



Local Planning Policy

DEVELOPMENT IN RURAL ZONES

LPP 05

This policy is adopted as a Local Planning Policy under the provisions of Town Planning Scheme No. 1 1997 (as amended). This policy was adopted on 28 June 2004.

OBJECTIVE

To guide and promote development within the Rural Zone.

POLICY GUIDELINES

BACKGROUND

The objectives of the Rural zone are outlined in cl 3.17 of the Town Planning Scheme. In addition to rural activities, the Scheme (in cl 3.17.2.a) allows for the Rural zone to also have a range of residential, commercial, industrial and recreational activities acceptable in an urban area, as determined by the Council, subject to:

- a. The development being no closer than thirty (30) kilometres from the Kalgoorlie-Boulder urban area
- b. Such development being related to mining activity, the trans-Australia Rail Line, Aboriginal communities, a major regional highway, tourist activity or an aircraft landing area,
- c. A planning application being submitted as per the requirements of Part 6 of the Scheme.

Therefore the settlements of Ora Banda and Broad Arrow can develop activities related to tourism and mining without the need to amend the zoning under the Town Planning Scheme. The aim of this policy is to guide the development of these settlements.

In addition, this policy also acknowledges the development of Aboriginal communities, development along the Trans Australia Rail Line and in the Rural Zone in general.

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BROAD ARROW AND ORA BANDA

These settlements are encouraged to provide attractions and services to tourists and provide supplies and facilities for the surrounding mining and pastoral activities. Any residential development will be assessed in accordance with the development standards for an R10 density coding.

ABORIGINAL COMMUNITIES

The communities are encouraged to upgrade services and supplies to the immediate community and supply services to any other surrounding, smaller communities. Communities are also encouraged to develop Community Layout Plans in accordance with current State Planning Policy to guide future development in an orderly manner.

The requirements for the current Ninga Mia community will be determined by Full Council.

TRANS-AUSTRALIA RAIL LINE

The remaining settlements of Rawlinna and Forrest located along the railway line are encouraged to provide limited supplies and facilities.

Forrest, located 300 kilometres west of the South Australian border, is encouraged to continue providing services to aircraft.

Note: these are privately owned settlements and generally not open to the public. Also note that Rawlinna is included in the State Register of Heritage Places and any proposals will require referral to the Heritage Council of WA.

PASTORAL PROPERTIES

Pastoral properties are encouraged to develop bed and breakfast, station stay, short term holiday accommodation and camping facilities in close proximity to the homestead.

Rural property owners are encouraged to develop niche products to service and attract tourism and to distribute products for sale.

More than one dwelling at the homestead will be supported with the number permitted being at the discretion of the Responsible Authority.

RURAL ZONE IN GENERAL

Council will be supportive of any proposal for development that will enhance Kalgoorlie Boulder and the services and experiences provided. The application will need to be accompanied by other relevant approvals such as Mining, Native Title and Environmental clearances and proof that services and amenities will be available.

For mining related activities refer to Clause 5.12 of the Scheme. Generally, mining activities are exempt from requiring planning approval although approval is required for ancillary structures such as offices and residential accommodation.