Goldfields regional demographic profile.

In contrast, the Leinster townsite characteristics are vastly different from the state average, with the highest gender disparity, percentage of persons aged between 25 and 44, and weekly income. Consistent with the nature of the town as a 'closed' mining town, the high income levels and age distribution indicate a large proportion of the population within the townsite participate in the mining workforce. The gender disparity suggests that, despite the services provided, it is difficult to attract families to Leinster, rather than individuals participating in the mining workforce through FIFO.

The Shire experiences a high population turnover rate, with 64 percent of current residents having recently moved to the region in the past five years as compared to the WA average of 44 percent. The Blueprint reveals that the Shire experiences an average annual turnover of approximately one-in-six residents compared to the average of one-in-ten across the State.

Aboriginal population

The median age of Aboriginal and Torres Strait Islander persons is considerably higher in Leinster (29) than the state average (23), however accounts for a small proportion of the overall Aboriginal and Torres Strait Islander population within the Shire. The overall average for the Shire remains higher than the state average at 26 years. Aboriginal and Torres Strait Islander persons make up 14 percent of the total population in the Shire of Leonora, almost five times higher than the statewide proportion (3%) and slightly higher than the regional makeup (12%). The majority of the Shire's Aboriginal and Torres Strait Islander population (77%) reside within the Leonora townsite. The average age for the Aboriginal and Torres Strait Islander population remains lower than the overall median age across all localities, this is linked to both higher fertility rates and higher mortality rates within the Aboriginal population.

It should be noted that, typically, Aboriginal and Torres Strait Islander people are underrepresented in census statistics.

Age

The average age of residents within the Shire fell from 33 in 2001 to 31 in 2006, and has since climbed back to 35 based on the 2016 Census estimate. The current estimated median age has closed the gap between the state average (36 years for the past decade) while remaining slightly above the average age for the region (33).

The Shire of Lenora age structure reveals an underrepresentation of the 65+ and 15-24 cohorts and an overrepresentation of the 25-44 age group. The overrepresentation of 25-44 age group in the Shire is likely to be associated with people employed in the labour workforce. The underrepresentation of the 65+ age group is likely linked to retirees seeking living arrangements in areas with additional amenities and services for an aging population. The underrepresentation of the 15-24 cohort is likely attributable to persons seeking increased education and lifestyle opportunities outside of the Shire.

The Leinster townsite (47%) reflects a significantly higher proportion of persons aged between 25-44 than the state average (29%) while the Leonora townsite was much closer at 31 percent. This demonstrates the difference between the two settlements, with more diversity and permanent population in Leonora.

The dependency ratio (ratio of persons aged 0-14 and 65+ to persons aged 14-64) for all areas was significantly less than the state average (50%), particularly in the case of Leonora townsite (30% less). This difference is likely attributable to the industry workforce within the Shire.

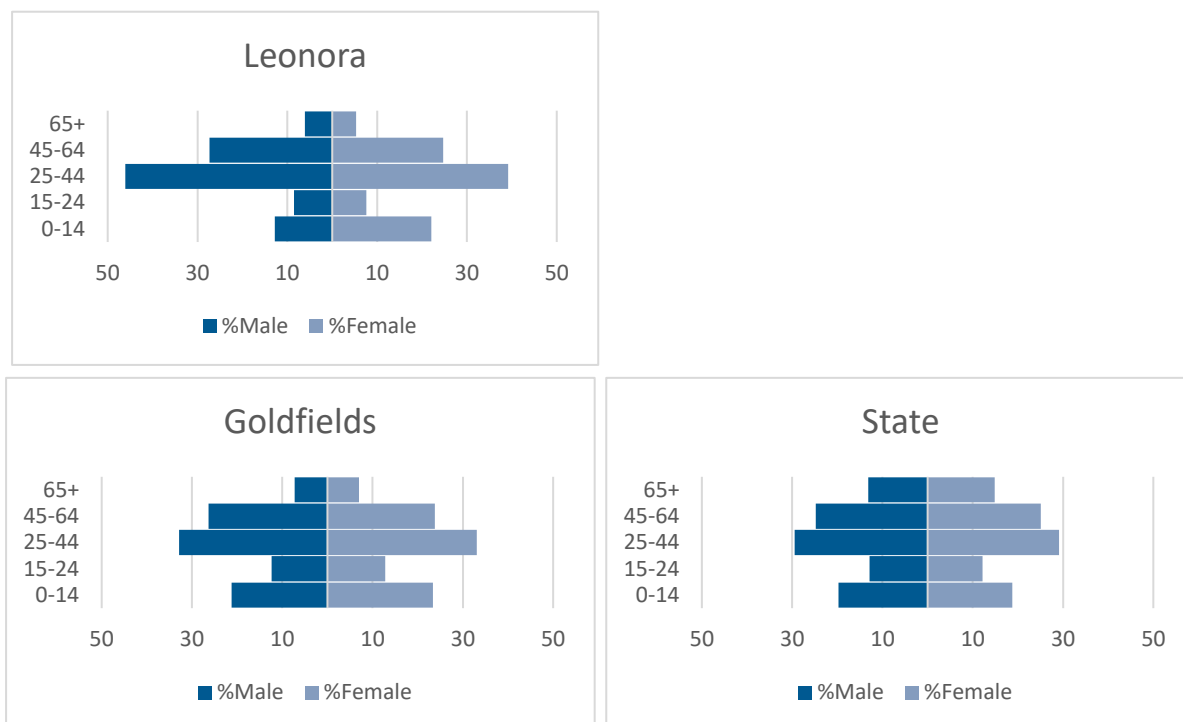


Figure 11 Age profiles (ABS 2017)

Income

The median household weekly income for persons living in the Leonora townsite (\$2,250) is significantly higher than the state average (\$1,595). In contrast, the average household income for the Leonora townsite (\$1,319) is far less than Leonster townsite, and below both the state and regional average (\$1,980). Because of this disparity, the overall Shire average weekly income (\$1,810) remains higher than the state average however falls below the average for the Goldfields region (\$1,980).

The median individual weekly income for the Shire of Leonora is double the state average at \$1443, and significantly higher than the regional average of \$938. Despite the high average income in the Shire, the median total personal income per week in the Leonora townsite is only \$717, highlighting the disparity in income distribution across the Shire.

More than a third of residents in the Shire who stated their income are classified as high income earners (\$1,750 or more) compared to 26 percent in the region and 17 percent across the state. The number of low-income earners (less than \$500) is 16 percent in the Shire compared to 23 percent in the Goldfields and 28 percent across Western Australia. Within the Shire, there is once again a stark contrast between the Leonora townsite and Leonster townsite. In Leonora, 31 percent of individuals who stated their income are low-income earners, while in Leonster this figure drops to five percent. Almost half of the respondents in the Leonster townsite are high-income earners (45%).

Table 4 Individual weekly income (ABS 2017)

Income (per week)	Shire of Leonora		Goldfields Region		Western Australia	
Negative/Nil income	55	6%	2,771	11%	202,459	11%
\$1-\$499	139	16%	6,033	23%	502,555	28%
\$500-\$999	122	14%	4,665	18%	409,512	23%
\$1,000-\$1,749	194	23%	5,750	22%	390,378	22%
\$1,750+	336	39%	6,644	26%	301,483	17%
Median income	\$1,443		\$938		\$724	

Housing

Renting is the most common form of housing occupancy in the Shire.

No dwellings were owned either outright or with a mortgage in the Leinster townsite in 2016, as no dwellings are available to be owned.

Leonora includes a large percentage of rental properties (61%), compared to the number of dwellings owned outright (18%) or with a mortgage (14%). The high proportion of rental dwellings in the Shire is a reflection of both the transient FIFO population and the socio-economic status of some community members.

The Blueprint suggests that periods of high growth create acute demand for housing, which leads to challenges in attracting and retaining a workforce, particularly outside of the mining sector in lower wage positions. Conversely, when mining operations are suspended, or there is a downturn in the economy this can lead to a surplus of housing infrastructure (GEDC 2016).

Education and skills

Leonora and Leinster both fall behind the state average for completion of secondary school across all year groups. The Shire's completion rate for Year 11 and 12 (or equivalent) at 47%, falls below the state by 16%, and lags behind the region average by 3%. The percentage of the population in the Shire achieving a tertiary qualification falls short of the state average across all categories. In particular, the likelihood of persons in the Shire obtaining a graduate qualification (Bachelor, Graduate Diploma) is 11 percent less than the WA average (30%). Notably this translates to around 13 percent in the Leonora townsite, and just 7 percent in Leinster. The percentage of persons seeking postgraduate qualifications is 3 percent across Leonora and Leinster townsites, as well as the overall Shire average commensurate to the Goldfields regional average. This represents half the number of people achieving postgraduate qualifications within Western Australia.

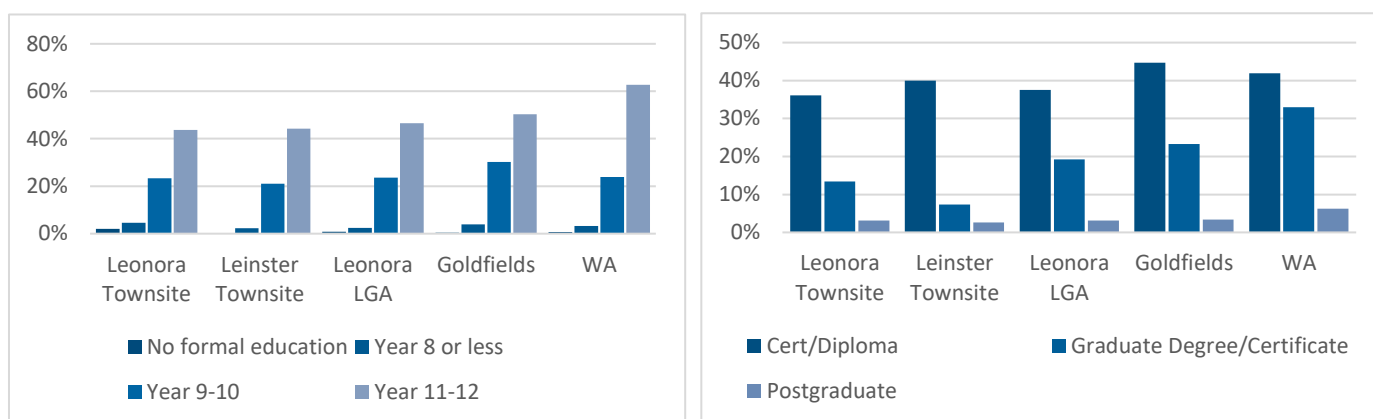


Figure 12 Attained education levels (ABS 2017)

3.3.2 Population projections

Population projections, for local government areas, have been determined by the State Demographer and are outlined in the WAPC's *Western Australia Tomorrow* (2015) document. The Shire of Leonora's projections are shown in Table 5.

Table 5 Shire of Leonora – WA Tomorrow 2026 population forecasts (WAPC, 2015)

WA Tomorrow forecast bands	2026 forecast population	Additional population*
Band A	2,500	-130
Band B	2,620	-10
Band C	2,720	90
Band D	2,810	180
Band E	2,960	330

*difference between ABS 2014 preliminary estimated residential population.

3.3.3 Housing projections

The majority of residents in the Shire reside in Leonora or Leinster. A land supply analysis has been prepared by the then Department of Planning (2016) which examines land supply and the residential land requirements to accommodate future populations. Table 6 outlines the area of developed land and land capable of substantial further development for residential, rural residential and rural smallholdings.

Table 6 Development status of land (DoP 2016)

	Total	Developed (ha)	Capable of substantial further development (ha)
Residential and future residential (total)	108	85	23
Leonora townsite	58	35	23
Leinster townsite	50	50	0
Rural residential and future rural residential (total)	0	0	0
Leonora townsite	0	0	0
Leinster townsite	0	0	0
Rural smallholdings and future rural smallholdings (total)	0	0	0
Leonora townsite	0	0	0
Leinster townsite	0	0	0

The Central Regions Land Capacity Analysis noted that there is no developed or future land identified for rural residential development. Whilst the analysis did not recognise land zoned as Rural A, which in essence is a rural residential zone, there is, nevertheless, no undeveloped rural residential land available in Leonora. Conversations with community members identified that greater choice is desired, in particular the opportunity to live on larger lots outside the main residential areas of Leonora.

Table 7 examines the additional residential land required to accommodate the projected population. The land requirements have been examined using three different density codings. In all scenarios, there is sufficient land available to accommodate additional residential development.

Table 7 Shire of Leonora – estimated additional residential land requirements to accommodate population forecasts (DoP 2016)

WA Tomorrow forecast bands	Additional population	Current and future land capable of substantial further development (ha) ²	Residential ¹					
			R10 average density		R20 average density		R30 average density	
			Est. land required to accom. additional population (ha) ³	Surplus (ha) ⁴	Est. land required to accom. additional population (ha) ³	Surplus (ha) ⁴	Est. land required to accom. additional population (ha) ³	Surplus (ha) ⁴
Band A	-130	23	0	23	0	23	0	23
Band B	-10	23	0	23	0	23	0	23
Band C	90	23	5	18	3	20	2	21
Band D	180	23	11	12	5	18	4	19
Band E	330	23	20	3	10	13	7	16

Growth in the mining industry will create more demand for mining accommodation. This should be accommodated within the Leonora townsite in order to support local retail and commercial businesses as well as contribute to the social vibrancy of the town. As determined in the tables above, there is sufficient land within the Leonora townsite to accommodate this growth.

Economy and employment

3.4 Economy and employment

The Goldfields-Esperance region's Gross Regional Product (GRP), or net wealth, was estimated at \$6.91 billion for 2016-17, constituting 2.79 percent of the Gross State Product. The Shire of Leonora contributed 10 percent of the region's GRP (\$697.398 million).

The Goldfields Esperance Development Commission (GEDC) identified 2457 jobs in Leonora in 2016-17 (compared to 2272 revealed in the ABS 2016 Census). The economic base for the Shire is heavily reliant on Mining and Manufacturing, making up 85.5 percent and 12 percent of the Shire's exports, respectively. This is comparable to the regional exports for Goldfields-Esperance, where Mining makes up 87.7 percent and Manufacturing 11.2 percent.

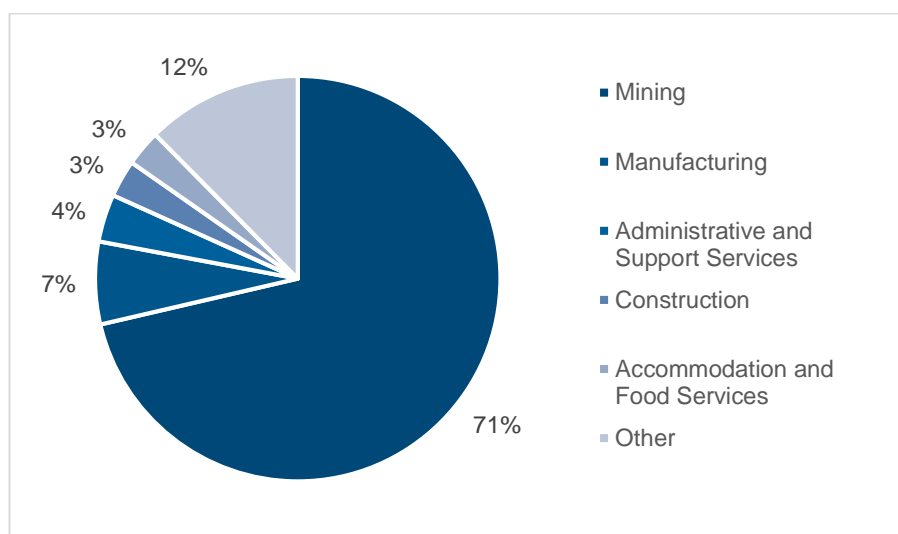


Figure 13 Industry of employment (ABS 2017)

Figure 13 breaks down the industry of employment by occupation of workers in the Shire of Leonora. Mining is by far the most significant employer in the Shire, making up 71 percent of total employment. The balance is made up of manufacturing (7%), administrative and support services (4%), construction (3%) and accommodation and food services (3%).

The Department of Mines, Industry Regulation and Safety (DMIRS) reveals 27 mines in operation within the Shire, 16 of which mine gold as their primary commodity. Within the mining industry, more than 40 percent of participants are Machinery Operators and Drivers, Technicians and Trade Workers make up 29 percent of the work force, with professionals and managers contributing to 15 percent and six percent of the employee mix, respectively.

The *Goldfields Esperance Regional Investment Blueprint* (2016) outlines the following data for Shire of Leonora relating to economics and entrepreneurship.

Table 8 Economic indicators (GEDC 2016)

Indicator	Leonora
Economic fundamentals and sustainability	
Local businesses	19.9
Business turnover	\$9,743
Long term unemployment	4.0%
Youth unemployment	3.4%
Economic diversification rating	0.07
Welfare dependence	8.8%
Senior dependency ratio	3.9%
Entrepreneurship and innovation	
New business start-ups	14.0%
Non-employing microbusinesses	25.9
Income source own business	\$12,525
Local economic	0.1
Local patenting rating	0.0
Small businesses	13.9
Human resources in science and technology	1.6%

3.4.1 Industrial uses

The CRLCA identifies the amount of land within Leonora and Leinster that has been developed for industrial uses as well as the land capable of substantial further development (Table 9).

Table 9 Development of land status (industrial)

Industrial land	Total	Developed (ha)	Capable of substantial further development (ha)
Leonora Townsite	27	15	12
Leinster Townsite	7	6	1
Total	34	21	13

Data source: Department of Planning 2016

A large component of the western side of the Leonora town is currently zoned industrial. The area consists predominantly of light industry and workers accommodation. These land uses are essential to support the mining and construction industries within the Shire.

The CRCLA identifies 12ha capable for further industrial development however this land is located adjacent to accommodation uses which affects its suitability for industrial use. The areas are also located on mineralised land and subject to mining leases, therefore not available for industrial development.

One hectare has been identified capable for further industrial development within the Leinster Townsite. As specified in section 4.3.3, planning and land use for Leinster is managed by BHP Billiton, therefore the development of any future industrial land will be determined by BHP Billiton.

3.4.2 Other economic opportunities

Diversification of pastoral lands

Pastoral leases cover the vast majority of the Shire, however much of this land is impacted by operating, proposed and undeveloped mining and resource areas. Activities on pastoral lease areas need to be undertaken in accordance with the pastoral lease. Other activities outside this will require a Diversification Permit, which is granted under Part 7, Division 5 of the *Land Administration Act 1997*. Diversification Permits could provide opportunities for new employment industries and economic diversity.

Tourism

There is an opportunity to grow the Shire's tourism industry. This is further discussed in section 4.6.

Waste

The Council is currently considering a potential proposal for a Federal hazardous waste disposal site in the Shire. The Federal Government has not determined a preferred location for the facility; however there may be a site in the Shire which may be suitable. Further investigation would be required to consider this option. Should this be a viable option, considerable consultation would be required as it is envisaged that there would be community and environmental considerations to be addressed. The waste facility could have the potential to generate new employment opportunities.

3.5 Retail and commerce

Leonora is identified as a sub-regional centre in the *Goldfields-Esperance Regional Planning and Infrastructure Framework* (WAPC 2015) and notes that the retail services provided generally cater to the day to day needs of the service population.

Retail uses in Leonora are focussed on Tower Street and include an independent supermarket and Coles express, butcher (order based, not open for general business), pharmacy, op shop, newsagent/liquor/hardware and general store, post office, two roadhouses/service stations (including restaurants), nursery/garden centre, furniture/nicknacks store, cafe, accountant and TAB. There are a number of vacant retail premises. Many community members travel to Kalgoorlie for shopping.

The shopping facilities in Leinster include a supermarket, beautician, post office, service station, newsagency, coffee shop, hairdressing salon and nursery.

The *Goldfields Esperance Regional Investment Blueprint* (2016) outlines that there are 19.9 local businesses in the Shire of Leonora.



3.6 Tourism and visitors

3.6.1 Visitor numbers

There is no data available for the Shire alone; however, Tourism WA has prepared a fact sheet relating to the Goldfields Esperance region. The key findings are summarised below.

Table 10 Goldfields-Esperance tourism statistics (Tourism WA 2018)

Indicator	YE Dec 2015/16/17 annual average visitors
Estimated visitors	
Intrastate	555,400
Interstate	86,700
International	34,300
Total	676,400
Purpose of visit – estimated domestic visitors	
Business	300,000
Holiday	202,600
Visiting friends and relatives	99,200
Other	45,100
Purpose of visit – estimated international visitors	
Holiday or leisure	25,800
Visiting friends and relatives	5,100
Business	1,500
Other	2,700
Top three accommodation choices – estimated domestic visitors	
Hotel/resort/motel or motor Inn	184,900
Other accommodation	121,700
Caravan or camping – non commercial	104,100
Top three accommodation choices – estimated domestic visitors	
Caravan park or commercial camping ground	8,900
Hotel/resort/motel or motor inn	8,00
Caravan or camping – non commercial	7,100

3.6.2 Existing tourism attractions and events

Gwalia Ghost Town

The Gwalia Ghost Town is one of the Shire's key tourist attractions. Gwalia provides a unique and interactive snapshot into life during the operation of Gwalia Mine. There are existing facilities and activities that exist to showcase this one of a kind town. The Shire should continue to support the tourism opportunities surrounding the Gwalia Ghost Town.



Leonora heritage trail

The Shire offers a self guided heritage trail of 30 unique sites in the Leonora townsite. The walking tour is approximately 1.6 kilometres and takes approximately an hour to complete. Visitors to the town are able to download a digital interactive map onto their electronic devices or purchase a guide book from the visitors centre.

Leonora loop trails

The Shire has prepared two trails – the Darlot Loop and Agnew Loop, which showcase stories from the region. Each trail has 15 stops with a story at each stop.

Events

Leonora hosts a number of special events including:

- Leonora Golden Gift: A one-mile running race through the Leonora townsite and includes concerts, fireworks, children's entertainment and activities.
- Leonora Cup

Prospecting

Prospecting is a key tourism activity for the area. There could be opportunities to further develop this and educate visitors on the mining history of the town.

Scenic driving

The natural landscape in the Shire is unique and beautiful, providing the perfect environment for scenic driving.



3.6.3 Visitor accommodation

Leonora offers a range of accommodation options for visitors, with each option catering to different visitor needs and budgets.

- Hoover House bed and breakfast – located at Gwalia
- Leonora caravan park – grassed camping areas, powered sites, semi self-contained cabins and single rooms
- Leonora Lodge – refurbished mining village.
- Central Hotel
- Leonora Motor Inn
- Whitehouse Hotel
- Leonora Villas

The Shire is considering the development of a new caravan park and overflow caravan parking area. This new development would provide visitors with increased accommodation options.

The Leinster townsite includes a caravan park, single persons quarters and a motel services. The accommodation caters primarily for the FIFO workforce.

3.6.4 Tourism opportunities

Whilst Leonora currently serves predominantly as a service town for the region, there is an opportunity to capture and share the unique history and landscapes in the region through tourism ventures.

Local Aboriginal tourism

Aboriginal culture is an important part of the identity of Leonora and its surrounds, and the community. There is an opportunity to develop cultural heritage tours that provide visitors with an understanding of Aboriginal culture and heritage in the local area.

Nature based tourism

There are a number of beautiful areas outside Leonora that could support nature-based camping activities. Camping is offered at Malcolm Dam however, the facilities are basic. There is an opportunity to develop and enhance nature-based camping in and around Leonora to attract more tourists to visit and stay in the region.

Diversification permits

Tourist growth can be supported on pastoral leases with diversification permits, although there are limited opportunities in proximity to Leonora townsite due to mineralisation and mining leases.

3.7 Community facilities

Community facilities are concentrated within the Leonora and Leinster townsites. The two townsites are discussed below.

3.7.1 Leonora townsite

Leonora is a sub-regional centre in the region and caters for the day to day needs of the local and regional population. As a result there are a number of essential facilities and services provided in town.

Local community services

The Leonora town centre includes the following local community services (Shire of Leonora 2019):

- post office
- Shire offices
- Leonora child care
- Information centre and library
- Community Resource Centre
- Sacred Heart Catholic Church
- Leonora Christian Fellowship

Health

There are a number of health facilities within Leonora including (data source: Department of Health 2019):

- Leonora Hospital
- Leonora child health centre
- Leonora community health services
- Department for Child Protection and Family Support – Leonora
- Leonora pharmacy
- Goldfields community alcohol and drug service – Leonora – breaking the cycle
- Leonora medical practice



Emergency services

In addition to the Leonora hospital, the town includes a police station and a local fire and rescue service. The police station covers the areas of Kookynie, Leonora, Menzies, Plumridge Lakes and Ularring (Police 2019). The town also includes a St John Ambulance volunteer sub centre (St John 2019).

Education

Leonora contains a district high school, catering from kindergarten to year 12. Years 11 and 12 have a modified program of school delivery and School of Isolated and Distance Education options (Leonora District High School 2019).

Public open space and recreation facilities

Leonora contains a number of recreational facilities including. The recreation centre includes (Shire of Leonora 2019):

- two air-conditioned squash courts
- gymnasium
- indoor basketball court (also used for indoor cricket, volleyball and badminton)
- Aquatic centre including 25 metre lap pool and 'fun pools'
- outdoor tennis and netball courts
- grassed oval and
- changeroom facility

In addition to the facilities provided at the recreation centre, the town also includes:

- 18-hole golf course and clubhouse
- Go-cart club situated 1km north of Leonora
- Clay target shooting club
- Horse racing dirt track 4 km from town.
- Lawn bowls facility



3.7.2 Leinster townsite

Local community services

Given the smaller population of Leinster, it does not have as many community services available compared to Leonora, however it does include the following (Shire of Leonora 2019):

- post office
- playground, art and craft centre
- Leinster Church

Health and Emergency services

There are two health facilities within Leinster including (data source: Department of Health 2019):

- Leinster medical centre
- Leinster child health centre

The town includes a resident doctor and Silver Chain Nursing Post staffed by two nurses (Shire of Leonora)

Leinster includes a local police station which covers the areas of Lake Darlot, Leinster and Sir Samuel (Police 2019). The town also includes a St John Ambulance volunteer sub centre (St John 2019).

Education

Leinster Community School is an independent public school catering from kindergarten to year 6. Secondary students study via the School of Isolated and Distance Education (Department of Education 2019). The school has approximately 100 students. In 2018 there were approximately 95 students between kindergarten and year 6 and four secondary students (year 7-11) (Leinster Community School 2019).

Public open space and recreation facilities

Leinster contains a number of recreation facilities including (Shire of Leonora 2019)

- olympic-size swimming pool,
- health and fitness centre,
- two air conditioned squash courts,
- basketball, netball and tennis courts,
- a grassed oval
- air conditioned indoor sporting stadium
- 18-hole golf course; and
- race course

3.8 Cultural Heritage

3.8.1 Native Title

The *Native Title Act 1993* is a national piece of legislation that recognises and protects native title. There are two claims within the Shire of Leonora listed on the Register of Native Title Claims, as detailed below.

Table 11 Native title claims

Application name	Date filed	Tribunal file No.	Federal Court file No.	Date claim entered on register
Kultju	28/05/2018	WC2018/007	WAD225/2018	20/07/2018
Wutha	19/01/1999	WC1999/010	WAD6064/1998	15/06/1999

Data source: National Native Title Tribunal 2019.

3.8.2 Aboriginal heritage

The *Aboriginal Heritage Act 1972* provides the legislation in Western Australia to protect Aboriginal sites. The Act allows register of sites to be maintained. Within the Shire of Leonora there are 701 Registered Aboriginal Sites as shown in Figure 14.

Anecdotal discussions with local community members, indicates that there are five main groups in Leonora. Many people used to live in pastoral areas and moved into town when stations closed. Mount Leonora and the local water courses are important cultural assets for the locals. A local women's group has been established to empower women and teach new skills (ABC News 2016)

Aboriginal art and culture is supported through the Walkatjurra Cultural Centre in Leonora. The centre provides two key activities:

- Walkatjurra Ranger group – *'The Ranger group provide opportunities for community members to undertake cultural maintenance activities, for youth to learn and for elders to promote their culture to others and develop opportunities for training and livelihoods based on cultural experiences.'* (Walkatjurra Cultural Centre 2019)
- Walkatjurra Art Project – *'The Cultural Centre works with artists in the community to develop their work, market and sell their work.'* (Walkatjurra Cultural Centre 2019)

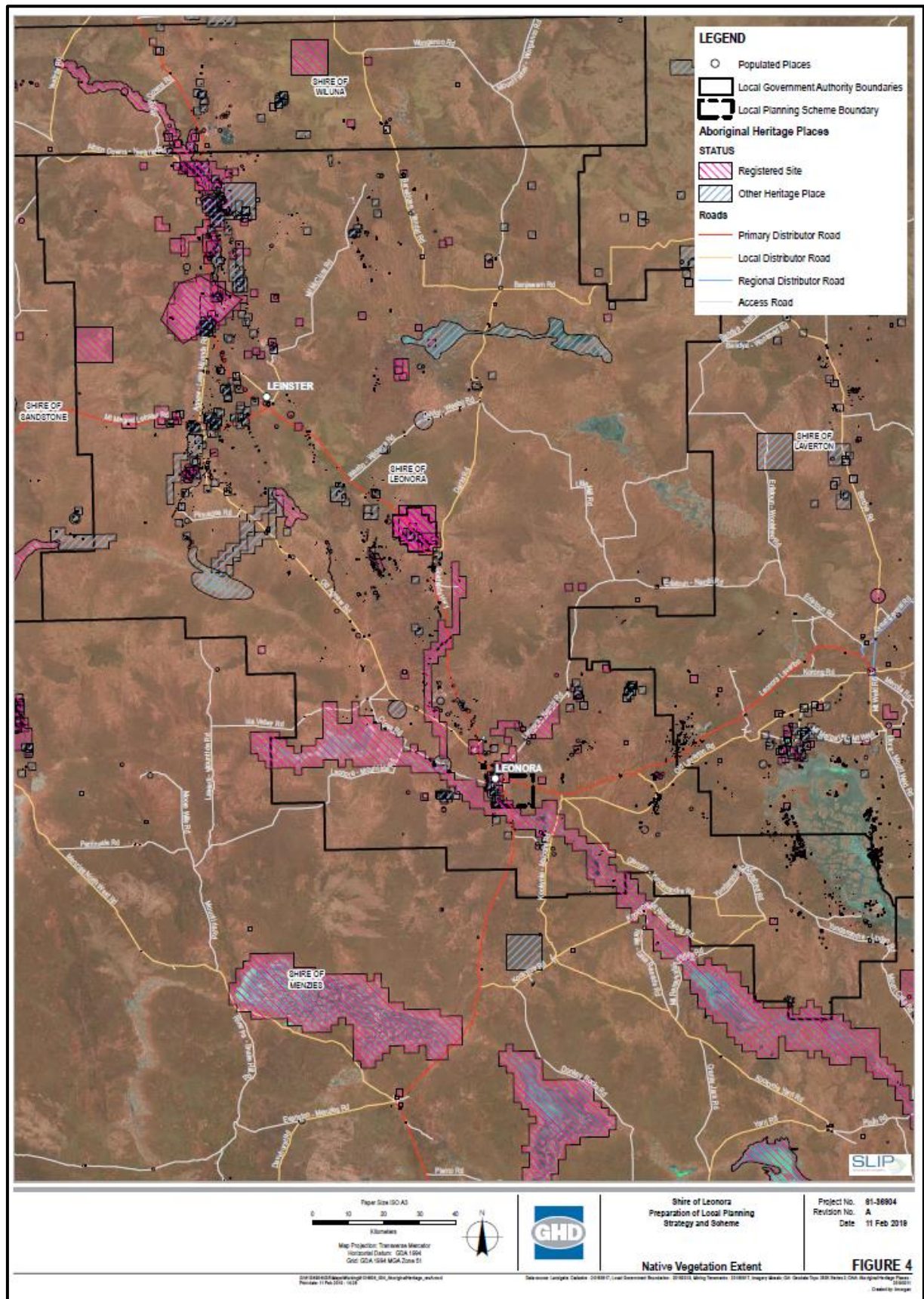


Figure 14 Registered Aboriginal Sites

3.8.3 European heritage

A desktop search of the Heritage Council's inherit database, identifies 95 places of heritage significance including 47 that are on the State Register of Heritage Places (Heritage Council 2019).

Heritage places can be recognised through two means:

- Municipal Heritage Inventory (MHI) – MHI's are adopted under the *Heritage of WA Act 1990* and identify heritage assets and provide direction for dealing with heritage matters (Heritage Council 2019).
- Heritage List – Heritage Lists are established through the *Planning and Development (Local Planning Schemes) Regulations 2015*. Places listed on the Heritage List are often of higher significance and require additional protection through planning provisions (Heritage Council 2019).

The Shire does not have an adopted heritage list or MHI. There is an opportunity to establish these for the Shire in order to identify and recognise the cultural assets in Leonora.

3.9 Rural land use

3.9.1 Mining

The establishment of Leonora has a long history founded on mining exploration and the discovery of gold in the region. Explorers, John Forrest and party, moved through the area in 1869, camping near a hill which they names Mount Leonora. By 1896 mining claims were made and gold discovered in the region. This lead to the establishment of the twin towns of Leonora and Gwalia. Leonora was connected to Kalgoorlie by rail in 1902 and still operates to date. At one point, Leonora was the largest centre on the North Eastern Goldfields. Following World War II labour shortages were a great concern for the Sons of Gwalia. In 1963, the mine was closed due to the quality of the ore specified in a geological report.



Following the mine closure, the population of both Gwalia and Leonora declined. Leonora has remained an active town due to alternative economic based district administration, rail head and supply centre. Gold mining at Gwalia re-emerged in 1980 following an increase in gold prices.

Nickle mining also began in the Shire in 1979 at Agnew. The workforce associated with the mine reside in Leinster. In addition to this, 60km north west of Leonora is a Teutonic Bore with lead, silver and zinc deposits.

The majority of the Shire area is located within a primary mineralised area, and mining remains the predominant land use on the rural lands. As described in section 1.1, this has implications for the operation of the local planning framework which has restricted influence over mining uses as a result of various pieces of legislation.



3.9.2 Pastoral land uses

Rural land within the Shire, that is not impacted by mining tenements, is generally managed by pastoral leases. Activities and land use on pastoral lands is to be in accordance with the pastoral lease. Other activities outside this will require a Diversification Permit, which is granted under Part 7, Division 5 of the *Land Administration Act 1997*.

Cattle is the primary stock for pastoral stations in the Shire (Shire of Leonora 2017).

3.10 Urban Design

3.10.1 Leinster

The Leinster townsite is entirely owned and managed by BHP Billiton. The townsite is logically laid out with the shopping facilities in the centre of town with residential areas surrounding the centre. The residential houses are of a similar character and there is some additional accommodation which supports single FIFO workers and resident families.

Despite the desert locality of the townsite, the streets are green with well-established trees.



3.10.2 Leonora

The Leonora townsite is focussed around the mainstreet of Tower Street – the commercial and retail centre of town. Tower Street has a quaint character with predominantly single storey commercial buildings. Whilst the street has some key features typically seen in activated town centres – large windows to the street enabling surveillance, wide footpaths, awnings and architectural character features, the town centre lacks vibrancy. There are a number of vacant tenancies in town which disrupts the built form cohesion. The urban form has responded directly to a number of social issues. As a result of vandalism, many shop frontages have bars over the windows which reduce the street activation. There is also minimal street furniture in town due to maintenance concerns by Council.



There is centre zoned land fronting Otterburn Street however the area is not used for retail and rather a combination of mixed use, light industrial uses, some residences, and truck parking.

The centre lacks a central node for social interaction and passive recreation such a civic square or an area of public open space. A space such as this could facilitate better integration of Aboriginal culture and identity in town and provide a public place for locals to meet. There are opportunities for the Shire to work with local families and community groups such as MEEDAC to engage the community in stewardship and maintenance and promote a sense of ownership and pride of place. There is also an opportunity to revitalise the town through signage and public art that celebrates local Aboriginal culture.

President: _____

Tower Street bisects the town into two key areas. The western hemisphere of Leonora is characterised by industrial uses, predominantly transport depots and service industry e.g. plumbing. In addition to formal workers accommodation sites in the area, most businesses have some form of accommodation on site due to the needs of local business. Businesses are reliant on FIFO workers, and maintaining housing elsewhere in town for FIFO workers is not viable for small businesses.



The oval is located west of the light industrial area and not well connected to the town centre. In order to access it, the freight line needs to be crossed.

President: _____

The eastern side of town is predominantly a residential area, characterised by low density housing. The character and quality of housing varies in town and there are issues of vacant houses being vandalised. There is a significant amount of social housing in town. A new urban expansion area is located in the south east area of town which consists of newer housing.



3.11 Traffic and transport

The Leonora town site is located at the intersection of Goldfields Highway and the Laverton-Leonora Road, which are both sealed. Main Roads WA data suggests that current traffic volumes on each of these Primary Distributor roads are typically less than 500 vehicles per day. A number of other minor roads lead in to the town site, though they mainly serve to connect nearby towns and stations, and do not carry large volumes of through regional traffic.

Presently, there is an informal gravel track located on the north-eastern edge of the town, between the Laverton-Leonora Road and Leonora-Nambi Road, which connects through to Goldfields Highway. This route is effectively serving as a partial bypass, though the dust created by vehicles using the road is a nuisance to nearby landowners. Heavy Vehicles are particularly likely to use this route due to the easier turning movements compared to going through the town centre on legally gazetted roads.

All roads through the town centre are 50 km per hour, increasing to the regional default (110 km/h) outside of the immediate town site. The town site has a typical footpath network for a regional town. Through time, improvements to the footpath network should further improve walking and cycling access within the town site.

The town and nearby mining centres are linked by a network of bulk commodity freight railways, which connect through to Kalgoorlie. Currently, there are privately operated coach services between Leonora and Kalgoorlie operating at weekly frequencies.

Leonora's airport provides direct access to the town by air by charter operators. A private airport services Leinster.



3.12 Infrastructure services

All infrastructure services in Leinster are provided by BHP Billeton; the following services description discusses public services provided to Leonora.

3.12.1 Water

The Leonora town water supply is sourced from the Station Creek wellfield, located approximately 12 km north of Leonora. The wellfield is operated by the Water Corporation and consists of 12 production bores and 17 monitoring bores. Water is abstracted up to 70 m below ground level and pumped to a collector tank adjacent to the Station Creek pump station. From the pump station the water is transferred to the Mount George storage tank about 8 km north of Leonora.

Approximately half the water from the Mount George storage tank is treated at a reverse osmosis plant located about 3 km west of Leonora. The remaining water bypasses the desalination plant and is dosed with Calgon to reduce scaling caused by hardness. The two streams of treated water are blended, chlorinated to disinfect the water and then stored in the desalination treated water tank. Water is pumped from this tank to the Leonora and Gwalia town reticulations and the local Buttress and Gwalia tanks.

The Leonora Water Reserve was proclaimed in 1990 under the Country Areas Water Supply Act 1947 (WA) for the purpose of public drinking water source protection.

In 2000 the Water and Rivers Commission prepared the Leonora Water Reserve draft drinking water source protection plan (Water and Rivers Commission 2000a).

3.12.2 Sewerage

Leonora town is partially reticulated with the majority of houses/ lots still using septic tanks for basic treatment of domestic wastewater.

A sewerage infill scheme was initiated by the Water Corporation but due to the higher costs of the scheme compared with original estimates and available State Government funding, the project did not proceed.

Effluent from the existing sewerage network is currently treated by a series of ponds located west of the town.

3.12.3 Power

Power is supplied to the townsite via a standalone power system which consists of five reciprocal gas gensets to provide an overall operating capacity of 3.2 MW. Gas is supplied to the power station via the Leonora Gas Pipeline constructed in 2000. The Leonora gas delivery station is adjacent to the power station site and contains heating, pressure reduction, filtering, pressure relief and emergency shut down facilities.

The power station is located to the west of the main townsite on the corner of Leonora-Mt Ida Road and Rajah Street. There are three feeders to distribute electricity to the townsite.

An independent power producer (IPP) manages and operates the power station facility. Horizon Power own and operate the 11 kV power distribution network.

3.12.4 Telecommunications

There are 351 residential connections and 21 commercial and industrial connections within Leonora.

There is limited data available relating to telecommunications for the Shire, however the *Goldfields-Esperance Regional Investment Blueprint* (GEDC 2016) provides the following data on digital connectivity for the Shire of Leonora.

Table 12 Digital connectivity (GEDC 2016)

Digital connectivity	Shire of Leonora
Broadband access rating	6.3
Mobile coverage*	57%
Quality of mobile internet access	1.0
Household internet connectivity **	76.1%

*Percentage of area with 3G coverage

** Percentage of households with internet connection

3.13 Bushfire hazard

Bushfire risk is a key planning issue in Western Australia. State Planning Policy No. 3.7 Planning in Bushfire Prone Areas and the Guidelines for Planning in Bushfire Prone Areas sets out the framework to manage bushfire risk within planning processes and decisions. Local planning strategies integrate consideration of bushfire risk through a bushfire hazard level assessment.

A bushfire hazard level assessment was undertaken for the Leonora and Gwalia townships to consider how bushfire risk may influence future development.

3.13.1 Proposal details

The local planning strategy strategic plan does not propose any intensification of land use or land use change in the bushfire prone area within the existing Leonora township. However, existing, undeveloped residential zoned land within the Leonora township falls within the mapped bushfire prone area, as shown in Figure 15.

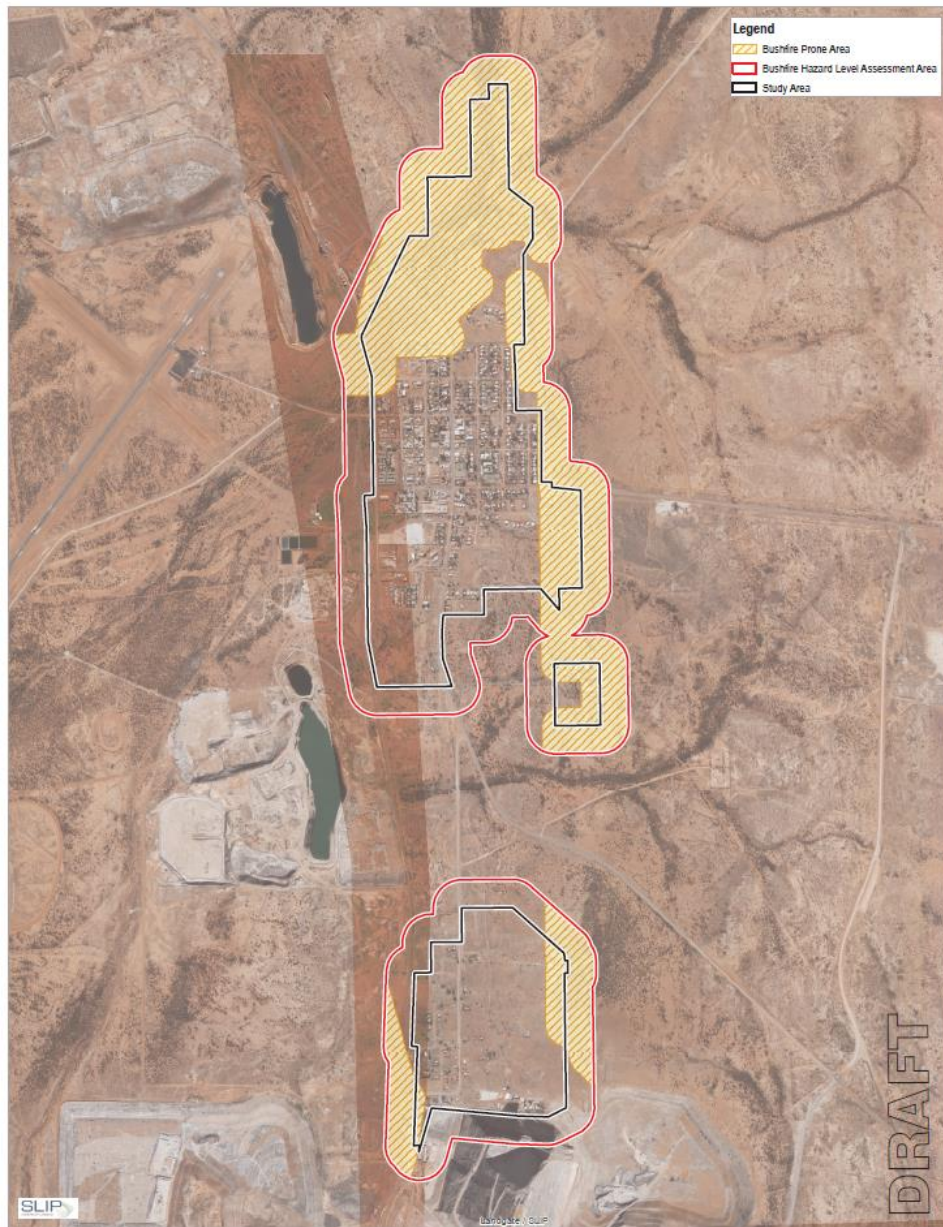


Figure 15 Map of Bushfire Prone Areas for Leonora townsite

3.13.2 Environmental considerations

Environmental attributes of the land surrounding the Leonora townsite are described in Section 3.1.

Based on the nature of the vegetation and the residential density codes of the scheme in the residential expansion area, it is anticipated that future development will involve the clearing of vegetation to facilitate residential development.

3.13.3 Bushfire assessment results

The bushfire hazard level assessment was undertaken in accordance with Appendix 2 of the Guidelines for Planning in Bushfire Prone Areas (as amended).

The bushfire hazard level assessment area was determined as all land zoned for residential, industrial or commercial purposes in the Leonora and Gwalia townsites, plus 150 metres.

Vegetation in the study area was classified in accordance with Table 2.3 of AS3959-2009 (as amended) and the Visual Guide for Bushfire Risk Assessment in Western Australian (Department of Planning, 2016). The classification of vegetation was based on interrogation of the most recently available aerial photography, verified by numerous field assessment points.

Consistent with the broad-brush nature of a bushfire hazard level assessment, the most appropriate vegetation classification was determined for contiguous stands of vegetation that broadly share similar structures and anticipated fire behaviour, although some minor variability may be recorded at individual assessment points across the sites. Being a broad-brush assessment, the classification took a conservative approach in relation to defining vegetation classes. Future assessments of bushfire attack level which look at smaller extents of vegetation may result in lesser classifications.

Mapped vegetation classes were combined with slope analysis based on available contour data to model the appropriate bushfire hazard level. In line with AS3959, effective slope was calculated over 100 metres, to smooth out short variations in slope/land undulation that would not influence bushfire hazard level.



Vegetation classes

Vegetation within the bushfire hazard level assessment area reflects Class G – Grassland, with dispersed areas of Class F – Mallee/Mulga associated with drainage lines and wetter, low lying areas. The vegetation classes are described in

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Table 13. Figure 16 illustrates the broad distribution of vegetation classes across the bushfire hazard level assessment area. Appendix B provides field observations and identification of vegetation class for the site observation points.

Table 13 Vegetation classes

Vegetation class	Representative photo
<p>Class G – Grassland</p> <p>Tussock grasslands, with dispersed mallee/mulga overstorey.</p>	
<p>Class E – Mallee/mulga</p> <p>Increased density of mallee/mulga overstorey (greater than 10%), typically associated with drainage lines and low lying areas.</p>	

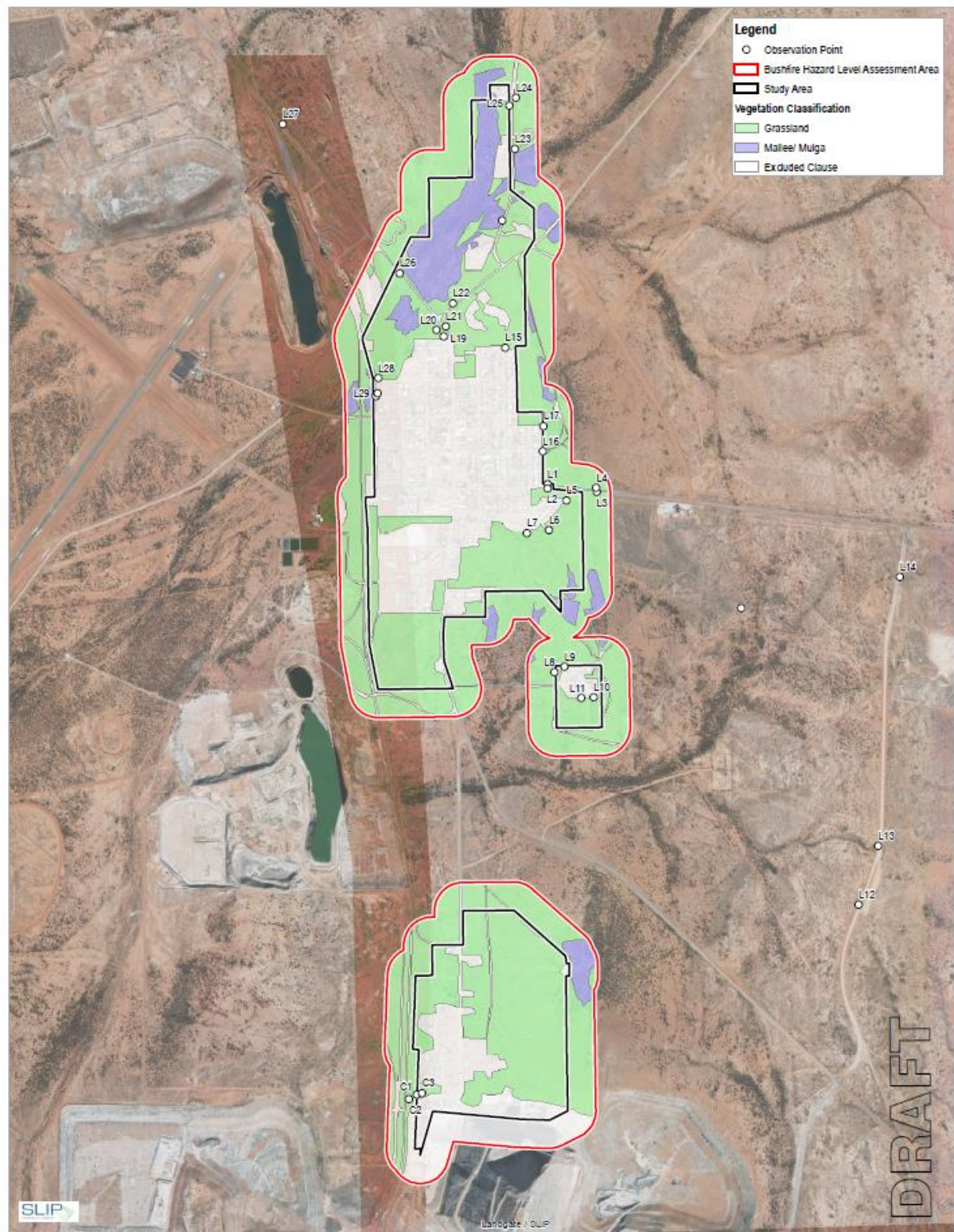


Figure 16 Vegetation classes

Assessment outputs

Bushfire hazard level in the bushfire hazard level assessment area is influenced by vegetation classification, as slope is generally flat in the locality.

Figure 17 provides the modelled bushfire hazard level for Leonora and Gwalia, reflecting a moderate hazard influencing areas on the periphery of the settlement, and low in all other areas.

The bushfire hazard level assessment methodology set out in the Planning in Bushfire Prone Areas Guidelines is a very broad-brush definition of hazard levels, and the actual hazard and anticipated bushfire behaviours based on vegetation characteristics within the defined hazard levels may vary.

In line with the bushfire hazard level assessment methodology, any areas within 100 metres of vegetation classified as a moderate have also been mapped as moderate. This takes into account radiant heat and ember attack that would be experienced by development in close proximity to bushfire prone vegetation. In line with AS3959, any development within 100 metres of most vegetation types is anticipated to experience some level of radiant heat and ember attack. However, for lower threat/intensity vegetation classes – in particular the grassland class – 100 metres is likely to be overstating the actual hazard. AS3959 identifies development at a distance greater than 50 metres from these low threat vegetation classes as BAL-LOW, meaning there is insufficient risk to warrant specific bushfire requirements beyond 50 metres from the lower level bushfire prone vegetation.

At the time of the assessment, grassland areas around Leonora were categorised by atypical tussock grasses. It is more typical for the grassland areas to be bare with dispersed low grass tussocks. In future BAL assessments, much of the grassland may be considered as an exclusion from the need for a BAL assessment under AS3959 as low threat due to minimal fuel condition.

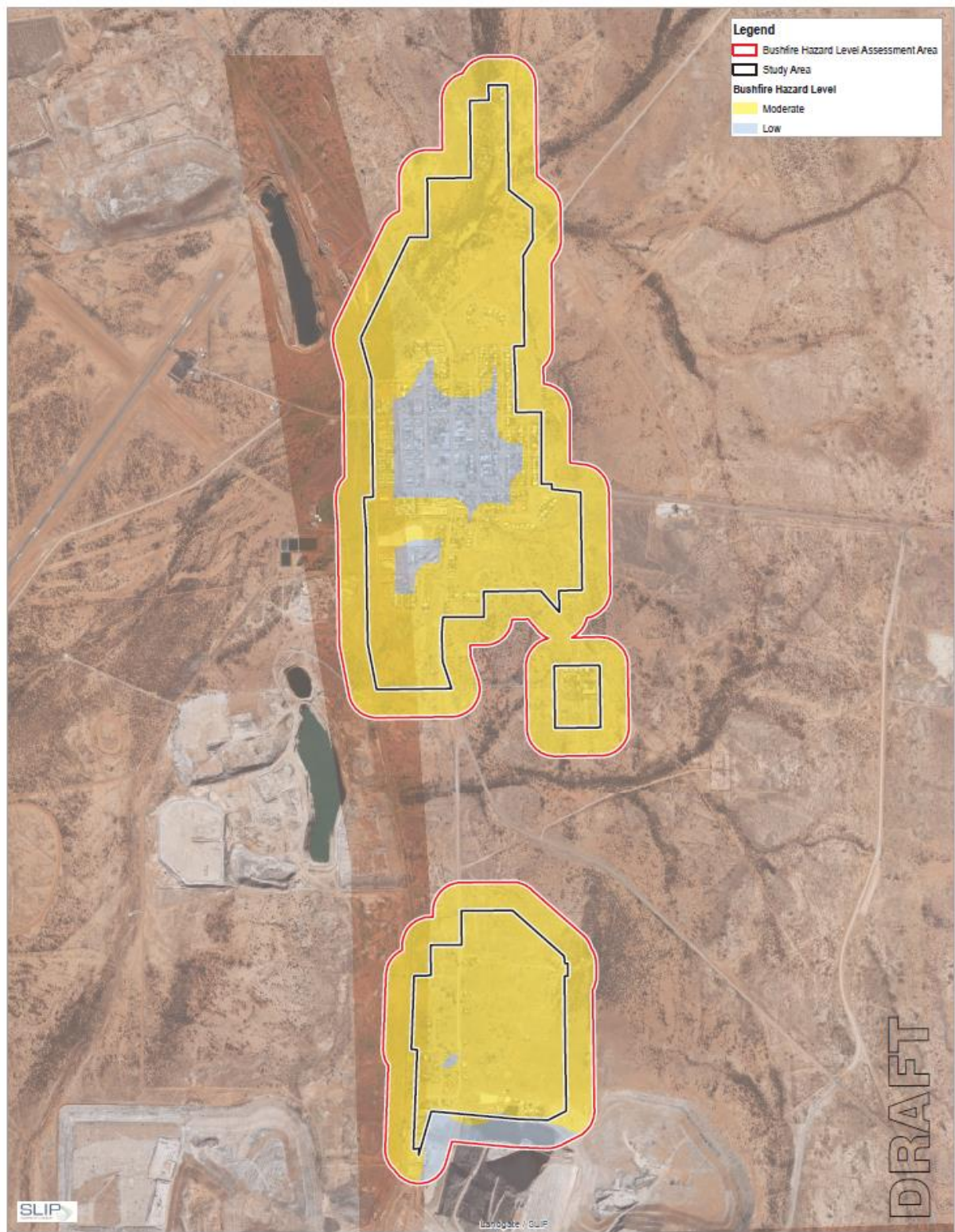


Figure 17 Pre-development BHL assessment

3.13.4 Identification of bushfire hazard issues

Much of the townsite is already developed. An area of undeveloped, currently residential zoned land is located in the southeastern portion of the main townsite. The future development of this area will result in a reduction of bushfire hazard level, as vegetation is cleared and replaced with low threat development. No biodiversity issues have been identified in the local biodiversity strategy that would preclude clearing the land for urban expansion, and therefore removing much of the bushfire hazard in these locations.

Peripheral areas of the Leonora townsite may continue to be influenced by moderate bushfire hazard from grassland and mallee vegetation in the surrounding landscape. Future development within these peripheral areas will require bushfire attack level (BAL) assessments to support applications for development approval, and will need to demonstrate compliance with bushfire protection criteria set out in technical appendices to the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015). It is noted that, whilst this assessment maps the entirety of the townsite, only land within the designated bushfire prone area triggers assessment and further consideration under the SPP.

3.13.5 Assessment against the Bushfire Protection Criteria

The residential zoned land has been classified as grassland, reflecting a moderate hazard, and is flat. A nominal layout for future development of undeveloped residential zoned land forms part of the Shire's existing scheme, with nominated residential density codes indicating the future road layout of the area (Figure 18). This has allowed this residential growth area to be assessed against the Bushfire Protection Criteria, as provided in Table 3-14 below. As shown by the notations on Figure 18 below, future negotiation for land release and development of this area should include modifications to the proposed layout to incorporate a complete, boundary road to provide suitable access and asset protection zone.



Figure 18 Proposed/anticipated residential expansion area layout (shown black dashed) with recommended modifications to meet the bushfire protection criteria (red dashed line)

Table 3-14 Compliance with bushfire protection criteria – residential expansion area

Bushfire protection criteria	Method of compliance Acceptable solutions	Proposed bushfire management strategies
Element 1: Location	A1.1 Development location	Complies. The site currently has a moderate bushfire hazard level, much of which will reduce to low upon clearing for development.
Element 2: Siting and design	A2.1 Asset Protection Zone	The required asset protection zone to achieve BAL-29 for grassland on flat land can be accommodated within a local road reserve, and sites would achieve BAL12.5 with a 20 metre road reserve separating them from the remnant grassland.
Element 3: Vehicular access	A3.1 Two access routes.	Two access roads out of subdivision area are provided by Stuart Street and Cohen Street
	A3.2 Public road	Road reserves are sufficient to meet public road requirements.
	A3.3 Cul-de-sac (including a dead-end-road)	Modification to the site layout through a local structure plan to achieve a boundary road that links culs-de-sac will achieve this criterion.
	A3.4 Battle-axe	Not applicable. None proposed.
	A3.5 Private driveway longer than 50 metres	Not applicable. None proposed.
	A3.6 Emergency access way	Not applicable. Public road access provided.
	A3.7 Fire service access routes (perimeter roads)	Modification to the site layout through a local structure plan to include a boundary road will provide a fire service access route as required by criteria.
	A3.8 Firebreak width	Not applicable. Lots will be smaller than 0.5 hectares.
Element 4: Water	A4.1 Reticulated areas	All residential lots will be connected to reticulated water.
	A4.2 Non-reticulated areas	
	A4.3 Individual lots within non-reticulated areas	

3.13.6 Responsibilities for implementation and management of the bushfire measures

The role of a local planning strategy is to provide an effective local planning framework to address key issues in local planning processes and decisions. The state policy framework regarding bushfire risk is very well developed, and applies clearly to local planning applications and decisions. Therefore, the Shire of Leonora Local Planning Strategy does not require additional policy responses to address bushfire risk, as it is adequately dealt with at the state level.

Future planning and development of undeveloped residential land will require a local structure plan, including determination of BAL. This will be undertaken by the proponents of development. It is recommended to modify the scheme in the area of the undeveloped residential land to identify this area within the “urban development” zone in Local Planning Scheme No. 2. This will allow for redesign through a local structure plan to incorporate a full boundary road in line with the requirements of the bushfire protection criteria.

There is opportunity for the Shire to prepare a BAL contour map for areas of the Leonora townsite that are designated bushfire prone. This would remove the requirement for individual development applications to undertake individual BAL assessments. A BAL contour map would provide a more reliable indication of actual bushfire exposure risk, considering that land within 50 metres of grassland would be treated as BAL-LOW, however in line with the bushfire hazard level assessment methodology, land in Leonora that is 50-100 metres of grassland has been required to be categorised as moderate, rather than low.

4. Analysis of key issues

The analysis of key issues has been divided into the five key strategy objectives. The issues relate to those matters discussed in Part 1 – Section 3 Strategies and Actions.

Table 15 Issues analysis – Acknowledge and respect cultural heritage

Issue	Discussion	Strategy
Engagement with Aboriginal representatives and traditional owners identified that Local Planning Scheme No. 1 is a “white mans’ document”.	By including acknowledgement of Aboriginal culture in the new scheme, consideration can be given to Aboriginal culture in planning decisions made by the Shire of Leonora and Western Australian Planning Commission.	Acknowledge and respect Aboriginal heritage and culture in local planning documents and policies
The Shire’s heritage list is not formally adopted resulting in reduced protection of these heritage assets.	There are a number of places of heritage significance throughout the Shire that do not have any formal protection. The Shire has the opportunity to develop an MHI under the <i>Heritage of WA Act 1990</i> or establish a heritage list under the local planning to provide greater protection measures for these assets.	Develop an effective planning framework to protect sites of historic heritage.

Table 16 Issues analysis – Facilitate a vibrant, liveable town

Issue	Discussion	Strategy
The town centre zoning currently covers parts of Tower and Otterburn Streets.	<p>The town centre zone extends beyond Tower Street on to Otterburn Street despite the character and land uses of Otterburn Street being more conducive with a mixed use, light industrial area.</p> <p>Limiting the centre zoning to Tower Street will assist to create a stronger town centre.</p>	Identify Tower Street as the primary location for retail, commercial, hospitality, and other active uses in Leonora.

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Issue	Discussion	Strategy
<p>The Leonora townsite lacks vibrancy.</p>	<p>There are a number of vacant tenancies in town and the urban form has responded to social issues reducing the vibrancy in the townsite.</p> <p>There are opportunities for the Shire to work with local community groups to develop incentives and programs that help to revitalise the centre.</p>	<p>Create a sense of place and identity for the Leonora Townsite.</p>
<p>There is limited street furniture available to enable passive recreation and enjoyment.</p>	<p>The Council has concerns regarding maintenance of street furniture and community infrastructure and as a result there are minimal public facilities provided.</p> <p>The provision of infrastructure such as benches, rubbish bins, bicycle racks, artwork and gardens would assist to create a more active and enjoyable space and support all members of the community.</p>	<p>Provide high quality community infrastructure to support the local community</p>
<p>There are challenges to growth of digital infrastructure.</p>	<p>As with many regional towns there is often limited access to digital infrastructure.</p> <p>There is an opportunity to develop a dialogue with services providers to investigate ways to improve this.</p>	<p>Improve the quality of infrastructure and services</p>

Table 17 Issues analysis – diversify the local economy and employment

Issue	Discussion	Strategy
Population growth and employment in the Shire is highly dependent on the mining industry.	The Shire's population is highly dependent on the mining industry to maintain the local population and employment in the region. This makes the area susceptible to population decline and loss of employment should there be changes to the mining industry in the wider economy. In order to maintain a more permanent population, diverse employment opportunities need to be created to reduce the dependency on mining.	Support diversification of the local economy, considering the potential economic contributions of tourism, waste, and pastoral industries.

Table 18 Issues analysis – facilitate the mining and construction economy

Issue	Discussion	Strategy
The existing industrial area is not used for general industry.	The existing industrial area has transitioned over time into a service industry and accommodation area, there is no general industrial land available. Service industry and accommodation uses are more appropriate for this area given the proximity to the town centre and residential areas.	Facilitate growth of the existing industrial area as a specialist service industry and industry accommodation precinct
There is currently no land appropriate for general industry.	The <i>Central Regions Land Capacity Analysis</i> identified 12 hectares of surplus industrial land. However, land currently zoned for industry is immediately adjacent to accommodation uses and not appropriate for general industrial uses. Furthermore, surplus industry zoned land is located on mineralised land, therefore	Facilitate the release of appropriate land for general industrial development

Issue	Discussion	Strategy
	subject to mining leases and not available for industrial development.	
Potential red tape in the planning framework that may hinder the development of supporting industries and businesses.	Whilst diversifying the economy should be encouraged, it is acknowledge that the mining industry plays an important role in the Shire's economy. Businesses and other industries should be enabled through the planning framework that support the mining industry.	Facilitate the establishment of industry and business that support the mining and construction industry

Table 19 Issues analysis – protect the natural environment in local planning decisions

Issue	Discussion	Strategy
There are environmental conservation areas in Leonora that should be protected.	The Shire has a unique landscape and natural beauty. In order to preserve these environmental conservation areas for future generations, they should be protected through appropriate mechanisms in the planning framework.	To protect land for environmental conservation in the Leonora townsite
The majority of the Shire is within a bushfire prone area.	With a changing climate, the risk of bushfire – as a result of hotter and drier conditions – will increase. SPP3.7 ensures that vulnerable and high-risk land uses are located away from areas of extreme bushfire risk. A bushfire hazard level assessment determines the bushfire risk and enables appropriate management strategies be put in place.	To minimise the risk of bushfire on development.

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President: _____

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Appendix B – Observation Points – Bushfire Hazard






President

Location	Vegetation Class	Notes	Image
C1	Low threat		
			
			
C2	Grassland	Grass dominated. 5% low shrub.	
C3	Grassland	Grass dominated around development	






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L1	Grassland	grassland. 1% mallee canopy.		
L2	Grassland	Grassland. No canopy.		
L3	Grassland	Grass with low shrubs ~30cm. Few smaller.		
L4	Grassland	Grass and low shrubs ~30cm. Few mallee		






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L5	Grassland	Grass. LS.	
L6	Grassland	Grass. Mallee overstorey - aerial interogration to confirm canopy.	
			
L7	Grassland	Grassland. Mallee overstorey does not exceed ten percent overall	
L8	Mallee/Mulga	Mallee over grasses	




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L9	Grassland	Grass with mallee 5%. firebreak to nurses quarters.	
			
L10	Grassland	Grass with mallee scattered.	
L11	Grassland	Grass with mallee scattered.	
L12	Grassland	Grass with scattered low shrubs ~30cm	




President: _____

L13	Mallee/Mulga	Increased mallee cover along drainage line		
L14	Grassland	Grasses with scattered small shrubs and mallee		
L16	Grassland			
L17	Grassland			
				


President: _____

L15	Grassland		
L19	Low threat	Gravel and development	
L20	Grassland		
L21	Grassland		
L22	Mallee/Mulga	Increased mallee cover in floodway	

President: _____

L22	Mallee/Mulga		
L23		Large dense mallee clump ~2m	
L24	Grassland	Low shrubland form.	
L25	Grassland	Mallee cover <10% increases to drainage line	
L26	Grassland		

President: _____

L27	Grassland	Grass dominated. mallee cover <10%	
L28	Mallee/Mulga	10-15% young mallee cover. Grass dominated	
L29	Mallee/Mulga	Mallee clump within grassland	
L29	Grassland	Potential low threat classification.	

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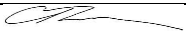
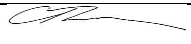
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Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	R Doohan G O'Brien	C Thompson		C Thompson		05/07/2019

SHIRE OF LEONORA

LOCAL PLANNING SCHEME NO. 2

Updated to Include AMD
[INSERT/DELETE AS NEEDED]

DISCLAIMER

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

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

Please advise the Department of Planning of any errors or omissions in this document.

LOCAL PLANNING SCHEME GAZETTAL DATE: [INSERT DATE]

President: _____

SHIRE OF LEONORA LOCAL PLANNING SCHEME NO. 2 - AMENDMENTS

AMD NO.	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	

SHIRE OF LEONORA

LOCAL PLANNING SCHEME NO. 2

The Shire of Leonora under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

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Part 1 — Preliminary

1. Citation

This local planning scheme is the Shire of Leonora Scheme No. 2.

2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

3. Scheme revoked

The following local planning scheme(s) is (are) revoked —

Shire of Leonora Town Planning Scheme No. 1 23 November 1984

4. Notes do not form part of Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note:

The *Interpretation Act 1984* section 32 makes provision in relation to whether headings form part of the written law.

5. Responsibility for Scheme

The Shire of Leonora is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. Scheme area

This Scheme applies to part of the Shire of Leonora as shown on the Scheme Map.

7. Contents of Scheme

- (1) In addition to the provisions set out in this document (the ***scheme text***), ***this*** Scheme includes the following —
 - (a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2);
 - (b) the supplemental provisions to the deemed provisions contained in Schedule A;
 - (a) the Scheme Map
- (2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

8. Purposes of Scheme

The purposes of this Scheme are to —

- (a) set out the local government's planning aims and intentions for the Scheme area; and

- (b) set aside land as local reserves for public purposes; and
- (c) zone land within the Scheme area for the purposes defined in this Scheme; and
- (d) control and guide development including processes for the preparation of structure plans and local development plans; and
- (e) set out procedures for the assessment and determination of development applications; and
- (f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and
- (g) make provision for the administration and enforcement of this Scheme; and
- (h) address other matters referred to in Schedule 7 of the Act.

9. Aims of Scheme

The aims of this Scheme are —

- (a) To facilitate growth and development to support a permanent population and promote vibrancy and social cohesion ;
- (b) To acknowledge and respect Aboriginal heritage and traditional cultural use of land'
- (c) To promote development of a comprehensive, compatible range of commercial and civic uses within the Leonora town centre;
- (d) To provide for a range of residential and lifestyle opportunities in the Leonora townsite;
- (e) To ensure that sufficient land is available for a variety of land uses required to service resource development in the district;
- (f) To facilitate land uses that will assist in diversifying Leonora's economy;
- (g) To protect the amenity and natural environment of the locality

10. Relationship with local laws

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. Relationship with other local planning schemes

There are no other local planning schemes of the Shire of Leonora which apply to the Scheme area.

12. Relationship with region planning scheme

There are no region planning schemes which apply to the Scheme area.

Part 2 — Reserves

13. Regional Reserves

There are no regional reserves in the Scheme area.

14. Local reserves

(1) In this clause —

Department of Main Roads means the department principally assisting in the administration of the *Main Roads Act 1930*;

Western Australian Road Hierarchy means the document of that name available on the website maintained by the Department of Main Roads.

(2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.

(3) The objectives of each local reserve are as follows —

Table 1 - Reserve objectives

Reserve name	Objectives
Public Open Space	<ul style="list-style-type: none"> • To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s. 152. • To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
Civic and Community	<ul style="list-style-type: none"> • To provide for a range of community facilities which are compatible with surrounding development. • To provide for public facilities such as halls, theatres, art galleries, educational, cultural, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community and cultural benefit.
Public Purposes	<ul style="list-style-type: none"> • To provide for a range of essential physical and community infrastructure.
Medical Services	<ul style="list-style-type: none"> • Public Purposes which specifically provide for a range of essential medical services.

Reserve name	Objectives
Infrastructure Services	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of essential infrastructure services.
Education	<ul style="list-style-type: none"> Public Purposes which specifically provide for a range of essential education facilities.
Cemetery	<ul style="list-style-type: none"> To set aside land required for a cemetery.
Railways	<ul style="list-style-type: none"> To set aside land required for passenger rail and rail freight services.
Primary Distributor Road	<ul style="list-style-type: none"> To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy.
Local Distributor Road	<ul style="list-style-type: none"> To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.
Local Road	<ul style="list-style-type: none"> To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.
Strategic infrastructure	<ul style="list-style-type: none"> To set aside land required for port or airport facilities.
Special Purpose Reserve	<ul style="list-style-type: none"> To set aside land for a special purpose. Purposes that do not comfortably fit in any other reserve classification.

15. Additional uses for local reserves

There are no additional uses for land in local reserves that apply to this Scheme.

Part 3 — Zones and use of land**16. Zones**

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows —

Table 2 — Zone objectives

Zone name	Objectives
Residential	<ul style="list-style-type: none"> • To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Urban Development	<ul style="list-style-type: none"> • To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • To provide for a range of residential densities to encourage a variety of residential accommodation. • To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.

Zone name	Objectives
Rural	<ul style="list-style-type: none"> • To provide for the maintenance or enhancement of specific local rural character. • To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses 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. • To provide for the practice and exercise of traditional cultural use of land by Aboriginal people
Rural Residential	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 1 ha to 4 ha. • To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Light Industry	<ul style="list-style-type: none"> • To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity. • To allow for workforce accommodation where it can be demonstrated that it would support an operational light industrial land use.

Zone name	Objectives
General Industry	<ul style="list-style-type: none"> • To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Industrial Development	<ul style="list-style-type: none"> • To designate land for future industrial development. • To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme.
Regional Centre	<ul style="list-style-type: none"> • Provide a range of services and uses to cater for both the local and regional community, including but not limited to specialty shopping, restaurants, cafes and entertainment. • Ensure that there is provision to transition between the uses in the regional centre and the surrounding residential areas to ensure that the impacts from the operation of the regional centre are minimised. • Provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre. • Encourage high quality, pedestrian friendly, street-orientated development that responds to and enhances the key elements of the Regional Centre, to develop areas for public interaction. • Ensure the provision of residential opportunities within the Regional Centre including tourist accommodation that supports the role of the regional centre and meets the needs of the community.
Special Use Zone	<ul style="list-style-type: none"> • To facilitate special categories of land uses which do not sit comfortably within any other zone. • To enable the Council to impose specific conditions associated with the special use.

17. Zoning table

The zoning table for this Scheme is as follows —

Table 3 - Zoning table

	Regional Centre	Residential	Rural	Rural Residential	Light Industry	General Industry
aged or dependent persons dwelling	D	P	X	X	X	X
agriculture - extensive	X	X	P	X	X	X
amusement parlour	P	X	X	X	X	X
ancillary dwelling	D	P	D	D	X	X
art gallery	P	A	D	D	X	X
bed and breakfast	D	D	D	D	X	X
betting agency	P	X	X	X	D	X
bulky goods showroom	D	X	X	X	P	X
caravan park	X	X	D	X	X	X
caretaker's dwelling	X	X	I	X	I	I
car park	P	X	D	X	P	D
child care premises	D	D	X	X	X	X
cinema/theatre	P	X	X	X	X	X
civic use	P	D	X	X	X	X
club premises	P	X	D	X	X	X
commercial vehicle parking	X	X	D	D	D	D
community purpose	P	D	D	X	X	X
consulting rooms	P	D	X	X	X	X
convenience store	P	D	X	X	D	X
educational establishment	D	D	X	X	X	X
exhibition centre	P	X	D	X	D	X
family day care	A	X	X	X	X	X
fast food outlet	P	X	X	X	X	X
fuel depot	X	X	D	X	D	P
funeral parlour	D	X	X	X	D	X
garden centre	P	D	X	X	X	X
grouped dwelling	D	P	X	X	X	X
home business	D	D	X	X	X	X
home occupation	D	D	X	X	D	X
home office	P	P	P	P	X	X
hotel	P	X	X	X	X	X
industry	X	X	X	X	D	P

	Regional Centre	Residential	Rural	Rural Residential	Light Industry	General Industry
industry - cottage	D	A	D	X	P	P
industry - extractive	X	X	D	X	X	X
industry - light	X	X	X	X	P	D
industry - primary production	X	X	P	X	P	D
industry - service	D	X	D	D	P	P
lunch bar	X	X	D	X	P	P
liquor store - small	D	X	X	X	X	X
medical centre	P	D	X	X	X	X
motel	P	X	D	X	X	X
motor vehicle, boat or caravan sales	X	X	X	X	P	X
motor vehicle repair	I	X	X	X	P	D
motor vehicle wash	I	X	X	X	P	D
office	P	X	X	X	I	I
place of worship	P	A	X	X	X	X
public utility	P	P	P	P	P	P
recreation - private	P	D	D	A	X	X
restaurant/cafe	P	X	X	X	X	X
rural home business	X	X	P	P	X	X
rural pursuit/hobby farm	X	X	P	D	X	X
serviced apartment	D	A	X	X	X	X
service station	P	X	D	X	P	X
shop	P	X	X	X	D	X
single house	D	P	P	P	X	X
tavern	P	X	X	X	X	X
telecommunications infrastructure	A	A	A	A	A	A
tourist development	A	X	X	X	X	X
trade display	D	X	X	X	P	P
traditional law and culture	P	P	P	P	P	P
transport depot	X	X	X	X	P	P
veterinary centre	X	X	D	X	D	D
warehouse/storage	X	X	X	X	P	D
workforce accommodation	X	X	X	X	D	X

18. Interpreting zoning table

- (1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.
- (2) The symbols used in the zoning table have the following meanings —
 - P means that the use is permitted if it complies with all relevant development standards and requirements of this Scheme;
 - I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with all relevant development standards and requirements of this Scheme;
 - D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
 - A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions;
 - X means that the use is not permitted by this Scheme.

Note:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land. For development on land that does not require development approval see clause 61 of the deemed provisions.
 2. In considering an application for development approval, the local government will have regard to clause 67 of the deemed provisions.
 3. If a proposed development is identified as a 'P' use in the zoning table, but the proposed development does not comply with all of the development standards and requirements of the Scheme, then it is to be treated as a 'D' use.
- (3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.
 - (4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table —
 - (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
 - (b) determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before

considering an application for development approval for the use of the land;
or

- (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.
- (5) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.
- (6) If a use of land is identified in a zone as being a class X use, the local government must refuse an application for development approval for that use in that zone unless —
 - (a) the development approval application relates to land that is being used for a non-conforming use; and
 - (b) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use.
- (7) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land —
 - (a) a structure plan; and
 - (b) a local development plan.

19. Additional uses

There are no additional uses for zoned land that apply to this Scheme.

20. Restricted uses

There are no restricted uses which apply to this Scheme.

21. Special use zones

- (1) Schedule 1 sets out —
 - (a) special use zones for specified land that are in addition to the zones in the zoning table; and
 - (b) the classes of special use that are permissible in that zone; and
 - (c) the conditions that apply in respect of the special uses.
- (2) A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

22. Non-conforming uses

- (1) Unless specifically provided, this Scheme does not prevent —
 - (a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or
 - (b) the carrying out of development on land if —
 - (i) before the commencement of this Scheme, the development was lawfully approved; and
 - (ii) the approval has not expired or been cancelled.
- (2) Subclause (1) does not apply if —
 - (a) the non-conforming use of the land is discontinued; and
 - (b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.
- (3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government —
 - (a) purchases the land; or
 - (b) pays compensation to the owner of the land in relation to the non-conforming use.

23. Changes to non-conforming use

- (1) A person must not, without development approval —
 - (a) alter or extend a non-conforming use of land; or
 - (b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or
 - (c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or
 - (d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.
- (2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.
- (3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use —
 - (a) is less detrimental to the amenity of the locality than the existing non-conforming use; and

(b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

- (1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.
- (2) A register prepared by the local government must set out the following —
 - (a) a description of each area of land that is being used for a non-conforming use;
 - (b) a description of any building on the land;
 - (c) a description of the non-conforming use;
 - (d) the date on which any discontinuance of the non-conforming use is noted.
- (3) If the local government prepares a register under subclause (1) the local government —
 - (a) must ensure that the register is kept up-to-date; and
 - (b) must make a copy of the register available for public inspection during business hours at the offices of the local government; and
 - (c) may publish a copy of the register on the website of the local government.
- (4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

Part 4 — General development requirements

25. R-Codes

- (1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- (2) The local government —
 - (a) must make a copy of the R-Codes available for public inspection during business hours at the offices of the local government; and
 - (b) may publish a copy of the R-Codes on the website of the local government.
- (3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.
- (4) The R-Codes apply to an area if the area has a coding number superimposed on it in accordance with subclause (3) or in a provision of the Scheme that applies the R-Codes.

26. Modification of R-Codes

- (1) Within residential land coded R10/20 or R12.5/20;
 - (a) grouped dwellings may be permitted at the discretion of Council to standards of the R20 code if reticulated sewerage is provided or Council is satisfied that on-site effluent disposal will function satisfactorily on a permanent basis.
- (2) Notwithstanding the provisions of the R10 code, Council may permit the primary street setback to be reduced to 6.0 metres.

27. State Planning Policy 3.6 to be read as part of Scheme

- (1) State Planning Policy 3.6 — Development Contributions for Infrastructure, modified as set out in clause 28, is to be read as part of this Scheme.
- (2) The local government —
 - (a) must make a copy of State Planning Policy 3.6 available for public inspection during business hours at the offices of the local government; and
 - (b) may publish a copy of State Planning Policy 3.6 on the website of the local government.

28. Modification of State Planning Policy 3.6

There are no modifications to State Planning Policy 3.6.

29. Other State planning policies to be read as part of Scheme

There are no other State planning policies that are to be read as part of the Scheme.

30. Environmental conditions

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

31. General development standards and requirements

- (1) Schedule 2 sets out requirements relating to development that are additional to those set out in the R-Codes, local development plans or State or local planning policies.
- (2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.
- (3) Where an inconsistency arises between the standards and requirements in clause 32 and clause 33, those in clause 33 will prevail.

32. Site specific development standards and requirements for areas covered by structure plan or local development plan

There are no additional requirements that apply to this Scheme.

33. Variations to site and development requirements

- (1) In this clause —

additional site and development requirements means requirements set out in clauses 32 and 33.
- (2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.
- (3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.
- (4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must —
 - (a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64 of the deemed provisions; and
 - (b) have regard to any expressed views prior to making its determination to grant development approval under this clause.
- (5) The local government may only approve an application for development approval under this clause if the local government is satisfied that —
 - (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and

- (b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

34. Restrictive covenants

- (1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.
- (2) If subclause (1) operates to extinguish or vary a restrictive covenant —
 - (a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
 - (b) the local government must not grant development approval for the construction of the residential dwelling unless it gives notice of the application for development approval in accordance with clause 64 of the deemed provisions.

Part 5 — Special control areas

35. Special control areas

There are no special control areas which apply to this Scheme.

Part 6 — Terms referred to in Scheme

Division 1 — General definitions used in Scheme

36. Terms used

- (1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows —

building envelope means the area of land within which all buildings and effluent disposal facilities on a lot must be contained;

building height, in relation to a building —

- (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or
- (b) if the building is used for purposes other than residential purposes, means the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections as that term is defined in the R-Codes;

cabin means a dwelling forming part of a tourist development or caravan park that is —

- (a) an individual unit other than a chalet; and
- (b) designed to provide short-term accommodation for guests;

chalet means a dwelling forming part of a tourist development or caravan park that is —

- (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
- (b) designed to provide short-term accommodation for guests;

commencement day means the day this Scheme comes into effect under section 87(4) of the Act;

commercial vehicle means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including —

- (a) a utility, van, truck, tractor, bus or earthmoving equipment; and
- (b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a);

floor area has meaning given in the Building Code;

frontage, in relation to a building —

- (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or

- (b) if the building is used for purposes other than residential purposes, means the line where a road reserve and the front of a lot meet and, if a lot abuts 2 or more road reserves, the one to which the building or proposed building faces;

incidental use means a use of premises which is consequent on, or naturally attaching, appertaining or relating to, the predominant use;

minerals has the meaning given in the *Mining Act 1978* section 8(1);

net lettable area or **nla** means the area of all floors within the internal finished surfaces of permanent walls but does not include the following areas —

- (a) stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas;
- (b) lobbies between lifts facing other lifts serving the same floor;
- (c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;
- (d) areas set aside for the provision of facilities or services to the floor or building where those facilities are not for the exclusive use of occupiers of the floor or building;

non-conforming use has the meaning given in the *Planning and Development Act 2005* section 172;

plot ratio means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located;

precinct means a definable area where particular planning policies, guidelines or standards apply;

predominant use means the primary use of premises to which all other uses carried out on the premises are incidental;

retail means the sale or hire of goods or services to the public;

short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period;

wall height, in relation to a wall of a building —

- (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or
- (b) if the building is used for purposes other than residential purposes, means the vertical distance from the natural ground level of the boundary of the property that is closest to the wall to the point where the wall meets the roof or parapet;

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wholesale means the sale of goods or materials to be sold by others.

- (2) A word or expression that is not defined in this Scheme —
- (a) has the meaning it has in the *Planning and Development Act 2005*; or
 - (b) if it is not defined in that Act — has the same meaning as it has in the R-Codes.

Division 2 — Land use terms used in Scheme

37. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows —

abattoir means premises used commercially for the slaughtering of animals for the purposes of consumption as food products;

agriculture — extensive means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture — intensive or animal husbandry — intensive;

agriculture — intensive means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following —

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);
- (d) aquaculture;

amusement parlour means premises —

- (a) that are open to the public; and
- (b) that are used predominantly for amusement by means of amusement machines including computers; and
- (c) where there are 2 or more amusement machines;

animal establishment means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry — intensive or veterinary centre;

animal husbandry — intensive means premises used for keeping, rearing or fattening of alpacas, beef and dairy cattle, goats, pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), sheep or other livestock in feedlots, sheds or rotational pens. This development excludes agriculture-extensive;

art gallery means premises —

- (a) that are open to the public; and
- (b) where artworks are displayed for viewing or sale;

bed and breakfast means a dwelling —

- (a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and
- (b) containing not more than 2 guest bedrooms;

betting agency means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*;

brewery means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the *Liquor Control Act 1988*;

bulky goods showroom means premises —

- (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes —
 - (i) automotive parts and accessories;
 - (ii) camping, outdoor and recreation goods;
 - (iii) electric light fittings;
 - (iv) animal supplies including equestrian and pet goods;
 - (v) floor and window coverings;
 - (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
 - (vii) household appliances, electrical goods and home entertainment goods;
 - (viii) party supplies;
 - (ix) office equipment and supplies;
 - (x) babies' and childrens' goods, including play equipment and accessories;
 - (xi) sporting, cycling, leisure, fitness goods and accessories;
 - (xii) swimming pools;

and
- (b) used to sell by retail goods and accessories by retail if —
 - (i) a large area is required for the handling, display or storage of the goods; or
 - (ii) vehicular access is required to the premises for the purpose of collection of purchased goods;

caravan park means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1);

caretaker's dwelling means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant;

car park means premises used primarily for parking vehicles whether open to the public or not but does not include —

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) any premises in which cars are displayed for sale;

child care premises means premises where —

- (a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1), other than a family day care service as defined in that section, is provided; or
- (b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided;

cinema/theatre means premises where the public may view a motion picture or theatrical production;

civic use means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes;

club premises means premises used by a legally constituted club or association or other body of persons united by a common interest;

commercial vehicle parking means premises used for parking of one or 2 commercial vehicles but does not include —

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) parking of commercial vehicles incidental to the predominant use of the land;

community purpose means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit;

consulting rooms means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

convenience store means premises —

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and

- (b) operated during hours which include, but may extend beyond, normal trading hours; and
- (c) the floor area of which does not exceed 300 m² net lettable area;

corrective institution means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility;

educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution;

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum;

family day care means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided;

fast food outlet means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten —

- (a) without further preparation; and
- (b) primarily off the premises;

freeway service centre means premises that has direct access to a freeway and which provides all the following services or facilities and may provide other associated facilities or services but does not provide bulk fuel services —

- (a) service station facilities;
- (b) emergency breakdown repair for vehicles;
- (c) charging points for electric vehicles;
- (d) facilities for cyclists;
- (e) restaurant, cafe or fast food services;
- (f) take-away food retailing;
- (g) public ablution facilities, including provision for disabled access and infant changing rooms;
- (h) parking for passenger and freight vehicles;
- (i) outdoor rest stop facilities such as picnic tables and shade areas;

fuel depot means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used —

- (a) as a service station; or

- (b) for the sale of fuel by retail into a vehicle for use by the vehicle;

funeral parlour means premises used —

- (a) to prepare and store bodies for burial or cremation;
- (b) to conduct funeral services;

garden centre means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens;

holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot;

holiday house means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast;

home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession —

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 50 m²; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home occupation means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that —

- (a) does not involve employing a person who is not a member of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 20 m²; and

- (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and
- (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (f) does not —
 - (i) require a greater number of parking spaces than normally required for a single dwelling; or
 - (ii) result in an increase in traffic volume in the neighbourhood;
 and
- (g) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
- (h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located;

home office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation —

- (a) is solely within the dwelling; and
- (b) does not entail clients or customers travelling to and from the dwelling; and
- (c) does not involve the display of a sign on the premises; and
- (d) does not require any change to the external appearance of the dwelling;

home store means a shop attached to a dwelling that —

- (a) has a net lettable area not exceeding 100 m²; and
- (b) is operated by a person residing in the dwelling;

hospital means premises that are a hospital within the meaning given in the *Health Services Act 2016* section 8(4);

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises;

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes —

- (a) the storage of goods;

- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes;

industry — cottage means premises, other than premises used for a home occupation, that are used by the occupier of the premises for the purpose of carrying out a trade or light industry producing arts and crafts goods if the carrying out of the trader or light industry –

- (a) will not cause injury or adversely affect the amenity of the neighbourhood; and
- (b) if the premises is located in a residential zone – does not employ any person other than a member of the occupier's household; and
- (c) is compatible with the principal uses to which land is the zone in which the premises is located may be put; and
- (d) does not occupy an area in excess of 50m²; and
- (e) does not involve the display on the premises of a sign with an area exceeding 0.2m² in area.

industry — extractive means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes —

- (a) the processing of raw materials including crushing, screening, washing, blending or grading;
- (b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration;

industry — light means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed;

industry — primary production means premises used —

- (a) to carry out a primary production business as that term is defined in the *Income Tax Assessment Act 1997* (Commonwealth) section 995-1; or
- (b) for a workshop servicing plant or equipment used in primary production businesses;

industry - service means

- (a) an industry - light carried out from premises which may have a retail shop front and from which goods manufactured on the premises may be sold; or
- (b) premises having a retail shop front and used as a depot for receiving goods to be serviced.

liquor store — large means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300 m²;

liquor store — small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300 m²;

lunch bar means premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas.

market means premises used for the display and sale of goods from stalls by independent vendors;

medical centre means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

mining operations means premises where mining operations, as that term is defined in the *Mining Act 1978* section 8(1) is carried out;

motel means premises, which may be licensed under the *Liquor Control Act 1988* —

- (a) used to accommodate guests in a manner similar to a hotel; and
- (b) with specific provision for the accommodation of guests with motor vehicles;

motor vehicle, boat or caravan sales means premises used to sell or hire motor vehicles, boats or caravans;

motor vehicle repair means premises used for or in connection with —

- (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or
- (b) repairs to tyres other than recapping or re-treading of tyres;

motor vehicle wash means premises primarily used to wash motor vehicles;

nightclub means premises the subject of a nightclub licence granted under the *Liquor Control Act 1988*;

office means premises used for administration, clerical, technical, professional or similar business activities;

park home park means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997* Schedule 8;

place of worship means premises used for religious activities such as a chapel, church, mosque, synagogue or temple;

public utility means any work or undertaking constructed or maintained by a public authority as may be required to provide water, sewerage, electricity, gas, drainage, communications or other similar services;

reception centre means premises used for hosted functions on formal or ceremonial occasions;

recreation — private means premises that are —

- (a) used for indoor or outdoor leisure, recreation or sport; and
- (b) not usually open to the public without charge;

renewable energy facility means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or in connection with, the generation of energy by a renewable resource, where energy is being produced for commercial gain (i.e. solar farms as opposed to solar panels).

resource recovery centre means premises other than a waste disposal facility used for the recovery of resources from waste;

restaurant/cafe means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*;

restricted premises means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of —

- (a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); or
- (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or
- (c) smoking-related implements;

roadhouse means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services —

- (a) a full range of automotive repair services;
- (b) wrecking, panel beating and spray painting services;
- (c) transport depot facilities;
- (d) short-term accommodation for guests;

- (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;

rural home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or occupation if the carrying out of the business, service or occupation —

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 200 m²; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle of more than 30 tonnes gross weight;

rural pursuit/hobby farm means any premises, other than premises used for agriculture — extensive or agriculture — intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household —

- (a) the rearing, agistment, stabling or training of animals;
- (b) the keeping of bees;
- (c) the sale of produce grown solely on the premises;

serviced apartment means a group of units or apartments providing —

- (a) self-contained short stay accommodation for guests; and
- (b) any associated reception or recreational facilities;

service station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for —

- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; and/or
- (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles;

shop means premises other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services;

small bar means premises the subject of a small bar licence granted under the *Liquor Control Act 1988*;

tavern means premises the subject of a tavern licence granted under the *Liquor Control Act 1988*;

telecommunications infrastructure means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network;

tourist development means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide —

- (a) short-term accommodation for guests; and
- (b) onsite facilities for the use of guests; and
- (c) facilities for the management of the development;

trade display means premises used for the display of trade goods and equipment for the purpose of advertisement;

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for the following purposes including goods which may be assembled or manufactured off the premises —

- (a) automotive repairs and servicing;
- (b) building including repair and maintenance;
- (c) industry;
- (d) landscape gardening;
- (e) provision of medical services;
- (f) primary production;
- (g) use by government departments or agencies, including local government;

traditional law and culture means land uses associated with Aboriginal heritage and observance of customary laws. This includes ceremonies, storytelling, meetings, gatherings, traditional hunting, camping, natural resource management, making of arts and crafts, and other activities undertaken in the carrying out of traditional law and custom.

transport depot means premises used primarily for the parking or garaging of 3 or more commercial vehicles including —

- (a) any ancillary maintenance or refuelling of those vehicles; and
- (b) any ancillary storage of goods brought to the premises by those vehicles; and
- (c) the transfer of goods or persons from one vehicle to another;

tree farm means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the *Carbon Rights Act 2003* section 5;

veterinary centre means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders;

warehouse/storage means premises including indoor or outdoor facilities used for —

- (a) the storage of goods, equipment, plant or materials; or
- (b) the display or sale by wholesale of goods;

waste disposal facility means premises used —

- (a) for the disposal of waste by landfill; or
- (b) the incineration of hazardous, clinical or biomedical waste;

waste storage facility means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale;

winery means premises used for the production of viticultural produce and associated sale of the produce;

workforce accommodation means premises, which may include modular or relocatable buildings, used —

- (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

President: _____

SCHEDULES -

1. Special use zones
2. General development standards and requirements
3. Exempted advertisements

Schedule A - Supplemental provisions to the deemed provisions

Schedule 1 - Special Use Zones

[cl. 21]

No.	Description of land	Special Use	Conditions
SU1	<i>Reserve 322544</i>	Gun Club	As determined by the local government.
SU2	1 (Lot 42) Rochester Street	Caravan Park	As determined by the local government.
SU3	Former Stationmaster's House, 20 Kurrajong Street on Deposited Plan 62275	Objectives: <ul style="list-style-type: none"> Acknowledge the contribution that the station master's house makes to the town. Conserve and protect the cultural heritage of the station master's house. Special uses: To be considered as a 'D' use: <ul style="list-style-type: none"> Bed and breakfast Office Club premises Community purpose Consulting rooms Exhibition centre Industry - cottage Museum Medical centre Reception centre Restaurant Single house Veterinary hospital 	1. In determining any application for development approval, the local government shall have regard to and may impose conditions relating to: <ul style="list-style-type: none"> compatibility of development within the existing heritage building and its curtilage; impact of the development on the historic values of the building and place; measures to protect and enhance the historic values of the building and place; the advice and recommendations of the Heritage Council of Western Australia; and compatibility of development with the adjacent rail freight operations and the buffer zone requirements of the Leonora Wastewater Treatment Plant. 2. Development standards for the Regional Centre zone as per Schedule 2 (2) shall apply for development on the site.
SU4	Gwalia historic precinct, as shown on the Scheme map.	Objectives:	1. In determining any application for development approval, the local government will take into consideration its objective for preservation of the Precinct's character and environment and may apply conditions relating to building materials and colour.

President: _____

No.	Description of land	Special Use	Conditions
		<ul style="list-style-type: none"> • To protect and preserve the Gwalia historic precinct as a depiction of the Shire's and Western Australia's mining history. • To facilitate development that supports tourism opportunities. <p>Special Uses:</p> <p>To be considered as a 'D' use:</p> <ul style="list-style-type: none"> • Caravan park • Civic building • Hotel • • Reception centre • Restaurant • Rural pursuit • Shop • Tourist development 	<p>2. A building may not be demolished, altered or extended unless with the approval of the local government. In determining its approval the local government will take into consideration its objective for preservation of the precinct's character and environment and may apply conditions relating to building materials and colour.</p>

Schedule 2 - General development standards and requirements that apply to land in Scheme area

[cl. 32]

1. Rural Residential Zone

- (a) The provisions for controlling subdivision and development in the Rural Residential zone are as follows;
- (i) Within the zone, no building may be erected closer than twenty (20) metres to the road frontage of the lot.
 - (ii) No more than one single house will be permitted to be erected on a lot.
 - (iii) Within the zone, a building may not be occupied as a residence unless the building has been approved by the local government as a residence in conformity with the National Building Code of Australia and provisions of this Scheme and is connected to an adequate supply of potable water.
 - (iv) Indigenous trees, declared rare flora, scrub or other substantial vegetation may not be felled, cleared or removed except for:
 - Trees which are dead, diseased or dangerous.
 - For the purpose of a firebreak required by regulation, except that in order to preserve the amenity of the area Council may, at its discretion, vary the position of any required firebreak to avoid destruction of any vegetation, or due to the physical features of the subject land.
 - For the purpose of any access driveway for a residential dwelling approved by Council.
 - (v) Land within the zone is to be managed in such a manner that there will be no further clearing of the land for vegetation that has to be removed for a single house, firebreaks, outbuildings and accessway construction. The local government's approval shall be deemed as local government's written consent to remove vegetation.
 - (vi) The local government may specify that groups of trees are required to retain the rural character of the locality. No person shall remove any of those groups of trees without the prior written consent of Council.

2. Regional Centre Zone

- (a) A person shall not develop or use any land, change the use of land or erect, use or adapt any building unless car parking spaces as specified in Table A are provided.

Table A

Use	Setback from street alignment	No. of car parking spaces provided on site
Shop	Nil	1 for every 25m ² of net lessable area
Office	Nil	1 for every 25m ² of net lessable area

Hotel	Nil	1 bay per unit of accommodation where applicable plus 1 bay per 10m ² NLA of public bar space (areas occupied by customers, excluding servery areas)
Motel	-	1 bay per unit of accommodation
Residential	In accordance with the provisions of the R10 Residential Design Code	
Other uses	At the discretion of the local government having regard to the nature of the development and the orderly and propose planning of the locality and the street system.	

Notwithstanding the above the local government may at its discretion waive the requirements for car parking spaces to be provided on site if it is satisfied that:

- (i) it is not practicable to provide on-site parking; and
 - (ii) adequate car parking facilities exist in the immediate vicinity.
- (b) In the zone multiple dwellings may be permitted at the discretion of the local government to the standard of the R40 code following advertisement in accordance with clause 64 of the deemed provisions and connection to reticulated sewerage is provided.

3. Light Industry and General Industry Zone

- (a) Development shall be in conformity with the following:

Minimum site area	Setback from street alignment	No. of car parking spaces
2000 m ²	9m	1 for each 65m ² of NLA.

Except that the local government may permit an industrial use on a lot of not less than 1000m² which existed prior to gazettal of the Scheme.

- (b) When considering an application for development of a Caretaker's Dwelling, local government shall have regard to these requirements:
- (i) That there shall first be an industrial use or building on the lot;
 - (ii) Occupancy of a Caretaker's Dwelling shall only be available to the proprietor, manager, or authorised person in charge of the industrial premises or its security and their immediate family;

- (iii) A dwelling shall not exceed an area of 100m² as measured from the outside walls, and may not contain more than the following:
 - (a) 2 x bedrooms
 - (b) 1 x bathroom
 - (c) 1 x laundry
 - (d) 1 x kitchen
 - (e) 1 x dining room
 - (f) 1 x lounge/sitting room
- (iv) An office is not permitted in a dwelling unless by the replacement of one bedroom;
- (v) Verandahs may be attached to a dwelling in addition to the provisions of (iii) above, providing that they are not enclosed;
- (vi) A Caretaker's Dwelling shall be provided with grassed and/or landscaped outdoor living area/s at least equal in area to that of the dwelling for use by the occupants of the dwelling;
- (vii) The location of a Caretaker's Dwelling on a lot shall be assessed in relation to its proximity to adjoining lot and the likely impact of any noise, dust, fumes, vibration and the like emanating from activities on the adjoining lots. local government may require appropriate measure to safeguard the occupants of the Caretaker's Dwelling to be incorporated in the dwelling however, local government will not consider any action against industrial firms undertaking lawful activity.
- (viii) Development of land for workforce accommodation is subject to development approval of the local government and any conditions imposed by the local government relating to standards including buildings, facilities, car parking and landscaping, and may include as a condition a time limit on development.

4. Urban Development Zone

- (a) All subdivision and development in the zone shall be undertaken in accordance a structure plan prepared and approved in accordance with Part 4 of the deemed provisions.

5. Industrial Development Zone

- (a) All subdivision and development in the zone shall be undertaken in accordance with a structure plan prepared and approved in accordance with Part 4 of the deemed provisions.

Schedule 3 - Exempted Advertisements

Land Use and/or Development	Exempted Sign Type and Number	Maximum area
Dwellings	One professional name plate as appropriate	0.2m ²
Home Business or Home Occupation	One advertisement describing the nature of the home business or home occupation	0.2m ²
Places of Worship, Meeting Halls and Places of Public Assembly	One advertisement detailing the function and/or the activities of the institution concerned	1.0 m ²
Shops, Showrooms, Office and other commercial uses appropriate within Town Centre	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building.	Not applicable
Industrial and Warehouse Premises	A maximum of four advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building and excluding signs which are connected to a pole, wall, or other building. A maximum of two freestanding advertisement signs not exceeding 5 metres in height above ground level	Total area of such advertisements are not to exceed 15m ² . Maximum permissible total area is not to exceed 10m ² and individual advertisement signs are not to exceed 6m ²
Sporting clubs, ovals and sporting complexes	All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned either from other private land or from public places and streets.	Not applicable
Public Places and Reserves	(a) Advertisement signs (illuminated and non-illuminated) relating to the functions of Government, a public authority or local government excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body, and	Not applicable

Land Use and/or Development	Exempted Sign Type and Number	Maximum area
	<p>(b) Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a Government department, public authority or the local government, and</p> <p>(c) Advertisement signs (illuminated or non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a Statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.</p>	<p>Not applicable</p> <p>Not applicable</p>
Railway Property and Reserves	Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon railway station	No sign is to exceed 2m ² in area.
Advertisements within Buildings	All advertisements placed or displayed within buildings, which cannot ordinarily be seen by a person outside of those buildings.	Not applicable
All classes of buildings other than single family dwellings	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2m ²
Temporary signs	EXEMPTED SIGN TYPE AND NUMBER (All non-illuminated unless otherwise stated)	Maximum area
Building Construction Sites (advertisement signs displayed only for the duration of the construction) as follows:		
(a) Dwellings	One advertisement per street frontage details of the project and the contractors undertaking the construction work.	2m ²

Land Use and/or Development	Exempted Sign Type and Number	Maximum area
(b) Multiple dwellings, shops, commercial and industrial properties	One sign as for (a) above	5m ²
Sales of goods or livestock	One sign per lot displayed for a period not exceeding 3 months advertising the sale of goods (or livestock) upon any land within any building upon which the sign is exhibited provided that the land is not normally used for that purpose.	2m ²
Property transactions Advertisement signs displayed for the duration of the period over which property transactions are offered and negotiated as follows:		
(a) Dwellings	One sign per street frontage for each property relating to the Sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.	Each sign is not to exceed an area of 2m ²
(b) Multiple Dwellings, shops, commercial and industrial properties	One sign as for (a) above.	Each sign is not to exceed an area of 5m ²
(c) Large rural properties in excess of five (5) hectares	One sign as for (a) above.	Each sign not to exceed an area of 10m ²
Display Homes Advertisement signs displayed for the period over which homes are on display for public inspection	(a) One sign for each dwelling on display. (b) In addition to (a) above one sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display	2m ² 5m ²

Schedule A - Supplemental provisions to the deemed provisions

These provisions are to be read in conjunction with the deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

61. Development for which development approval not required

- (1) Development approval of the local government is not required for the following works:
 - (a) the erection or installation of a sign or advertisement of a class specified in Schedule 3 of this Scheme that applies in respect of the sign unless the sign is to be erected or installed -
 - (i) on a place included on a heritage list prepared in accordance with this Scheme; or
 - (ii) on land located within an area designated under this Scheme as a heritage area.
 - (b) the erection or extension of a single house on a lot if a single house is a permitted ('P') use in the zone (where the R Codes do not apply) in which that lot is located, where the development standards set out in the Scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:
 - (i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or
 - (ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*; or
 - (iii) included on a heritage list prepared in accordance with this Scheme; or
 - (iv) within an area designated under this Scheme as a heritage area; or
 - (v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29.
 - (c) the erection or extension of an outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house if a single house is a permitted ('P') in the zone (where the R Codes do not apply) where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:
 - (i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or
 - (ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*; or
 - (iii) included on a heritage list prepared in accordance with this Scheme; or
 - (iv) within an area designated under the Scheme as a heritage area; or
 - (v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29.
 - (d) the demolition of any building or structure except where the building or structure is:
 - (i) located in a place that has been entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or

- (ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*; or
 - (iii) included on a heritage list prepared in accordance with this Scheme; or
 - (iv) within an area designated under the Scheme as a heritage area; or
 - (v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29
- (e) the carrying out of works urgently necessary in the public safety or for the safety or security of plant or equipment or for maintenance of essential services.
- (f) the carrying out of any works on, in, over or under a street or road by a public authority acting pursuant to the provisions of any Act.
- (g) development associated with a permitted ("P") use in the Rural Zone where the use and development relates to pastoral activities and is in accordance with the pastoral lease and a diversification permit is not required by the Department of Lands to undertake the works.
- (h) development related to activities associated with the exercise of traditional law and culture.
- (i) street trading and outdoor eating facilities on public places in accordance with a local law.
- (j) development of public utilities by a public authority.

President: _____

COUNCIL RESOLUTION TO ADVERTISE LOCAL PLANNING SCHEME

Adopted by resolution of the Council of the Shire of Leonora at the Ordinary Meeting of Council held on the 16th July, 2019

CHIEF EXECUTIVE OFFICER

PRESIDENT

President: _____

COUNCIL RESOLUTION TO SUPPORT SCHEME FOR APPROVAL

Council resolved to **support** approval of the draft Scheme of Shire of Leonora at the Ordinary Meeting of Council held on the 16th July, 2019

The Common Seal of the Shire of Leonora was hereunto affixed by authority of a resolution of the Council in the presence of:

CHIEF EXECUTIVE OFFICER

PRESIDENT

WAPC Recommended for Approval

**Delegated under S.16 of the Planning
and Development Act, 2005**

Date: _____

Approval Granted

MINISTER FOR PLANNING

Date: _____

President: _____

10.0 REPORTS OF OFFICERS**10.2 DEPUTY CHIEF EXECUTIVE OFFICER****10.2(A) MONTHLY FINANCIAL STATEMENTS**

SUBMISSION TO: Meeting of Council
Meeting Date: 16th July, 2019

AGENDA REFERENCE: 10.2 (A) JUL 19

SUBJECT: Monthly Financial Statements

LOCATION / ADDRESS: Leonora

NAME OF APPLICANT: Shire of Leonora

FILE REFERENCE: Nil

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Linda Gray

OFFICER: Deputy Chief Executive Officer

INTEREST DISCLOSURE: Nil

DATE: 11th July, 2019

BACKGROUND

In complying with the Local Government Financial Management Regulations 1996, a monthly statement of financial activity must be submitted to an Ordinary Council meeting within 2 months after the end of the month to which the statement relates. The statement of financial activity is a complex document but gives a complete overview of the “cash” financial position as at the end of each month. The statement of financial activity for each month must be adopted by Council and form part of the minutes.

It is understood that parts of the statement of financial activity have been submitted to Ordinary Council meetings previously. In reviewing the Regulations the complete statement of financial activity is to be submitted, along with the following reports that are not included in the statement.

Monthly Financial Statements for the month ended 30th June, 2019 consisting of:

- (a) Compilation Report
- (b) Statement of Financial Activity – 30th June, 2019
- (c) Material Variances – 30th June, 2019

STATUTORY ENVIRONMENT***Part 4 — Financial reports— s. 6.4***

34. *Financial activity statement report – s. 6.4*

(1A) *In this regulation —*

committed assets means revenue unspent but set aside under the annual budget for a specific purpose.

34. (1) *A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail —*
- (a) *annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);*
 - (b) *budget estimates to the end of the month to which the statement relates;*
 - (c) *actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;*

President: _____

- (d) *material variances between the comparable amounts referred to in paragraphs (b) and (c); and*
 - (e) *the net current assets at the end of the month to which the statement relates.*
34. (2) *Each statement of financial activity is to be accompanied by documents containing —*
- (a) *an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;*
 - (b) *an explanation of each of the material variances referred to in subregulation (1)(d); and*
 - (c) *such other supporting information as is considered relevant by the local government.*
34. (3) *The information in a statement of financial activity may be shown —*
- (a) *according to nature and type classification; or*
 - (b) *by program; or*
 - (c) *by business unit.*
34. (4) *A statement of financial activity, and the accompanying documents referred to in subregulation (2), are to be —*
- (a) *presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and*
 - (b) *recorded in the minutes of the meeting at which it is presented.*
34. (5) *Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the AAS, to be used in statements of financial activity for reporting material variances.*

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from the recommendation of this report.

STRATEGIC IMPLICATIONS

There are no strategic implications resulting from the recommendation of this report.

RECOMMENDATIONS

That the Monthly Financial Statements for the month ended 30th June, 2019 consisting of:

- (a) *Compilation Report*
- (b) *Statement of Financial Activity – 30th June, 2019*
- (c) *Material Variances – 30th June, 2019*

be accepted.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION

Moved Cr AM Moore, seconded Cr RA Cotterill, that the Monthly Financial Statements for the month ended 30th June, 2019 consisting of:

- (a) *Compilation Report*
- (b) *Statement of Financial Activity – 30th June, 2019*
- (c) *Material Variances – 30th June, 2019*

be accepted.

CARRIED (6 VOTES TO 0)

President: _____

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Mr Jim Epis
The Chief Executive Officer
Shire of Leonora
PO Box 56
LEONORA WA 6438

COMPILATION REPORT TO THE SHIRE OF LEONORA

We have compiled the accompanying Local Government special purpose financial statements of the Shire of Leonora, which comprise the Statement of Financial Activity (by Statutory Reporting Program), a summary of significant accounting policies and other explanatory notes for the period ending 30 June 2019. The financial statements have been compiled to meet compliance with the *Local Government Act 1995* and associated Regulations.

THE RESPONSIBILITY OF THE SHIRE OF LEONORA

The Shire of Leonora are solely responsible for the information contained in the special purpose financial statements and are responsible for the maintenance of an appropriate accounting system in accordance with the relevant legislation.

OUR RESPONSIBILITY

On the basis of information provided by the Shire of Leonora we have compiled the accompanying special purpose financial statements in accordance with the requirements of the *Local Government Act 1995*, associated Regulations and APES 315 *Compilation of Financial Information*.

Our procedures use accounting expertise to collect, classify and summarise the financial information, which the Shire of Leonora provided, in compiling the financial statements. Our procedures do not include verification or validation procedures. No audit or review has been performed and accordingly no assurance is expressed.

The Local Government special purpose financial statements were compiled exclusively for the benefit of the Shire of Leonora. We do not accept responsibility to any other person for the contents of the special purpose financial statements.

Moore Stephens (WA) Pty Ltd

Moore Stephens (WA) Pty Ltd
Chartered Accountants



RUSSELL BARNES
DIRECTOR

8 July 2019

SHIRE OF LEONORA

MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the Period Ended 30 June 2019

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED 30 JUNE 2019

INFORMATION

PREPARATION TIMING AND REVIEW

All known transactions up to 8 July 2019

BASIS OF PREPARATION

REPORT PURPOSE

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996, Regulation 34*. Note: The statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities and to the extent they are not inconsistent with the *Local Government Act 1995* and accompanying regulations), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 1995* and accompanying regulations. Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 11.

SIGNIFICANT ACCOUNTING POLICES

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CRITICAL ACCOUNTING ESTIMATES

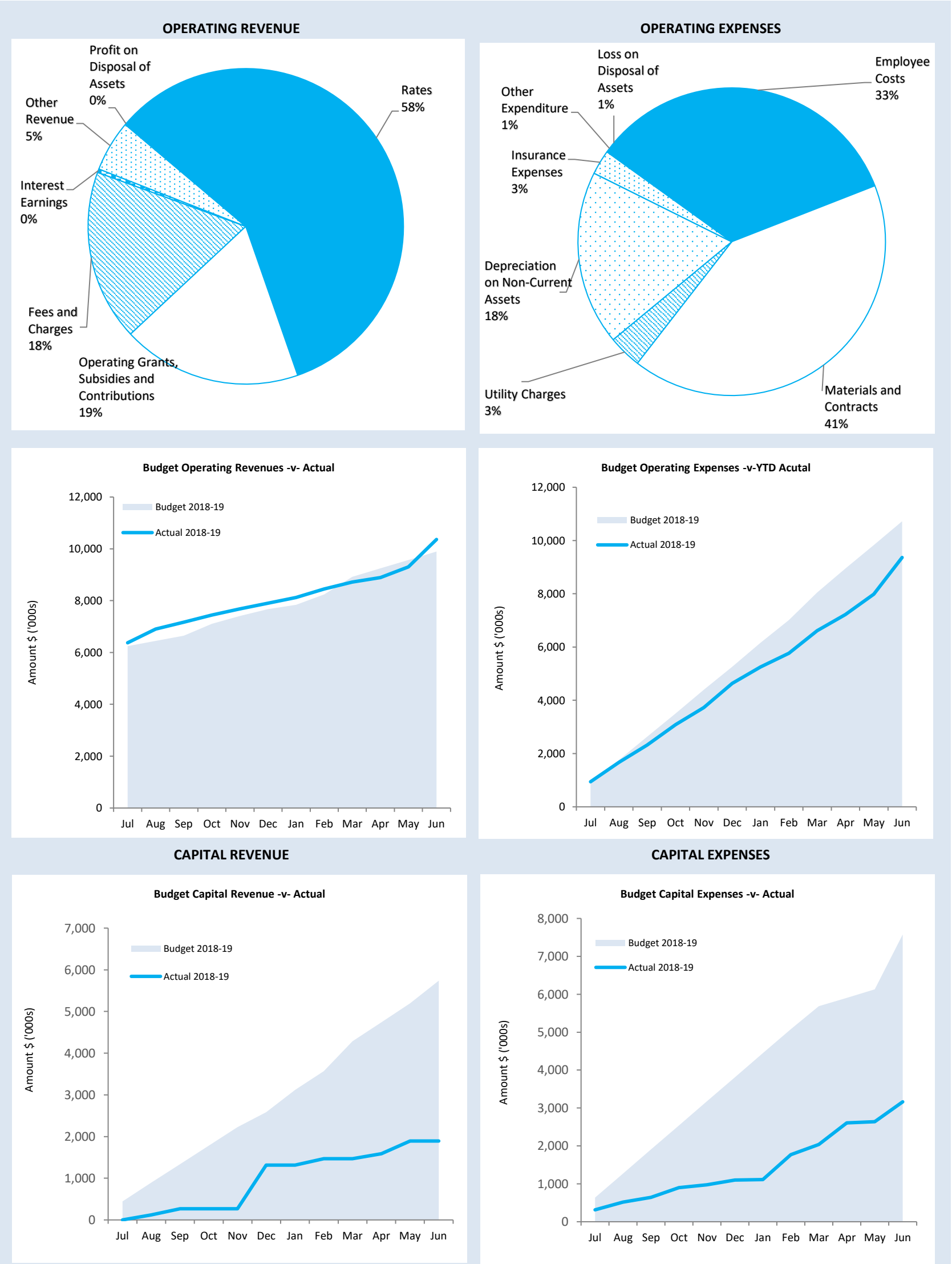
The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 30 JUNE 2019

SUMMARY GRAPHS



KEY TERMS AND DESCRIPTIONS
FOR THE PERIOD ENDED 30 JUNE 2019

STATUTORY REPORTING PROGRAMS

Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

GOVERNANCE	ACTIVITIES
To provide a decision making process for the efficient allocation of scarce resources.	Includes costs and revenues associated with the President and Councillors in the exercise of their obligations as a governing body. Items of expenditure include conference, travel, meeting attendance fees, presidential allowance, receptions, donations, subscriptions and phone rentals. Costs of advertising and conducting elections are also included. Revenues include election nomination fees and reimbursements by members for private expenses. An administration cost is also allocated which enables staff to process Council meeting procedures, implement all government decisions and conduct Council meetings. Cost of conducting audit of Council books of accounts and procedures is also included under this heading.
GENERAL PURPOSE FUNDING	
To collect revenue to allow for the provision of services.	1 Rates (a) GRV (gross rental value) refers to the valuation methodology used for Lenora, Gwalia, Leinster and town sites and operational mines and associated infrastructure. (b) UV (unimproved value) valuation methodology for mining properties and tenements (other than mines and other associated infrastructure) and includes prospecting licences, exploration licences and mining leases. It also refers to broad acre rural pastoral properties. (c) Interim rates and and rates written back refer mainly to mining rates where tenements are granted or surrendered following the adoption of the budget. (d) Administration charges refers to the charge levied on ratepayers electing to make payment of rates on the offered instalment plan and is based on the actual cost involved in administering this process. (e) Administration costs allocated are the costs of maintaining records, levying and collecting all rates. 2 Grants (a) Grants Commission- a general purpose grant allocated annually by the Federal Government to all local governments. The amount is determined by various formulae devised by the Grants Commission, with a significant component being based on population. (b) Roads Grant - An untied road grant allocated by the Federal Government and again distributed by the Grants Commission utilising a pre-determined formula. (c) Administration costs allocated to grants refers to the costs associated in collection of Federal Government grants including provision and updating of data used in grants commission formula. 3 Interest from Investments Includes interest received on surplus funds invested throughout the year from both operating and reserve accounts.
LAW, ORDER, PUBLIC SAFETY	
To provide services to help a safer and environmentally conscious community.	Costs and revenues associated with animal control within the Shire and also includes fire insurance, dog control and registration.
HEALTH	
To provide an operational framework for environmental and community health.	Costs and revenues associated with compliance with the Health Act including inspections and approvals, food quality control, mosquito control, septic tank inspection/ control, food hygiene inspection / control, contribution to doctors expenses, Royal Flying Doctor donation and notification of disease.
EDUCATION AND WELFARE	
To provide services to disadvantaged persons, the elderly, children and youth.	Provision of support for education and aged and disabled facilities within the district for the betterment of the residents.
HOUSING	
To provide and maintain elderly residents housing.	Costs of maintaining Council owned accomodation units and collection of rentals paid by staff for the use of those buildings. Costs that can be accurately attributed to other programs are allocated. Revenue associated with a State Government owned house by way of loan repayments to the Shire are also included. Accomodation units include 9 houses, 2 duplexes and a single person quarters.

KEY TERMS AND DESCRIPTIONS
FOR THE PERIOD ENDED 30 JUNE 2019

STATUTORY REPORTING PROGRAMS

Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

COMMUNITY AMENITIES

To provide services required by the community.

Costs of collection and disposal of domestic and commercial refuse for town site of Leonora and Gwalila and maintenance of the landfill refuse site. Revenue collection is by way of an annual fee for this service which is included on rate assessment notices. Costs associated with review and administration of Council's Town Planning Scheme. Provision of Christmas decorations in Leonora Town Site. Operation of the Leonora Cemetery.

RECREATION AND CULTURE

To establish and effectively manage infrastructure and which will help the social wellbeing of the community.

Provision and maintenance of Council owned parks, gardens and grassed oval / recreation ground at Leonora and a contribution to similar facilities within Leinster townsite. Costs of operation and maintenance of a purpose built recreation centre which includes indoor basketball court, two squash courts, kitchen, gymnasium and associated facilities and revenues collected from the public for the use of these facilities. Costs of maintenance of Council owned and provided television and radio re-transmission service which includes digital television and radio.

Costs and revenue associated with the operation and maintenance of library facilities at Leonora in conjunction with the Library Board of Western Australia. Costs of maintenance of street trees. Costs of providing electricity for street lights in the Leonora/ Gwalia town sites and maintenance of Council's works depot and associated infrastructure.

Operation, maintenance and management of Leonora Aerodrome including runways, runway lighting, tarmac and terminal building and gardens. Purchase of aviation fuel for resale to aircraft operators.

Revenues by way of landing fees and Head Tax Charges charged to all aircraft with the exception of the Royal Flying Doctors Service, lease / renting of building to all users of facilities and charges for fuel supplied to aircraft.

ECONOMIC SERVICES

To help promote the shire and its economic wellbeing.

Costs associated with tourism promotion throughout the Shire including employment of staff at the Gwalia Museum and historic precinct & Leonora Information Centre.

Contribution to employment of a Goldfields / Esperance Development Officer operating from Shire Offices - Leonora. Cost and revenues associated with the annual Leonora Golden Gift'. Costs and revenues associated with buidling control under building regulations, including inspections and issuing building permits.

OTHER PROPERTY AND SERVICES

To monitor and control council's overheads operating accounts.

Costs and revenues for private hire of Council machinery and operators for completion of private works for ratepayers and others. Cost allocation pools including administration, overheads, plant operation costs and salaries and wages which are all individually detailed and then allocated throughout all previously mentioned operating activities, works and services.

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019**

STATUTORY REPORTING PROGRAMS

	Ref Note	Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening Funding Surplus(Deficit)	1(b)	1,593,263	1,593,263	1,593,263	0	0.00%	
Revenue from operating activities							
Governance		2,000	2,000	517	(1,483)	(74.15%)	
General Purpose Funding - Rates	5	6,003,803	6,003,803	6,038,744	34,941	0.58%	
General Purpose Funding - Other		642,072	642,072	1,296,802	654,730	101.97%	▲
Law, Order and Public Safety		8,600	8,600	8,044	(556)	(6.47%)	
Health		55,445	55,445	58,072	2,627	4.74%	
Education and Welfare		295,136	295,136	285,885	(9,251)	(3.13%)	
Housing		45,340	45,340	36,270	(9,070)	(20.00%)	
Community Amenities		405,935	405,935	440,434	34,499	8.50%	
Recreation and Culture		317,972	317,972	339,210	21,238	6.68%	
Transport		702,921	702,921	900,400	197,479	28.09%	▲
Economic Services		1,299,635	1,299,635	758,117	(541,518)	(41.67%)	▼
Other Property and Services		117,190	117,190	201,229	84,039	71.71%	▲
		9,896,049	9,896,049	10,363,724			
Expenditure from operating activities							
Governance		(724,513)	(724,513)	(606,887)	117,626	16.24%	▲
General Purpose Funding		(424,015)	(424,015)	(377,280)	46,735	11.02%	▲
Law, Order and Public Safety		(171,346)	(171,346)	(165,105)	6,241	3.64%	
Health		(592,754)	(592,754)	(569,403)	23,351	3.94%	
Education and Welfare		(705,034)	(705,034)	(713,082)	(8,048)	(1.14%)	
Community Amenities		(303,262)	(303,262)	(287,697)	15,565	5.13%	
Recreation and Culture		(1,384,930)	(1,384,930)	(1,238,114)	146,816	10.60%	▲
Transport		(3,628,573)	(3,628,573)	(3,197,688)	430,885	11.87%	▲
Economic Services		(2,763,588)	(2,763,588)	(2,194,548)	569,040	20.59%	▲
Other Property and Services		(34,867)	(34,867)	(12,974)	21,893	62.79%	▲
		(10,732,882)	(10,732,882)	(9,362,778)			
Operating activities excluded from Actual							
Add Back Depreciation		1,431,691	1,431,691	1,716,523	284,832	19.89%	▲
Adjust (Profit)/Loss on Asset Disposal	6	261,906	261,906	31,056	(230,850)	(88.14%)	▼
Adjust Provisions and Accruals		0	0	12,098	12,098		
Amount attributable to operating activities		856,764	856,764	2,760,623			
Investing Activities							
Non-operating Grants, Subsidies and Contributions	9	5,425,375	5,425,375	1,674,056	(3,751,319)	(69.14%)	▼
Proceeds from Disposal of Assets	6	314,000	314,000	219,318	(94,682)	(30.15%)	▼
Capital Acquisitions	7	(7,577,095)	(7,577,095)	(3,162,805)	4,414,290	58.26%	▲
Amount attributable to investing activities		(1,837,720)	(1,837,720)	(1,269,431)			
Financing Activities							
Transfer from Reserves	8	235,000	235,000	0	(235,000)	(100.00%)	▼
Transfer to Reserves	8	(635,555)	(635,555)	(788,678)	(153,123)	(24.09%)	▼
Amount attributable to financing activities		(400,555)	(400,555)	(788,678)			
Closing Funding Surplus(Deficit)	1(b)	211,752	211,752	2,295,777			

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold. Refer to Note 11 for an explanation of the reasons for the variance.

The material variance adopted by Council for the 2018-19 year is \$15,000 or 10.00% whichever is the greater.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 30 JUNE 2019

REVENUE

RATES

All rates levied under the *Local Government Act 1995*. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

PROFIT ON ASSET DISPOSAL

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

FEES AND CHARGEES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995 . Regulation 54 of the Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

NATURE OR TYPE DESCRIPTIONS

EXPENSES

EMPLOYEE COSTS

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019**

BY NATURE OR TYPE

	Ref Note	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
		\$	\$	\$	\$	%
Opening Funding Surplus (Deficit)	1(b)	1,593,263	1,593,263	1,593,263	0	0.00%
Revenue from operating activities						
Rates	5	6,003,803	6,003,803	6,038,744	34,941	0.58%
Operating Grants, Subsidies and Contributions	9	1,886,512	1,886,512	1,905,736	19,224	1.02%
Fees and Charges		1,524,966	1,524,966	1,815,045	290,079	19.02%
Interest Earnings		34,555	34,555	37,693	3,138	9.08%
Other Revenue		446,213	446,213	543,178	96,965	21.73%
Profit on Disposal of Assets	6	0	0	23,328	23,328	
		9,896,049	9,896,049	10,363,724		
Expenditure from operating activities						
Employee Costs		(2,024,819)	(2,024,819)	(3,060,061)	(1,035,242)	(51.13%)
Materials and Contracts		(6,282,127)	(6,282,127)	(3,879,733)	2,402,394	38.24%
Utility Charges		(280,984)	(280,984)	(328,073)	(47,089)	(16.76%)
Depreciation on Non-Current Assets		(1,431,691)	(1,431,691)	(1,716,523)	(284,832)	(19.89%)
Insurance Expenses		(260,522)	(260,522)	(242,350)	18,172	6.98%
Other Expenditure		(190,833)	(190,833)	(81,654)	109,179	57.21%
Loss on Disposal of Assets	6	(261,906)	(261,906)	(54,384)	207,522	79.24%
		(10,732,882)	(10,732,882)	(9,362,778)		
Operating activities excluded from Actual						
Add back Depreciation		1,431,691	1,431,691	1,716,523	284,832	19.89%
Adjust (Profit)/Loss on Asset Disposal	6	261,906	261,906	31,056	(230,850)	(88.14%)
Adjust Provisions and Accruals		0	0	12,098	12,098	
Amount attributable to operating activities		856,764	856,764	2,760,623		
Investing activities						
Non-operating grants, subsidies and contributions	9	5,425,375	5,425,375	1,674,056	(3,751,319)	(69.14%)
Proceeds from Disposal of Assets	6	314,000	314,000	219,318	(94,682)	(30.15%)
Capital acquisitions	7	(7,577,095)	(7,577,095)	(3,162,805)	4,414,290	58.26%
Amount attributable to investing activities		(1,837,720)	(1,837,720)	(1,269,431)		
Financing Activities						
Transfer from Reserves	8	235,000	235,000	0	(235,000)	(100.00%)
Transfer to Reserves	8	(635,555)	(635,555)	(788,678)	(153,123)	(24.09%)
Amount attributable to financing activities		(400,555)	(400,555)	(788,678)		
Closing Funding Surplus (Deficit)	1(b)	211,752	211,752	2,295,777		

KEY INFORMATION

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019**

**NOTE 1(a)
NET CURRENT ASSETS**

SIGNIFICANT ACCOUNTING POLICIES

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

EMPLOYEE BENEFITS

Short-term employee benefits

Provision is made for the Shire's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Shire's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the calculation of net current assets.

Other long-term employee benefits

The Shire's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

Other long-term employee benefits (Continued)

Long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Shire's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Shire does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

PROVISIONS

Provisions are recognised when the Shire has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

INVENTORIES

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019

OPERATING ACTIVITIES
NOTE 1(b)
ADJUSTED NET CURRENT ASSETS

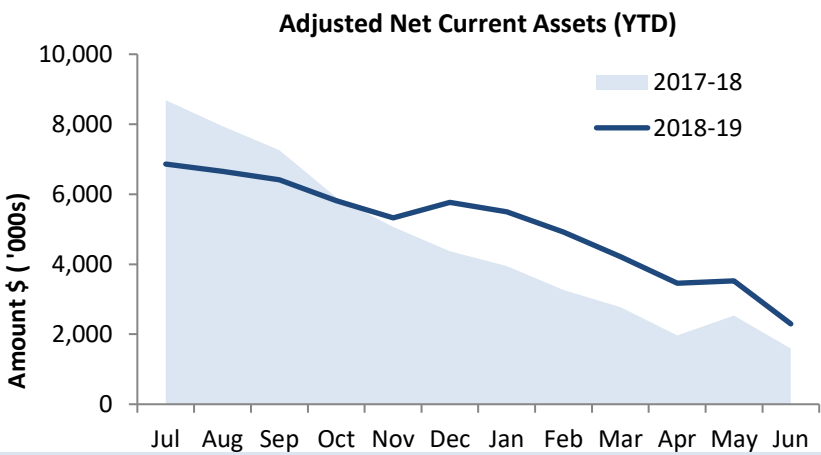
Adjusted Net Current Assets	Ref Note	Last Years Closing 30 June 2018	This Time Last Year 30 Jun 2018	Year to Date Actual 30 Jun 2019
		\$	\$	\$
Current Assets				
Cash Unrestricted	2	1,521,537	1,521,537	1,533,761
Cash Restricted	2	2,541,945	2,541,945	3,330,623
Rates outstanding	3	133,780	133,780	165,403
Sundry debtors	3	201,671	201,671	497,729
GST receivable	3	115,717	115,717	87,501
Accrued interest receivable	3	0	0	2,129
Inventories		43,861	43,861	76,625
		4,558,511	4,558,511	5,693,771
Less: Current Liabilities				
Payables	4	(505,429)	(505,429)	(161,596)
Provisions - employee		(198,195)	(198,195)	(198,195)
		(703,624)	(703,624)	(359,791)
Unadjusted Net Current Assets		3,854,887	3,854,887	5,333,980
Adjustments and exclusions permitted by FM Reg 32				
Less: Cash reserves	2	(2,541,945)	(2,541,945)	(3,330,623)
Add: Provisions - employee		198,195	198,195	198,195
Add: Accrued salaries		82,126	82,126	94,225
Adjusted Net Current Assets		1,593,263	1,593,263	2,295,777

SIGNIFICANT ACCOUNTING POLICIES

Please see Note 1(a) for information on significant accounting polices relating to Net Current Assets.

KEY INFORMATION

The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) compared to the budgeted surplus(deficit) represented on the budget.



This Year YTD
Surplus(Deficit)

\$2.3 M

Last Year YTD
Surplus(Deficit)

\$1.59 M

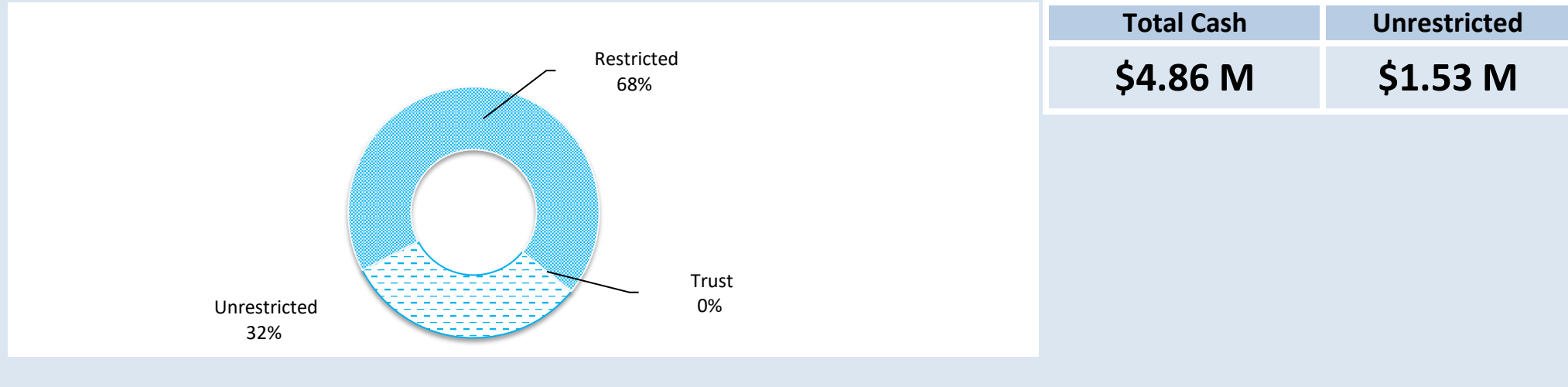
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019

OPERATING ACTIVITIES
NOTE 2
CASH AND INVESTMENTS

Description	Type	Unrestricted	Restricted	Trust	Total YTD Actual	Institution	Interest Rate	Maturity Date
		\$	\$	\$	\$			
Municipal account	Cheque	1,531,245			1,531,245	NAB	Variable	Cheque Acc
Cash on Hand	Cash	2,516			2,516	N/A	Nil	On hand
Reserve accounts held in Term Deposit	Term deposit		2,024,204		2,024,204	NAB	2.15%	12/10/2019
LSL Maximiser	Investment		72,774		72,774	NAB	Variable	Cheque Acc
Fire Maximiser	Investment		9,061		9,061	NAB	Variable	Cheque Acc
Plant Maximiser	Investment		400,489		400,489	NAB	Variable	Cheque Acc
Annual Leave Maximiser	Investment		62,419		62,419	NAB	Variable	Cheque Acc
Gwalia Precinct Maximiser	Investment		318,630		318,630	NAB	Variable	Cheque Acc
Building Maintenance Maximiser	Investment		165,670		165,670	NAB	Variable	Cheque Acc
Waste Management Maximiser	Investment		192,376		192,376	NAB	Variable	Cheque Acc
Aerodrome Maximiser	Investment		25,000		25,000	NAB	Variable	Cheque Acc
IT Maximiser	Investment		15,000		15,000	NAB	Variable	Cheque Acc
Swimming Pool Maximiser	Investment		45,000		45,000	NAB	Variable	Cheque Acc
Total		1,533,761	3,330,623	0	4,864,384			

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019

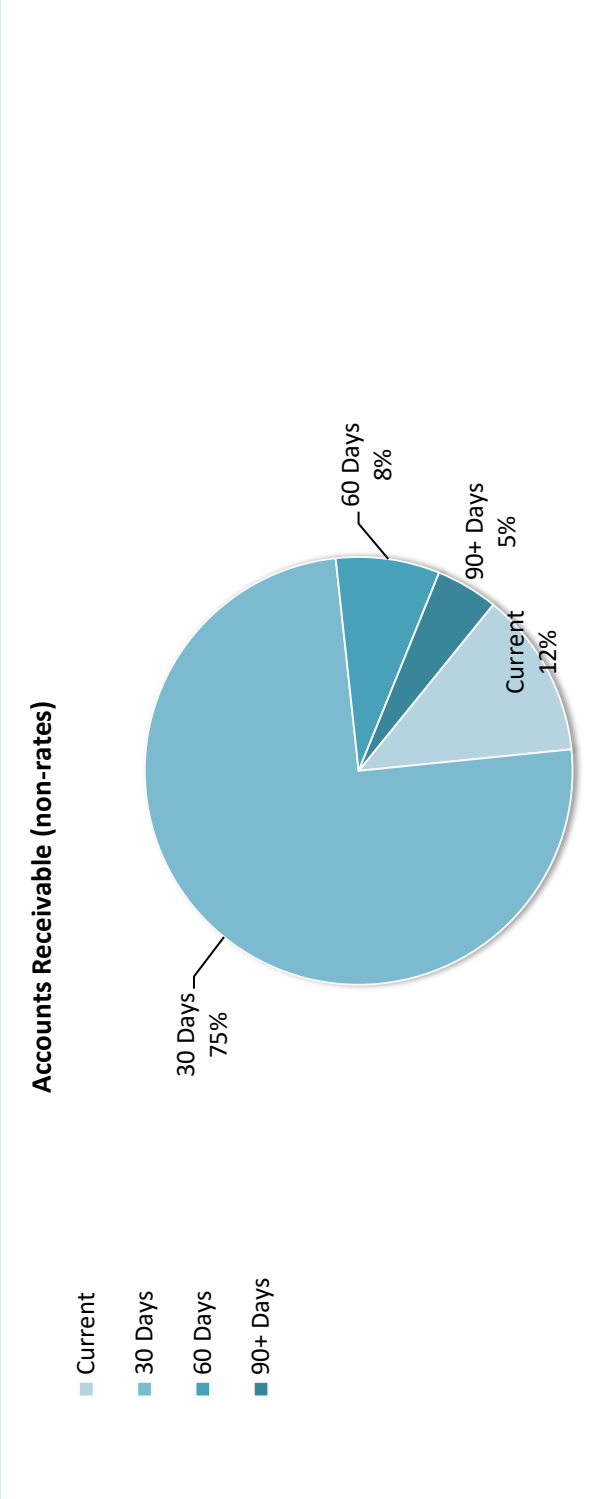
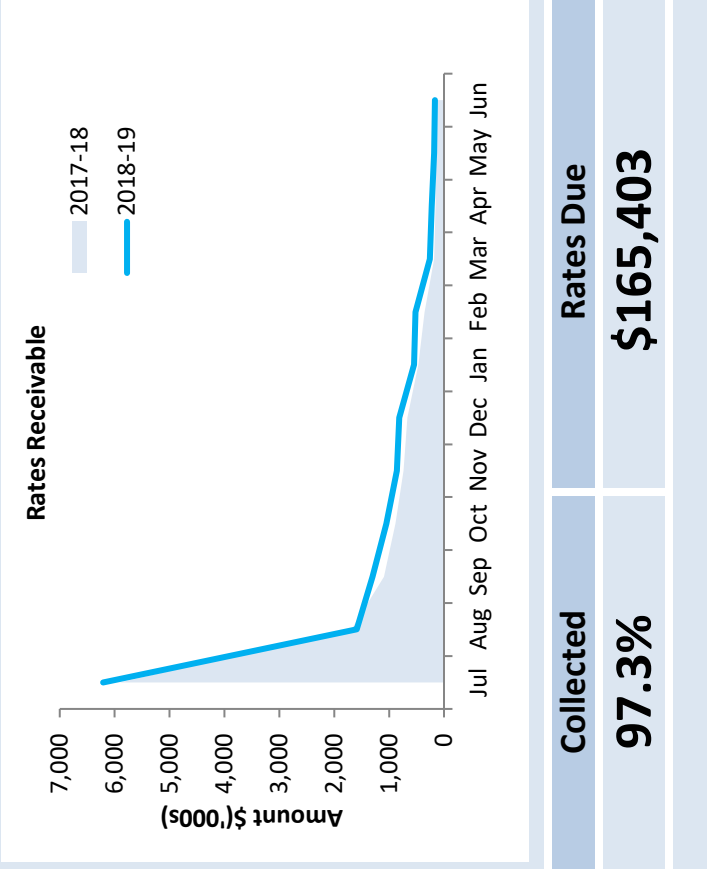
OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

Rates Receivable	30 June 2018	30 Jun 19
	\$	\$
Opening Arrears Previous Years	116,441	133,780
Levied this year	5,627,909	6,038,744
Less Collections to date	(5,610,570)	(6,007,121)
Equals Current Outstanding	133,780	165,403
Net Rates Collectable	133,780	165,403
% Collected	97.7%	97.3%

Receivables - General	Credit	Current	30 Days	60 Days	90+ Days	Total
Receivables - General	\$	\$	\$	\$	\$	\$
Percentage	(305)	62,565	372,957	39,126	23,386	497,729
	(1.70%)	12.6%	74.9%	7.9%	4.7%	
Balance per Trial Balance						
Sundry debtors						497,729
GST receivable						87,501
Accrued interest receivable						2,129
Total Receivables General Outstanding						587,359
Amounts shown above include GST (where applicable)						

KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.



Please refer to the compilation report

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019

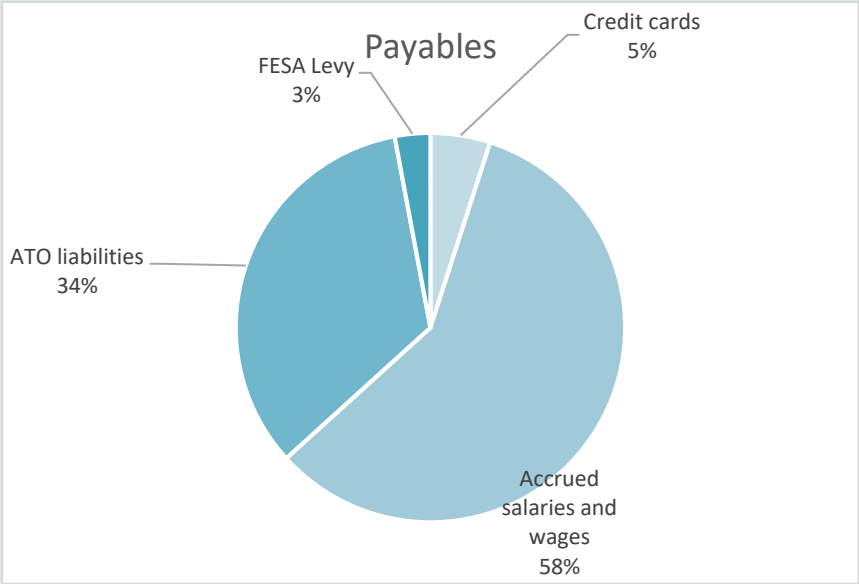
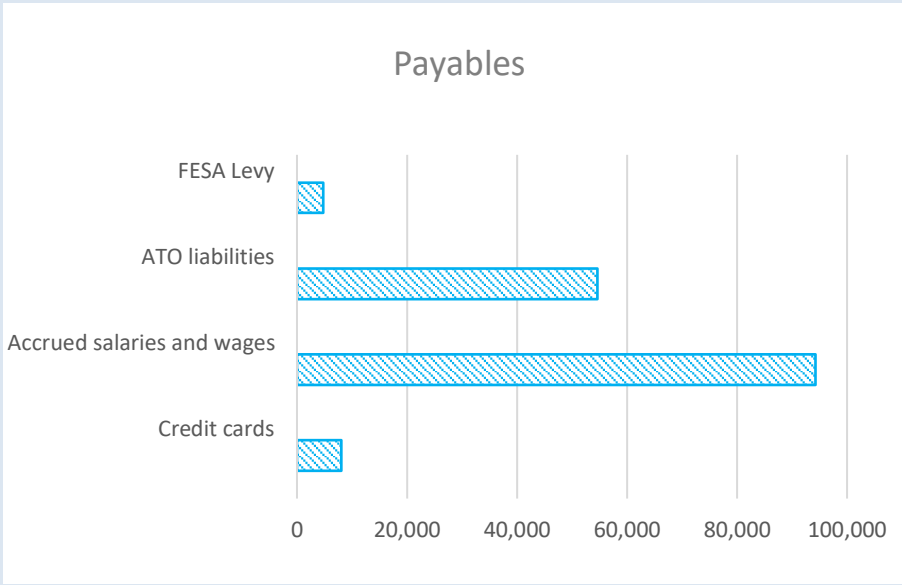
OPERATING ACTIVITIES
NOTE 4
Payables

Payables - General	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - General	0	0	0	0	0	0
Percentage	0%	0%	0%	0%	0%	
Balance per Trial Balance						
Credit cards						8,032
Accrued salaries and wages						94,225
ATO liabilities						54,577
FESA Levy						4,762
Total Payables General Outstanding						161,596
Amounts shown above include GST (where applicable)						

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

Creditors Due
\$161,596
Over 30 Days
0%
Over 90 Days
0%

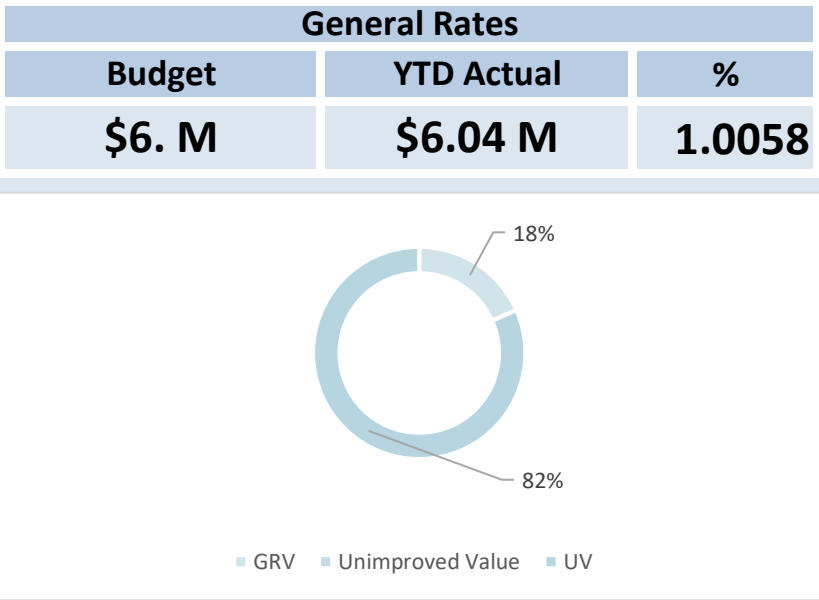
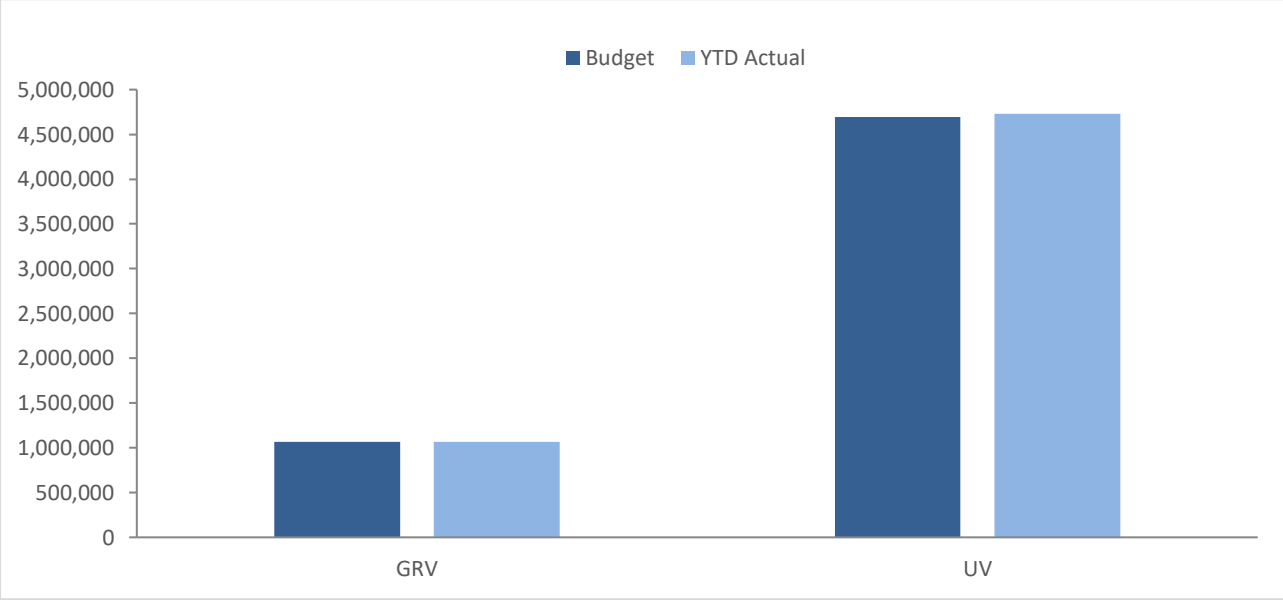


NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019

OPERATING ACTIVITIES
NOTE 5
RATE REVENUE

General Rate Revenue		Amended Budget						YTD Actual			
	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
RATE TYPE	\$			\$	\$	\$	\$	\$	\$	\$	\$
Differential General Rate											
Gross Rental Value											
GRV	0.067700	590	15,267,730	1,066,696	0	0	1,066,696	1,062,634	2,904	0	1,065,538
Unimproved Value											
UV	0.148500	1,286	30,363,281	4,694,473	0	0	4,694,473	4,636,472	94,100	0	4,730,572
Sub-Total		1,876	45,631,011	5,761,169	0	0	5,761,169	5,699,106	97,004	0	5,796,110
Minimum Payment	Minimum \$										
Gross Rental Value											
GRV	318	84	120,809	27,984	0	0	27,984	27,984	0	0	27,984
Unimproved Value											
UV	318	645	760,547	214,650	0	0	214,650	214,650	0	0	214,650
Sub-Total		729	881,356	242,634	0	0	242,634	242,634	0	0	242,634
Total General Rates							6,003,803				6,038,744

KEY INFORMATION
Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

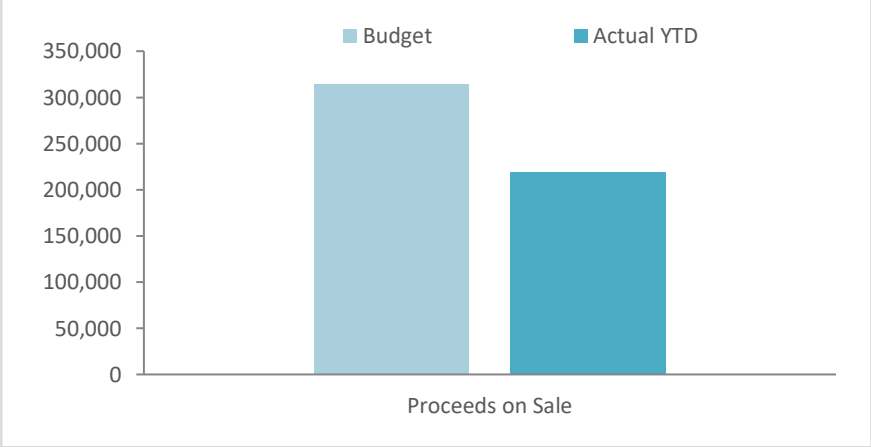


NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019

OPERATING ACTIVITIES
NOTE 6
DISPOSAL OF ASSETS

Asset Ref.	Asset Description	Budget				YTD Actual			
		Net Book	Proceeds	Profit	(Loss)	Net Book	Proceeds	Profit	(Loss)
		Value				Value			
		\$	\$	\$	\$	\$	\$	\$	\$
	Transport								
	2016 Ford Ranger (P108) - (PE7)	42,198	22,000	0	(20,198)	35,671	19,318	0	(16,353)
	2016 Ford Ranger (P2416) - (PE11)	42,197	22,000	0	(20,197)	35,671	19,318	0	(16,353)
	2016 Ford Ranger Wildtrack (P6) - (PE10)	56,049	25,000	0	(31,049)	47,360	25,682	0	(21,678)
	International Eagle Prime Mover - (44)	124,554	75,000	0	(49,554)	0	0	0	0
	2013 John Deere Motor Grader - (555)	188,935	100,000	0	(88,935)	131,672	155,000	23,328	0
	International Eagle Prime Mover - (43)	121,973	70,000	0	(51,973)	0	0	0	0
		575,906	314,000	0	(261,906)	250,374	219,318	23,328	(54,384)

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
\$314,000	\$219,318	70%

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019**

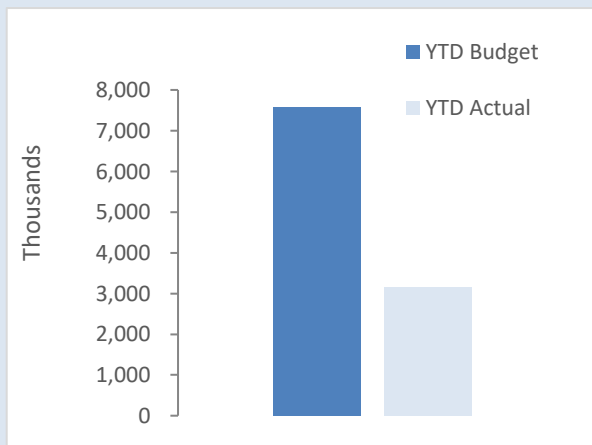
**INVESTING ACTIVITIES
NOTE 7
CAPITAL ACQUISITIONS**

Capital Acquisitions	Amended		YTD Actual	YTD Actual Variance
	Budget	YTD Budget		
	\$	\$	\$	\$
Building and Improvements	4,883,534	4,883,534	591,628	(4,291,906)
Plant & Equipment	1,258,538	1,258,538	1,215,268	(43,270)
Roads	853,326	853,326	748,809	(104,517)
Improvements & Infrastructure	581,697	581,697	603,149	21,452
Work in Progress	0	0	3,951	3,951
Capital Expenditure Totals	7,577,095	7,577,095	3,162,805	(4,414,290)
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	5,425,375	5,425,375	1,369,056	(4,056,319)
Borrowings	0	0	0	0
Other (Disposals & C/Fwd)	314,000	314,000	219,318	(94,682)
Cash Backed Reserves				
Plant reserve	100,000	0	0	0
Waste management reserve	135,000	0	0	0
Contribution - operations	1,602,720	1,837,720	1,574,431	(263,289)
Capital Funding Total	7,577,095	7,577,095	3,162,805	(4,414,290)

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	\$7.58 M	\$3.16 M	42%
Capital Grant	Annual Budget	YTD Actual	% Received
	\$5.43 M	\$1.37 M	25%

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2019

INVESTING ACTIVITIES
NOTE 7
CAPITAL ACQUISITIONS

		Amended Annual Budget	YTD Budget	YTD Actual	Variance (Under)/ Over
Capital Acquisitions					
Building and Improvements		\$	\$	\$	\$
E920011	Aged Care Accommodation	4,000,000	4,000,000	0	(4,000,000)
E940001	Land Trans Aged Care	205,000	205,000	0	(205,000)
E920002	Lot 250 Queen Vic St	21,097	21,097	0	(21,097)
E920003	35 Hoover Street Renewal	5,000	5,000	0	(5,000)
E920004	13 Fitzgerald Renewal	11,600	11,600	0	(11,600)
E920005	40 Hoover Renewal	3,000	3,000	0	(3,000)
E920006	29 Hoover Renewal	21,532	21,532	8,565	(12,967)
E920007	11B Walton Renewal	24,000	24,000	0	(24,000)
E920008	Lot 294 Queen Vic Renewal	12,000	12,000	20,869	8,869
E920009	Relocate / Renew Gym	20,000	20,000	0	(20,000)
E920021	Works Depot Workshop Upgrade	22,305	22,305	14,890	(7,415)
E920012	Edna Wilcox's NSRF Renewal	104,000	104,000	91,107	(12,893)
E920013	Mazza's Store NSRF Renewal	166,000	166,000	219,607	53,607
E920014	Sly Grog Shop NSRF Renewal	54,000	54,000	61,107	7,107
E920015	Matrinzollie's NSRF Renewal	34,000	34,000	45,727	11,727
E920016	Williams NSRF Renewal	34,000	34,000	33,256	(744)
E920017	Lawlers Police Restoration	100,000	100,000	96,500	(3,500)
E920010	Admin Office Painting (internal)	46,000	46,000	0	(46,000)
TOTAL - Building and Improvements		4,883,534	4,883,534	591,628	(4,291,906)
Plant & Equipment					
E930007	Ride on Lawn Mower	18,000	18,000	16,221	(1,779)
E930001	Prime Mover	290,000	290,000	244,850	(45,150)
E930002	Prime Mover / Tipper	365,000	365,000	270,298	(94,702)
E930003	Motor Grader	380,000	380,000	395,000	15,000
E930004	MSW Vehicle	62,000	62,000	63,216	1,216
E930005	Grader Utility	49,000	49,000	49,015	15
E930006	Airport Workshop Utility	49,000	49,000	89,958	40,958
E930008	Skid Steer Loader & Attachments	0	0	30,000	30,000
E930009	Grader Camps x2	0	0	56,710	56,710
E930010	Motor vehicle	45,538	45,538	0	(45,538)
TOTAL - Plant & Equipment		1,258,538	1,258,538	1,215,268	(43,270)
TOTAL PROPERTY PLANT AND EQUIPMENT		6,142,072	6,142,072	1,806,896	(4,335,176)
Roads					
E900001	Footpath Renewals	100,000	100,000	190,760	90,760
E900002	RRG Glenorn Yundamindra	450,000	450,000	543,868	93,868
E900003	Grid Renewals (various)	50,000	50,000	14,181	(35,819)
E910001	Depot Standpipe	20,000	20,000	0	(20,000)
E900004	Wandrra Leonora Nambi	233,326	233,326	0	(233,326)
TOTAL - Roads		853,326	853,326	748,809	(104,517)
Improvements & Infrastructure					
E910002	Liquid Waste Upgrade Completion	421,397	421,397	484,252	62,855
E910003	Oval Retic Upgrade	80,000	80,000	86,932	6,932
E910004	Fitness Playground Equipment	24,000	24,000	0	(24,000)
E910006	Renew Playground Softfall	15,000	15,000	0	(15,000)
E910005	Rushton Engine Reloc.	10,000	10,000	0	(10,000)
E910007	Agnew Steel Milling Machine	17,600	17,600	17,600	0
E910008	Renew Gwalia O/Head Pully	13,700	13,700	0	(13,700)
E910009	Communication Hub	0	0	14,365	14,365
TOTAL - Other Infrastructure		581,697	581,697	603,149	21,452
TOTAL INFRASTRUCTURE		1,435,023	1,435,023	1,351,958	(83,065)
Work in progress					
A01534	Work in progress - Depot standpipe	0	0	3,951	3,951
Total Capital Expenditure		7,577,095	7,577,095	3,162,805	(4,414,290)

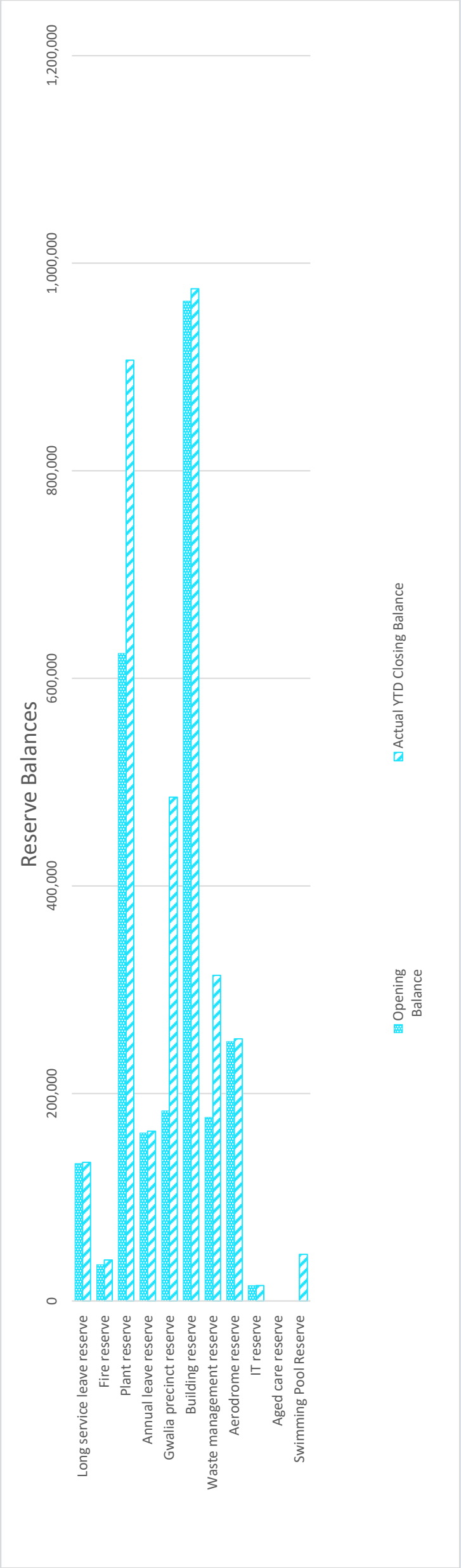
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019

OPERATING ACTIVITIES
NOTE 8
CASH AND INVESTMENTS

Cash Backed Reserve

Reserve Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Long service leave reserve	132,366	662	1,134	0	0	0	0	133,028	133,500
Fire reserve	34,993	195	431	4,000	4,000	0	0	39,188	39,424
Plant reserve	624,013	2,620	7,527	0	275,000	(100,000)	0	526,633	906,540
Annual leave reserve	161,974	810	1,655	0	0	0	0	162,784	163,629
Gwalia precinct reserve	183,234	916	2,393	300,000	300,000	0	0	484,150	485,627
Building reserve	963,453	4,817	11,899	175,000	0	(135,000)	0	1,143,270	975,352
Waste management reserve	176,912	210	1,916	0	135,000	0	0	42,122	313,828
Aerodrome reserve	250,000	1,250	2,723	0	0	0	0	251,250	252,723
IT reserve	15,000	75	0	0	0	0	0	15,075	15,000
Aged care reserve	0	0	0	100,000	0	0	0	100,000	0
Swimming Pool Reserve	0	0	0	45,000	45,000	0	0	45,000	45,000
	2,541,945	11,555	29,678	624,000	759,000	(235,000)	0	2,942,500	3,330,623

KEY INFORMATION



Please refer to the compilation report

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019**

**NOTE 9
GRANTS AND CONTRIBUTIONS**

Grants and Contributions

Grant Provider	Amended Budget Operating	Capital	YTD Budget	Annual Budget (d)	Budget Variations (e)	Expected (d)+(e)	YTD Actual Revenue (b)
	\$	\$	\$				\$
General purpose funding							
WA Local Government Grants Commission	288,942	0	288,942	288,942	312,014	600,956	600,956
WA Local Government Grants Commission	302,065	0	302,065	302,065	347,143	649,208	649,208
Law, order, public safety							
FESA - WA	0	0	0	0	849	849	849
Health							
Health - Aged Care Feasibility Study	20,000	0	20,000	20,000	0	20,000	20,000
Health - Aged Care SIHI	0	3,500,000	3,500,000	3,500,000	(3,500,000)	0	0
Education and welfare							
Dept. of Child Protection	70,309	0	70,309	70,309	584	70,893	70,893
Sustainability Childcare Grant	99,828	0	99,828	99,828	(14,008)	85,820	85,820
Recreation and culture							
Other Grant Funding	114,634	0	114,634	114,634	(3,416)	111,218	111,218
Transport							
Main Roads WA Direct Grant - Operating	143,049	0	143,049	143,049	0	143,049	143,049
Main Roads WA Grant Direct - Non operating	0	1,233,375	1,233,375	1,233,375	(1,233,375)	0	0
Main Roads WA Contribution Street Lights	3,700	0	3,700	3,700	0	3,700	3,700
Main Roads RRG Funding	0	300,000	300,000	300,000	0	300,000	300,000
Other contributors - Crossovers	1,500	0	1,500	1,500	(1,500)	0	0
MRWA Natural disaster reinstatement	0	0	0	0	982,056	982,056	982,056
Economic services							
Grants	48,000	0	48,000	48,000	6,250	54,250	54,250
Sponsorship	115,000	0	115,000	115,000	(115,000)	0	0
Lotterywest Interpretation grant	679,485	0	679,485	679,485	(523,692)	155,793	155,793
NSRF Gwalia Renewal	0	392,000	392,000	392,000	0	392,000	392,000
Shared Office Admin Centre	0	0	0	0	10,000	10,000	10,000
TOTALS	1,886,512	5,425,375	7,311,887	7,311,887	(3,732,096)	3,579,792	3,579,792
SUMMARY							
Operating grants, subsidies and contributions	1,886,512	0	1,886,512	1,886,512	19,224	1,905,736	1,905,736
Non-operating grants, subsidies and contributions	0	5,425,375	5,425,375	5,425,375	(3,751,319)	1,674,056	1,674,056
TOTALS	1,886,512	5,425,375	7,311,887	7,311,887	(3,732,096)	3,579,792	3,579,792

Please refer to the compilation report

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 JUNE 2019

NOTE 10
BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	Budget Adoption		Opening Surplus	\$	\$	\$ (2,836)	\$ (2,836)
I030008	Rates - Additional GRV		Operating Revenue		2,562		(2,836)
I030009	Rates - Additional UV		Operating Revenue		38,000		(274)
I030010	Charges - Instalment Options		Operating Revenue		2,000		37,726
I030019	Grant - Equalisation		Operating Revenue		16,301		39,726
I030021	Grant - Roads (Un tied)		Operating Revenue		16,301		56,027
I030023	Interest Revenue - Reserves		Operating Revenue		18,000		72,328
I080002	Grant - Sustainability Childcare		Operating Revenue		14,008		90,328
I080008	Childcare Centre Income		Operating Revenue			(25,000)	104,336
I106002	Town Planning Reimbursements		Operating Revenue		29,554		79,336
I112002	Cameco Sports		Operating Revenue		3,500		108,889
I114451	Charges - Hall Hire		Operating Revenue			(8,000)	112,389
I117014	Indue Card		Operating Revenue		150,747		104,389
I117005	Tower Street Times Income		Operating Revenue			(500)	255,136
I122200	Grants - MRWA Direct		Operating Revenue		55,034		254,636
I122213	Natural Disaster Reinstatement		Operating Revenue		62,784		309,670
I126431	Charges - Avgas Bulk		Operating Revenue		6,113		372,454
I133410	Charges - Building Permits		Operating Revenue		22,800		378,567
I134470	NSRF Grant Gwalia Renewal		Operating Revenue		392,000		401,367
I133450	Fees - BCITF		Capital Revenue		35,000		793,367
I134472	Lotterywest Gwalia Interpretation		Operating Revenue		23,900		828,367
I134457	Other Revenue		Operating Revenue		3,000		852,267
I144451	Reimb. - Insurance recoveries		Operating Revenue		2,970		855,267
E041189	GVROC Project Participation		Operating Expenses			(2,000)	858,237
E080017	Childcare Consultant Expense		Operating Expenses		10,000		856,237
E080005	Childcare Centre Salaries		Operating Expenses		25,000		866,237
E082007	Youth Services Building Maint		Operating Expenses			(1,500)	891,237
E082007	Youth Services Building Maint		Operating Expenses		3,570	(7,500)	889,737
E082008	Youth Services Vehicle Expenses		Operating Expenses		3,500		882,237
E101031	Garage Sale Trail Program		Operating Expenses			(30,000)	885,807
E101030	Refuse Site Maintenance		Operating Expenses				889,307
E107030	Cemeteries - Leonora		Operating Expenses		6,000		859,307
E107039	Cemetery Grave Digging		Operating Expenses			(3,000)	865,307
E112012	Sponsored Community Programs		Operating Expenses			(10,000)	862,307
E114354	Renewable Energy Feas Study		Operating Expenses		10,000		852,307
E114354	Renewable Energy Feas Study		Operating Expenses		15,000		862,307
E114280	Superannuation - Rec Centre		Operating Expenses			(1,200)	877,307
E114291	Electricity - Rec Centre		Operating Expenses			(10,000)	876,107
E117015	Senior's Week		Operating Expenses			(930)	866,107
E117001	CRC Wages		Operating Expenses			(3,000)	865,177
E117002	CRC Super		Operating Expenses			(3,000)	835,177
E122301	Natural Disaster 2018		Operating Expenses			(68,784)	832,177
E122160	Street Cleaning		Operating Expenses			(60,000)	763,393
E126051	Aviation Fuel - Bulk Avgas		Operating Expenses			(6,113)	703,393
E139005	Old Lawlers Cemetery		Operating Expenses		12,000		697,280
E133050	BCITF Levy		Operating Expenses			(35,000)	709,280
E134045	Gwalia Interpretation Plan		Operating Expenses		19,110		674,280
E135001	Info Centre Wages		Operating Expenses			(3,500)	693,390
E135002	Info Centre Super		Operating Expenses		88,000	(600)	689,890
E820015	Mazza's Store Renewal NSRF		Capital Expenses			0	689,290
E930010	Motor Vehicle		Capital Expenses			(45,538)	777,290
EQ1808	Pool Reserves		Capital Expenses			(45,000)	731,752
EQ1804	Building Reserves		Capital Revenue			(175,000)	686,752
EQ1803	Gwalia Precinct Reserves		Capital Expenses			(300,000)	511,752
				0	1,086,753	(875,001)	211,752

KEY INFORMATION

Please refer to the compilation report

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**For the Period Ended 30 JUNE 2019****NOTE 11
EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.

The material variance adopted by Council for the 2018-19 year is \$15,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Var. Timing/ Permanent	Explanation of Variance	
Revenue from operating activities	\$	%			
General Purpose Funding - Other	654,730	101.97%	▲ Permanent	Early State government deposit re FAG for 2019/20 \$659K	▲ 101.97%
Transport	197,479	28.09%	▲ Permanent	Increased revenue from Airport Fees & Passenger Tax \$120K, AVGAS sales (in & out) \$41K	▲ 28.09%
Economic Services	(541,518)	(41.67%)	▼ Permanent	Carryover of Lotterywest Gwalia Interpretation grant \$524K	▼ -41.67%
Other Property and Services	84,039	71.71%	▲ Permanent	Suspense Income balanced against Suspense Expenditure \$39K, Reimbursements \$20K, Private Works \$33K, Maternity Leave \$4K	▲ 71.71%
Expenditure from operating activities					
Governance	117,626	16.24%	▲ Permanent	Conference expenses down \$17K, Meeting/Travel expenses down \$20K, Strategic Plan Development \$43K, Donations \$20K	▲ 16.24%
General Purpose Funding	46,735	11.02%	▲ Permanent	Admin allocation down \$23K	▲ 11.02%
Recreation and Culture	146,816	10.60%	▲ Permanent	CRC wages down \$40K, General Utilities & Maintenance costs down \$100K	▲ 10.6%
Transport	430,885	11.87%	▲ Permanent	Late Asset Disposal (Trucks) \$210K, Road maintenance completed under budget \$200K	▲ 11.87%
Economic Services	569,040	20.59%	▲ Permanent	Carryover of Lotterywest Gwalia Interpretation grant \$524K	▲ 20.59%
Other Property and Services	21,893	62.79%	▲ Permanent	Plant costs down/Suspense Account/General Expenses - no areas of concern \$20K	▲ 62.79%
Investing Activities					
Non-operating Grants, Subsidies and Contributions	(3,751,319)	(69.14%)	▼ Timing	Aged Care Project not yet confirmed	▼ -69.14%
Proceeds from Disposal of Assets	(94,682)	(30.15%)	▼ Timing	Trucks not yet disposed of	▼ -30.15%
Capital Acquisitions	4,414,290	58.26%	▲ Timing	Aged Care Project not yet confirmed	▲ 58.26%
Financing Activities					
Transfer from Reserves	(235,000)	(100.00%)	▼ Permanent	Not required	▼ -100%
Transfer to Reserves	(153,123)	(24.09%)	▼ Permanent	Implemented	▼ -24.09%

KEY INFORMATION

NB: The arrows are signalling an increase or decrease of cash on hand, not a specific increase in expenditure or revenue.

Please refer to the compilation report

President: _____

10.0 REPORTS OF OFFICERS**10.2 DEPUTY CHIEF EXECUTIVE OFFICER****10.2(B) ACCOUNTS FOR PAYMENT**

SUBMISSION TO: Meeting of Council
Meeting Date: 16th July, 2019

AGENDA REFERENCE: 10.1 (B) JUL 19

SUBJECT: Accounts for Payment

LOCATION / ADDRESS: Nil

NAME OF APPLICANT: Nil

FILE REFERENCE: Nil

AUTHOR, DISCLOSURE OF ANY INTEREST AND DATE OF REPORT

NAME: Linda Gray

OFFICER: Deputy Chief Executive Officer

INTEREST DISCLOSURE: Nil

DATE: 11th July, 2019

BACKGROUND

Attached statement consists of accounts paid by Delegated Authority and Direct Bank Transactions represented by cheques numbered from **25396** to **25510** and totalling **\$1,293,082.89** and accounts paid by Council Authorisation represented by Batch Payment **BP 1.1** to **BP 1.31**, totalling **\$131,164.92** and cheques numbered from **25511** to **25516** totalling **\$16,582.43**.

STATUTORY ENVIRONMENT

Local Government Act 1995 S6.10 & *Financial Management (1996)* Regulation 12 & 13 apply to how the information is to be presented within this report for authorisation by Council.

POLICY IMPLICATIONS

There are no policy implications resulting from the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no financial implications resulting from the recommendation of this report.

STRATEGIC IMPLICATIONS

There are no strategic implications resulting from the recommendation of this report.

RECOMMENDATIONS

That accounts paid by Delegated Authority and Direct Bank Transactions represented by **25396** to **25510** and totalling **\$1,293,082.89** and accounts paid by Council Authorisation represented by Batch Payment **BP 1.1** to **BP 1.31**, totalling **\$131,164.92** and cheques numbered from **25511** to **25516** totalling **\$16,582.43** be accepted.

VOTING REQUIREMENT

Simple Majority

President: _____

COUNCIL DECISION

Moved Cr AM Moore, seconded Cr AE Taylor, that accounts paid by Delegated Authority and Direct Bank Transactions represented by **25396** to **25510** and totalling **\$1,293,082.89** and accounts paid by Council Authorisation represented by Batch Payment **BP 1.1** to **BP 1.31**, totalling **\$131,164.92** and cheques numbered from **25511** to **25516** totalling **\$16,582.43** be accepted.

CARRIED (6 VOTES TO 0)

Shire of Leonora				
Monthly Report – List of Accounts Paid by Delegated Authority				
Submitted to Council on the 16th July, 2019				
The following list of accounts has been paid under delegation, and Direct Bank Transactions by the Chief Executive Officer, since the previous list of accounts. Cheques are numbered from 25396 to 25510 and total \$1,293,082.89 .				
CHIEF EXECUTIVE OFFICER				
Cheque	Date	Name	Item	Payment by Delegated Authority
1049	17/06/2019	Click Super	Transaction Fee May 2019 & Facility Fee May 2019	26.95
1	18/06/2019	Shire of Leonora	Salaries & Wages PPE: 17/6/19	66,469.40
1050	14/06/2019	3E Advantage	Printing Costs for Childcare, Shire, CRC, Works & Museum, May, 2019	3,083.91
25396	19/06/2019	Australian Taxation Office	BAS May 2019	34,191.00
25397	19/06/2019	Goldfield Services	Cleaning Services for Shire Office, Airport, Depot, Library, Rec Centre and Bowls Club for Month of April, 2019	13,460.59
25398	21/06/2019	LGRCEU	Union Fee PPE: 17/6/19	20.50
1051	21/06/2019	Australian Super	Superannuation PPE: 17/6/19	318.81
1052	21/06/2019	Christian Super	Superannuation PPE: 17/6/19	67.60
1053	21/06/2019	CBUS	Superannuation PPE: 17/6/19	431.97
1054	21/06/2019	Dazacom Superfund	Superannuation PPE: 17/6/19	243.69
1055	21/06/2019	HESTA	Superannuation PPE: 17/6/19	145.68
1056	21/06/2019	MLC Super Fund	Superannuation PPE: 17/6/19	768.96
1057	21/06/2019	MTAA Super	Superannuation PPE: 17/6/19	358.51
1058	21/06/2019	OnePath Masterfund	Superannuation PPE: 17/6/19	53.54
1059	21/06/2019	WA Super	Superannuation PPE: 17/6/19	9,614.45
25399	25/06/2019	David Fitzgerald	Reimbursement of costs associated with the further investigation in the spread of cactus within the Shire of Leonora	938.12
25400	26/06/2019	Shire of Leonora – Petty Cash	Recoup for 18/19 EOFY to bring Petty Cash back to \$350	162.10
25401	28/06/2019	AYA Group	Supplies for Leonora Child Care Centre and Gwalia Museum from Leonora Supermarket	185.79
25402	28/06/2019	Avago Running Pty Ltd	Interim Invoice Three for Golden Gift Event and Field Management and Event Marketing, 2019	17,875.00
25403	28/06/2019	Bidfood Kalgoorlie	Catering Supplies for Leonora Golden Gift Breakfast, 2019 and Gwalia Museum	2,067.27
25404	28/06/2019	Bunnings Building Supplies Pty Ltd	Supplies for Golden Gift, 2019 Works and Renewal at 29 Hoover Street	4,692.25
25405	28/06/2019	Canine Control	Ranger Services for Shire of Leonora 16/06/2019+18/06/2019	4,079.64
25406	28/06/2019	Cardile International Fireworks P/L	Fireworks Display at 2019 Leonora Golden Gift + Saturday 1 st June, 2019	18,800.00
25407	28/06/2019	Coastline Mowers	Blades for Ride on Mower	290.00
25408	28/06/2019	Combined Tyres	Supply and Delivery of Tyres as per Quote QU+0039	7,176.40
Sub Total				\$185,522.13

Cheque	Date	Name	Item	Payment by Delegated Authority
			Balance Brought Forward	\$185,522.13
25409	28/06/2019	Construction Training Fund+	Payment of Permit Approval 03/19	31.75
25410	28/06/2019	Coyles Mower & Chainsaw Centre	Supply of Whipper Snipper Cord and Head for Hoover House	115.00
25411	28/06/2019	Creative Spaces	Fifth Invoice for Interpretation Design for the Gwalia Museum and Townsite and First Invoice for Stage Three of Interpretive Design for Agnew, Malcom and Lawler's Townsite	17,583.50
25412	28/06/2019	Dave Hadden	Health and Building Services for Leonora, Laverton and Menzies 12/06/2019+21/06/2019	9,680.00
25413	28/06/2019	Department of Communities	Leonora Child Care Facility, Service Annual Fee + Small, 2019+2020	206.00
25414	28/06/2019	Design Sense Graphics & Web	Web and Print Design for the 2019 Leonora Golden Gift	520.30
25415	28/06/2019	Dunning's	Refill of Avgas Drums	481.54
25416	28/06/2019	E. Fire and Safety	Service and Inspect all Fire and Safety Equipment	1,787.50
25417	28/06/2019	Eagle Petroleum (WA) Pty Ltd	Charges to Motorpass Cards for April and June and Petrol for Gwalia Museum	1,060.50
25418	28/06/2019	Elite Gym Hire	Hire of Gym Equipment for 1/07/2019+1/08/2019	1,178.98
25419	28/06/2019	Fairfax Media	Advertising in the April Edition of the Senior WA Newspaper	436.15
25420	28/06/2019	Green Skills Inc	Workshops Conducted in the Katapult Community	6,000.00
25421	28/06/2019	GTN Services	Services for P4, P2440, P2443, P2442, P489 and Windscreen for P2	2,726.94
25422	28/06/2019	Harvey Norman AV/IT Superstore Kalgoorlie	1 X iPhone10 for MWS	1,560.00
25423	28/06/2019	Hocking Heritage Studio	Preparation of Content for Cottage Panels	4,620.00
25424	28/06/2019	Horizon Power	Power Usage Charges for Shire Properties 17/04/2019+18/06/2019	22,801.89
25425	28/06/2019	Innerspace Commercial Interiors	Furniture as Detailed in Quotation SOFI+13674A for CRC Offices +2019/2020 Financial Year	22,554.40
25426	28/06/2019	Jaryd Clifford	Leonora Golden Gift Journalist + Providing Articles for Website and Other Media	1,050.00
25427	28/06/2019	Jasneet Kaur +	Reimbursement for Cost of working With Children Clearance	85.00
25428	28/06/2019	Jim Epis +	Reimbursement for Goods Purchased for Maintenance of 35 Hoover Street with Personal Card	379.73
25429	28/06/2019	John Oxley	Reimbursements for Costs Associated with Staff Training, HRW Licence for B. Hall and Maintenance for town park	216.75
25430	28/06/2019	Joshua David	One Hour Performance Fee and Other Associated Costs for Leonora Golden Gift, 2019	619.80
25431	28/06/2019	Juwest Pty Ltd	Repairs and Service to Toilets Located at Leonora Swimming Pool	729.89
25432	28/06/2019	Kalgoorlie Trophies	60 Medals & 1 Moneghetti Medal for 2019 Golden Gift	495.00
25433	28/06/2019	Kleenheat Gas	Annual Cylinder Service Charge for 51 Gwalia Street	68.38
			Sub Total	\$282,511.13

President: _____

Cheque	Date	Name	Item	Payment by Delegated Authority
			Balance Brought Forward	\$282,511.13
25434	28/06/2019	Komatsu Australia Pty Ltd	Nuts, Bolts and Flat washers for Depot	2,438.37
25435	28/06/2019	Landgate	Mining Tenement Roll	16,113.95
25436	28/06/2019	Leinster Contracting Services	Accommodation for J Oxley in Leinster + 4 Nights re: Grading	900.00
25437	28/06/2019	Leonora Drive Connectors	Supply of Hydraulic Hose for P833	432.83
25438	28/06/2019	Leonora Motor Inn	Accommodation + Leonora Golden Gift, 2019	4,078.50
25439	28/06/2019	LG Professionals WA	Forum Registration for D. Roos, J. Oxley and L. Gray	240.00
25440	28/06/2019	Local Community Insurance Services	Community Market Insurance Renewal 30/06/2019+30/06/2020	715.00
25441	28/06/2019	Local Government Supervisors Association	Registration to LGSA Conference and Expo	1,204.50
25442	28/06/2019	Market Creations	Annual Web Hosting Service	660.00
25443	28/06/2019	Marketforce	Advertising + Local Government Notice in the West Australian 27/3/19 (DAIP)	454.91
25444	28/06/2019	McMahon Burnett Transport	Freight Charges for Delivery of Goods to Gwalia Museum for Resale	147.75
25445	28/06/2019	Moore Stephens	Compilation of the Statement of Financial Activity for April 2019 and Training for Staff	6,009.85
25446	28/06/2019	Multiple Trades and Maintenance	Repair to Retic Lines and Main Water Line at Town Park	2,022.54
25447	28/06/2019	Netlogic Information Technology	Upgrade of all Switches, Routers and AP's Townwide	412.50
25448	28/06/2019	Nigel's Service Centre	Training and Assessments for Outside Staff	12,780.00
25449	28/06/2019	Northern Goldfields Electrical Pty Ltd	Supply and Fit Capacitors in Grader Camp Compressor	263.34
25450	28/06/2019	NT Link +	Building Rental + Staff Quarters for Period 25/02/2019+28/02/2019	237.58
25451	28/06/2019	Outback Parks & Lodges	Accommodation and Meals for Golden Gift, 2019	17,078.00
25452	28/06/2019	Penns Cartage Contractors	Freight Charges for Delivery of Goods to Shire Depot	2,050.40
25453	28/06/2019	Pilbara Environmental	Weed Control within Shire of Leonora Common Reserve	21,488.50
25454	28/06/2019	Pipeline Mining & Civil Contracting	Grave Digging for J. Brown	910.00
25455	28/06/2019	Practical Products Pty Ltd	Supply of Bain Marie, Freight and Trolley for Hoover House	4,840.00
25456	28/06/2019	Prosegur Australia Pty Ltd	ATM Monthly Rental and Upkeep for May, 2019	2,869.77
25457	28/06/2019	Puzzle Consulting	Draft Report and Reporting Template + Youth Services, Finalisation of NGROAC Furniture Order and NRM Grant Application	8,492.00
25458	28/06/2019	PWT Electrical Pty Ltd	Repair and Replacement of Flood Lights at Recreation Centre, Town Park, Public Toilets and Skate Park	15,945.81
25459	28/06/2019	QK Technologies Pty Ltd	QikKids License + Web for Leonora Child care Centre	1,320.00
			Sub Total	\$406,617.23

Cheque	Date	Name	Item	Payment by Delegated Authority
			Balance Brought Forward	\$406,617.23
25460	28/06/2019	Randstad	Relief Child Care Workers for Leonora Child Care Centre + Months of April, May and June, 2019	10,680.12
25461	28/06/2019	Rangeland Services Pty Ltd	Labour Charges + Installation of Fencing at Airstrip Grid	2,200.00
25462	28/06/2019	REDD Horizons Pty Ltd	12x Training Sessions + Golden Gift Youth Athletics Training Program	1,200.00
25463	28/06/2019	Shire Of Leonora + General	Wifi Vouchers for Information Centre and CRC + April+ May, 2019 and Accommodation Expenses for Ranger (P. Smith)	827.50
25464	28/06/2019	Site Fleet Services +	Supply and Fitting of Tyres	2,601.19
25465	28/06/2019	Sophie Makse	Reimbursement for Costs Associated with Items Purchased for Child Care and Reimbursement for Meal Expenses + Excel Course in Kalgoorlie 11/04/2019	515.95
25466	28/06/2019	Southern Cross Austereo	Leonora Golden Gift 2019 Radio Advertising Package	1,474.00
25467	28/06/2019	Telstra	Phone Usage Charges for Camping Requisites and Service Fee for NGROAC	4,634.28
25468	28/06/2019	The Central Hotel	To Provide Refreshments for President's and CEO's Meeting for Shire of Menzies, Laverton, Wiluna and Leonora 31/05/2019	180.00
25469	28/06/2019	The Food Van	Meals for Musicians + Golden Gift, 2019, Catering for LG Essentials Course, Catering for Seniors Morning Tea	522.75
25470	28/06/2019	Toll Transport Pty Ltd	Transport of Headphones and Other Related Equipment for Silent Disco at Leonora Golden Gift, 2019	392.41
25471	28/06/2019	Transcend Initiatives Pty Ltd	Reimbursement for Purchase of Pool Table, Equipment and Delivery	1,700.00
25472	28/06/2019	Truck Centre (WA) Pty Ltd	Supply of One Only Mack Trident Prime Mover and One Only Mack Trident Rigid	566,662.80
25473	28/06/2019	West Australian Newspapers Ltd	Advertising of Fire Control Officers and Death Notice in Kalgoorlie Miner	1,931.25
25474	28/06/2019	West Coast Civil	Complete ATI and ETI at the Leonora Aerodrome	11,660.00
25475	28/06/2019	Western Australian Local Government Ass.	Local Government Essentials Training + Onsite 18/06/2019	5,532.00
25476	28/06/2019	Yeti's Records Management Consultancy	Scanning and Document Preparation for Month of June, 2019	1,012.00
1060	27/06/2019	National Australia Bank	NAB Connect Fee June, 2019	52.24
1061	28/06/2019	National Australia Bank	Merchant Fee – June, 2019 – 7374513	20.00
1062	28/06/2019	National Australia Bank	Merchant Fee – June, 2019 – 7379314	20.00
1063	28/06/2019	National Australia Bank	Merchant Fee – June, 2019 – 7374471	20.00
1064	28/06/2019	National Australia Bank	Merchant Fee – June, 2019 – 7374463	20.72
1065	28/06/2019	National Australia Bank	Merchant Fee – June, 2019 – 7381278	22.96
1066	28/06/2019	National Australia Bank	Merchant Fee – June, 2019 – 7380395	24.14
1067	28/06/2019	National Australia Bank	Merchant Fee – June, 2019 – Museum	51.90
1068	28/06/2019	National Australia Bank	Merchant Fee – June, 2019 – 7381393	242.03
1069	28/06/2019	National Australia Bank	Account Fees – June, 2019	110.90
			Sub Total	\$1,020,928.37

Cheque	Date	Name	Item	Payment by Delegated Authority
			Balance Brought Forward	\$1,020,928.37
25477	30/06/2019	Australian Taxation Office	FBT Return for Period 01/04/2018+31/03/2019 and General Interest Charge 01/7/2018+20/06/2019	5,346.23
25478	30/06/2019	AYA Group Pty Ltd	Supplies from Leonora Supermarket for Shire Office, Library, Gwalia Museum and Child Care Centre for Month of June, 2019	884.97
25479	30/06/2019	Black Crow Studio Pty Ltd	Assorted Art Supplies for NAIDOC Week	269.91
25480	30/06/2019	BOC Limited	Nitrogen Liquid for Leonora Medical Centre	28.38
25481	30/06/2019	Building Commission	Building Services Levy + May, 2019	393.08
25482	30/06/2019	Bunnings Building Supplies Pty Ltd	Plants and Irrigation Supplies for Gwalia Precinct, Paint for NAIDOC Week and Materials for 29 Hoover St Bathroom Renewal	678.02
25483	30/06/2019	Celebration City	Linen for Gwalia's Gold Weekend	1,675.00
25484	30/06/2019	Department of Justice +	Reimbursement of Duplicated Funds from Fines Enforcement Registry	25.00
25485	30/06/2019	Des Taylor	Dog food for Shire Depot + Pound	455.00
25486	30/06/2019	Goldfield Services +	Cleaning at NGROAC Building, Shire Offices, Airport, Rec Centre, Library and Facilities as Requested May, 2019	16,952.57
25487	30/06/2019	Goldfields Tourism Network Assoc Inc	Supply of 20 x Guidebooks for Museum Resale	527.32
25488	30/06/2019	Horizon Power	Power Usage Charges for Shire Office 25/05/2019+26/06/2019 (209949)	791.78
25489	30/06/2019	Kalgoorlie Retravisson	Beds, Bedside Tables, Dresser and Aircon for Lot 289 Queen Victoria Street and Aircon for P843	8,272.00
25490	30/06/2019	Kerion Pty. Ltd.	Flights for Golden Gift, Child Care Staff and Auditors June, 2019	2,500.00
25491	30/06/2019	Kleenheat Gas	Household Gas Bottles for 35 Hoover Street, 40A Hoover Street and Hoover House	736.57
25492	30/06/2019	Leonora Painting Services	Painting Over Graffiti on Shop Fronts, Laneways and Fences and Painting of 11B Walton Street	5,610.00
25493	30/06/2019	Leonora Post Office	Postage and Supplies for Child Care Centre, Gwalia Museum, Information Centre, Shire Office for Month of June, 2019	466.24
25494	30/06/2019	Linda Gray	Reimbursement + Recreational Allowance	2,915.98
25495	30/06/2019	Majstrovich Building Co	Rebuild Fence at Bowls Club and Repairs to Holes in Wall of Vehicle Shed, Manhole in Ceiling in Archive Building, Replacement of Window in Tool Shed Rebuild Toilet and the Construction of Timber Handrailing in Front of Mazza's Store at Gwalia	13,486.00
25496	30/06/2019	Marketforce	Advertising for Child Care Staff Position in The West Australian	1,478.24
			Sub Total	\$1,084,420.66

President: _____

Cheque	Date	Name	Item	Payment by Delegated Authority
			Balance Brought Forward	\$1,084,420.66
25497	30/06/2019	Moore Stephens	Compilation of the Statement of Financial Activity for Month of May, 2019 and Statutory Compliance Services for 2018/2019	6,846.99
25498	30/06/2019	Natale Security Services	Provision of Security Officers for 2019 Golden Gift	16,583.72
25499	30/06/2019	Netlogic Information Technology	Install Updates, Update Reckon Software on all Devices	1,050.00
25500	30/06/2019	Office National Kalgoorlie	Monthly Service for Depot, CRC, Shire Office, Museum and Child Care Centre Photo Copiers Month of June, 2019	352.00
25501	30/06/2019	Prime Media Group Ltd	Promotion of Gwalia Ghost Town and Museum + May and June, 2019 and Promotion for Leonora Golden Gift, 2019	1,326.60
25502	30/06/2019	Radrock Adventures	Hire including mobilisation and demobilisation of radrock equipment for Leonora Golden Gift 2019	18,040.00
25503	30/06/2019	Shire of Leonora	22x 1 Hour Wifi Tokens for Information Centre's "Free Wifi" + June, 2019	165.00
25504	30/06/2019	Snap Osborne Park	Rates Notices for 2019/2020 financial year	899.71
25505	30/06/2019	The Central Hotel	Cancelled due to incorrect supplier	0.00
25506	30/06/2019	Toll Transport Pty Ltd	Brochure Distribution + June, 2019	335.73
25507	30/06/2019	Transcend Initiatives Pty Ltd	Youth Centre Engagement for January, February, March, April, May and June, 2019	88,088.00
25508	30/06/2019	West Australian Newspapers Ltd	Advertising + Childcare Position Albany Advertiser Classified	355.60
25509	30/06/2019	Yeti's Records Management Consultancy	Document Cataloguing + 6 hours + June, 2019	528.00
1	02/07/2019	Shire of Leonora	Salaries & Wages PPE: 02/07/19	74,070.38
25510	09/07/2019	LGRCEU	Union Fee PPE: 02/07/2019	20.50
			GRAND TOTAL	\$1,293,082.89

Shire of Leonora				
Monthly Report - List of Accounts Paid by Authorisation of Council				
Submitted to Council on the 16th July, 2019				
<p>Batch Payment 1, referenced from BP 1.1 to BP 1.31 totalling \$131,164.92 submitted to each member of the Council on 16th July, 2019 has been checked and is fully supported by remittances and duly certified invoices with checks being carried out as to prices, computations and costing. Bank Details are reconciled against those invoices by two officers.</p>				
CHIEF EXECUTIVE OFFICER				
Batch Reference	Date	Name	Item	Payment
BP 1.1	16/07/2019	Air Liquide W.A. Ltd	Large Cylinder Fee 1/06/2019-30/06/2019	25.22
BP 1.2	16/07/2019	Australia's Golden Outback	2019/20 Gold Membership of Australia's Golden Outback 1/7/2019-30/06/2020	295.00
BP 1.3	16/07/2019	Australian Airport Association	Membership Renewal for 2019/2020 Financial Year	2,368.30
BP 1.4	16/07/2019	AYA Group Pty Ltd	Supplies for Childcare Centre, Office and Museum for June-July, 2019	274.39
BP 1.5	16/07/2019	Bidfood Kalgoorlie	Catering Supplies for Gwalia Museum	223.75
BP 1.6	16/07/2019	BOC Limited	Container Service - Daily Tracking for 29/05/2019-27/06/2019	132.70
BP 1.7	16/07/2019	Bunnings Building Supplies Pty Ltd	Vanity and Sealant for Bathroom Renewal at 29 Hoover Street	367.47
BP 1.8	16/07/2019	Butler Settineri	Interim Fee in Relation to Audit of Shire of Leonora for the Year Ended 30 June, 2019	6,380.77
BP 1.9	16/07/2019	Butson Group Pty Ltd	Catering for School Attendance Day	360.00
BP 1.10	16/07/2019	Crown Perth	Accommodation and Costs Associated with Stay - R. Norrie, P. & K. Craig and J. & M. Epis 6/08/2019-11/08/2019	7,179.16
BP 1.11	16/07/2019	CyberSecure Pty Limited	Data Protection for Month of July, 2019	250.80
BP 1.12	16/07/2019	Eagle Petroleum (WA) Pty Ltd	90L Unleaded Fuel	141.30
BP 1.13	16/07/2019	Fitz Gerald Strategies	Annual Subscription Rate for Comprehensive IR and HR Services 2019/20 Financial Year	3,659.72
BP 1.14	16/07/2019	Forman Bros	Inspect Plumbing Issues - Toilets at Oval Complex	211.75
BP 1.15	16/07/2019	Goldfield Services -	Cleaning services for Office, Airport, Depot, Library, Rec Centre and NGROAC for June, 2019	13,194.43
BP 1.16	16/07/2019	In2balance	Annual Licence Maintenance and Support Fees for the Year Ended June30,2020	19,690.00
BP 1.17	16/07/2019	Journey Jottings	Journals, Map and Notebooks for Resale at Museum	124.57
BP 1.18	16/07/2019	Juwest Pty Ltd	Plumbing and Materials for 29 Hoover Street and Supply and Delivery of Concrete to Leonora Cemetery for Grave Restoration	1,969.77
BP 1.19	16/07/2019	Landgate	Gross Rental Valuations and Mining Tenements Chargeable 2019	230.30
BP 1.20	16/07/2019	Leonora Motor Inn	Accommodation, Meals and Incidentals for G. Dewar and P. Griffin 2/07/2019-5/07/2019	885.00
Sub Total				\$57,964.40

President: _____

Batch Reference	Date	Name	Item	Payment
			Balance Brought Forward	\$57,964.40
BP 1.21	16/07/2019	LIWA Aquatics	Registration for A. Baxter to LIWA Annual State Conference 2019	585.00
BP 1.22	16/07/2019	Netlogic Information Technology	Update and Fix Issues with Reckon and Police CCTV Network	375.00
BP 1.23	16/07/2019	Northern Goldfields Electrical Pty Ltd	Investigate and repair faults to air con system at info centre, install fan light heater in bathroom and change power points in laundry at 29 Hoover Street and work on bain marie and lights in the workshop at Hoover House	1,302.95
BP 1.24	16/07/2019	Office National Kalgoorlie	Printer Cartridges for Shire Office and Medical Centre and 4 x Financial Year Diaries for Depot	909.80
BP 1.25	16/07/2019	Outback Family History	Upkeep and Maintain Online Leonora Cemetery Records and History Pages for Website	2,200.00
BP 1.26	16/07/2019	Pier Street Medical	Medical Services Provisional Fee and Administrative Support Payment - 1/07/2019-30/09/2019	62,315.53
BP 1.27	16/07/2019	Pipeline Mining & Civil Contracting	Grave Digging - W Johnson 7/7/2019	910.00
BP 1.28	16/07/2019	Squire Patton Boggs	Extension of Lease Between Shire and BP Australia Pty Ltd	456.90
BP 1.29	16/07/2019	Tourism Council Western Australia	ATAP Renewal Fee 2019/20 1-3 FTE	289.00
BP 1.30	16/07/2019	West Australian Newspapers Ltd	Advertising of Leonora Childcare Worker and DIAP	3,314.00
BP 1.31	16/07/2019	Xstra Group Pty Ltd	Line and Service Charges for the NGROAC - 1/07/2019-31/07/2019	542.34
			GRAND TOTAL	\$131,164.92

President: _____

Shire of Leonora				
Monthly Report - List of Accounts Paid by Authorisation of Council				
Submitted to Council on the 16th July, 2019				
<p>Cheques numbered from 25511 to 25516 totaling \$16,582.43 submitted to each member of the Council on 16th July, 2019 have been checked and are fully supported by remittances and duly certified invoices with checks being carried out as to prices, computations and costing.</p>				
CHIEF EXECUTIVE OFFICER				
Cheque	Date	Name	Item	Payment
25511	16/07/2019	Department Of Transport	Vehicle Insurance & Registrations for Shire Plant items - 2019/2020	3,767.60
25512	16/07/2019	Horizon Power	Power Usage Charges for Streetlights & Decorative Streetlights - June, 2019	3,432.01
25513	16/07/2019	Llew Withers	Public Health Plan - Preparation of Health Status Report	5,198.56
25514	16/07/2019	Southern Cross Austereo	Leonora Golden Gift 2019 Radio Advertising Package	137.50
25515	16/07/2019	Telstra	Service and Equipment Rental for Shire Facilities June-July, 2019	3,077.93
25516	16/07/2019	Threat Protect	Alarm Monitoring for Childcare Centre, Rec Centre, Shire Office, ATM, Library and Bowls Club - July - September, 2019	968.83
			GRAND TOTAL	\$16,582.43

President: _____

10.0 REPORTS OF OFFICERS

10.3 ENVIRONMENTAL HEALTH OFFICER/BUILDING SURVEYOR

Nil

11.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

A. ELECTED MEMBERS

Nil

B. OFFICERS

Nil

12.0 NEXT MEETING

Tuesday 20th August, 2019, in the Shire of Leonora Council Chambers, commencing at 9:30am.

13.0 CLOSURE OF MEETING

There being no further business, Shire Deputy President Cr RA Norrie declared the meeting closed at **12:16pm.**