

Shire of Cue

LOCAL PLANNING STRATEGY

Part 1



January 2015



THE SHIRE OF CUE

Advertising

The Shire of Cue Local Planning Strategy certified for advertising on _____ 201 .

Signed for and on behalf of the Western Australian Planning Commission

An officer of the Commission duly authorised by the Commission

(pursuant to the Planning and Development Act 2005)

Date _____

Adopted

The Shire of Cue hereby adopts the Local Planning Strategy, 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

An officer of the Commission duly authorised by the Commission

(pursuant to the Planning and Development Act 2005)



Shire of Cue

Local Planning Strategy (Part 1)

January 2015

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1. Introduction



This Local Planning Strategy for the Shire of Cue (hereon in referred to as the Strategy) has been prepared to set out the long term planning directions for the Shire and to guide land use planning within the Shire over the next ten to fifteen years.

The Local Planning Strategy comprises two documents;

- Part 1, the Strategy, being this document, which provides a summary of the major characteristics and issues relevant to the future planning and development of the Shire and also establishes the vision, objectives, strategic plan and actions required to implement the Strategy; and
- Part 2, which provides the relevant background and justification to the Strategy, including the State, regional and local planning context, local profile of the community and an analysis of key issues facing the Shire.

This section sets out the statutory context within which this Strategy has been prepared, including its role and purpose, and the method of its preparation.



1.1 Statutory Context

Regulation 12A of the *Town Planning Amendment Regulations 1999* (the Regulations) requires that where a town planning scheme envisages the zoning or classification of land, a scheme report is to be produced in the form of the Strategy, which shall:

- Set out the long term planning directions for local government;
- Apply State and regional planning policies; and
- Provide the rationale for the zones or the provisions of the town planning scheme.

The Model Scheme Text (MST) provides that determinations of the local government under a scheme are to be consistent with the Strategy. The Strategy expresses the strategic vision, policies and proposals of a local government that are relevant to the implementation of a scheme. It provides a means to interpret State and regional policies at the local level allowing the implementation of broader objectives relating to urban form and development. On this basis, the new Shire of Cue Local Planning Scheme No. 2 (LPS2) will be the principal statutory land use planning document for expressing and achieving the local government's objectives, policies and proposals in conjunction with the Strategy.

The Western Australian Planning Commission (the WAPC) is required to certify that the Strategy is consistent with Regulation 12A above prior to the advertisement of the Strategy. The WAPC may also endorse the Strategy following advertising.

The Strategy may be amended by amendment prepared by the Shire and approved by the WAPC.

1.2 Role and Purpose

The Strategy sets out the long term planning direction for the Shire of Cue over the next ten to fifteen years and establishes strategies and actions in the context of the State, regional and local planning framework.

The Strategy establishes the rationale for land use, planning and development controls within proposed Local Planning Scheme No. 2. It is intended that this Strategy will be read in conjunction with Local Planning Scheme No. 2 and vice versa.

It should be noted that the Strategy holistically looks at long term planning directions and assists in establishing the overall objectives and vision for the Shire. However, the application of the planning initiatives in the Strategy and subsequent local planning scheme will not in isolation deliver wider objectives and the vision for the District. This will need to be achieved through the application of the Shire's broader Strategic Community Plan using all available mechanisms for delivery across the broad spectrum of local government services and activities, including but not necessarily limited to delivering vital community, recreation, infrastructure and other development initiatives through a capital works program linked to the strategic community plan and also via a supporting local planning policy framework.

1.3 Format of the Strategy

The Strategy comprises:

1. The Strategy Text (this document), which outlines the Vision, objectives, strategies and actions for land use and development within the Shire over the next 10 to 15 years;
2. The Strategy Plans, which spatially outline the strategies and actions of the document.

This document is supported by the Shire of Cue Local Planning Strategy Part 2 document, which provides the background research, context and policy framework which supports this Strategy.



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2. Vision

The community's vision for the Shire is articulated in the Shire's Strategic Community Plan prepared in June 2013 and is re-stated for the purpose of this document below:

“Cue - Queen of the Murchison: A prospering community where people want to live, visit and experience”.

In building upon this vision, the following vision statement has been constructed to articulate the overall strategy for the development of the Shire over the next 10 to 15 years.

The Shire recognises the role of and will continue to support the mining and resources industry within the Mid West region and the opportunity for the generation of new business and jobs for the region. The townsite of Cue will be promoted as a central place for accommodation of workforce and businesses and services that support the mining industry.

The Shire will investigate strategies and funding avenues to support the pastoral industry, including opportunities for diversification in agricultural activities for the region.

The townsite of Cue will continue to be the central place for services and accommodation within the Shire and will function as the local centre of Cue providing a focus for retail, commercial, industrial, administration, education, health, recreation and tourism services and facilities. Facilitating the provision of affordable and quality housing will continue to be a focus for the Shire.

The Shire will celebrate its rich history, cultural heritage and unique environment and will promote these assets in order to attract tourism and tourism enterprises to the region and town; including short stay accommodation, local and regional events and programs.

The Shire will also support the investigation into renewable energy resources and alternative ways of servicing future developments within the Shire.

Through the vision outlined above, the Shire will continue and emerge as a resilient community, which seizes on the unique opportunities presented to the Shire as the region continues to develop and evolve.



3. Objectives, Strategies and Actions



3.1 Economic Development

3.1.1 Industry Workforce Objectives

1. Work with the mining sector to manage and support the growth of infrastructure and services.
2. Work with the mining and pastoral sectors to grow and attract a local workforce.

Strategies	Actions
Recognise land required for key mining projects while seeking to protect the safety and amenity within and around the Cue townsite.	<ol style="list-style-type: none"> 1. Rezone land utilised for mining around the Day Dawn and Reedy localities to 'Rural/Mining' zone to reflect land use. 2. Expand the Industrial Zone located on Robinson Street and Heydon Place by rezoning existing pockets of 'special use' and 'recreation' within the industrial estate to 'General Industry' to cater for additional industrial and service businesses.
Recognise and protect viable pastoral/agricultural land.	<ol style="list-style-type: none"> 1. Adopt a presumption against the fragmentation of pastoral and agricultural land through subdivision. 2. Pursue funding for the vermin proof fence project via the Country Local Government Fund and other sources. 3. Work with the local community and Department of Agriculture and Food WA (DAFWA) to identify areas of invasive species spatially to assist in the coordination and implementation of management measures.
Promote innovation and diversification within the pastoral industry.	<ol style="list-style-type: none"> 1. Work closely with DAFWA and neighbouring local governments to identify opportunities for alternative agriculture and innovation in practice. 2. Investigate potential to implement regional mapping of economic, social and environmental patterns as a basis to inform targeted policy and initiatives for pastoral and agricultural land.

3.1.2 Tourism Objectives

1. Develop tourism in the Shire, including cultural tourism, showcasing the heritage, new events and regional promotion, and develop short-stay accommodation options across the Shire.
2. Develop short-term and overnight accommodation options across the Shire.

Strategies	Actions
Promote opportunities for tourism throughout the Shire, which is compatible with the Shire's cultural, environmental and community values.	<ol style="list-style-type: none"> 1. Work closely with Tourism WA in regard to tourism and funding opportunities for key focus areas. 2. Develop a Local Tourism Strategy and seek funding from MWDC. 3. Develop an integrated marketing and communications strategy to support the vision and place brand. 4. Create heritage walk trails within the Town Centre which link key cultural & heritage sites. 5. Establish and promote an annual program of events and festivals in partnership with local businesses (including regional festivals). 6. Establish wireless hotspots to encourage visitors to stop longer. 7. Seek funding to upgrade Miners' Hut at the Caravan Park. 8. 'De-clutter' existing tourism signage in town to improve way-finding by combining signs and information. 9. Provide directional signage for unmarked tourist places/ attractions such as Poona Emerald mine, Boogardy Station and Orbital Granite. 10. Consider the potential to 'signpost' Indigenous heritage attractions and include this within the wider Murchison Tourism Strategy, in consultation with the traditional owners. 11. Investigate the possibility of developing Local Cue/Murchison 'Apps' that assist visitors to the region and enhance their experience. 12. Investigate and champion the branding of signage and tourism related marketing material in relation to the broader Murchison region.
Seek to maximise regional synergies for tourism offerings.	<ol style="list-style-type: none"> 1. Develop a Regional Tourism Strategy in collaboration with neighbouring Shires, including the enhancement of linkages throughout the Murchison and Gascoyne, and seek funding from the MWDC.
Identify and promote the development of strategic sites within the townsite of Cue for tourist and key worker accommodation.	<ol style="list-style-type: none"> 1. Include 'Transient Workforce Accommodation' as a use which may be considered within the 'Residential' and 'Commercial' zones of the Scheme. The existing 'Special Use' sites relating to transient workforce accommodation are to be rezoned to 'Residential' to provide greater flexibility as to the use of the land.
Review local planning scheme provisions to remove barriers to introducing legitimate short stay accommodation into the townsite of Cue.	<ol style="list-style-type: none"> 1. Include 'Bed and Breakfast' as a land use classification in the zoning table as a discretionary use within the 'Residential', 'Commercial', 'Mixed Use,' 'Rural-Residential', 'Townsite' and 'Rural/Mining' zones.

3.1.3 Local Business Objectives

1. Diversify businesses in the community to improve resilience.

Strategies	Actions
Seek to incorporate flexibility and incentive based strategies within the planning framework to assist with facilitating local business growth.	<ol style="list-style-type: none">1. Prepare a Local Economic Investment Strategy/ Local Industry Development Initiative.2. Review and implement recommendations arising from forthcoming Midwest Economic and Employment Strategy and 'Regional Blueprint' prepared by the Mid West Development Commission.
Work with major regional employers to utilise local business and services, where possible.	<ol style="list-style-type: none">1. Continue to develop relationships with the mining and pastoral industries to capitalise on opportunities to locate businesses and services within the Shire.

3.2 Developing Leadership

3.2.1 Decision Making Objectives

1. Ensure active engagement with the community to inform decision-making.
2. Maintain a strong customer focus.
3. Maintain a resilient and independent Shire.

Strategies	Actions
Maximise community commitment to and participation in goal setting and decision making processes for development of the Shire.	<ol style="list-style-type: none">1. Develop a 'Community Inclusion' policy that outlines strategies and actions (including who/how/when) for community participation and events.2. As a minimum, adopt the IAP2 spectrum to assist with determining an appropriate approach for consultation with the community.3. Identify community leaders that will advocate for improved processes related to active engagement in Shire decision-making processes.4. Identify an internal resource(s) that will coordinate all community engagement and general communication activities. This may be a shared resource with other Shires if not possible to dedicate this role.
Ensure alignment between the Strategic Community Plan, Local Planning Strategy and Capital Works Program to provide transparent delivery of services.	<ol style="list-style-type: none">1. Undertake regular review of the Strategic Community Plan (every 3-5 years) which should also be linked to regular review of the Shire's Local Planning Strategy (every 5 years) and Capital Works Plan (annual)
Put in place mechanisms to increase Aboriginal involvement and engagement in the development of the community.	<ol style="list-style-type: none">1. Work with community elders to develop strategies to enhance Aboriginal involvement in planning related activities.2. Take into account Aboriginal heritage in the preparation of Structure Plans / Development Plans and in the consideration of subdivision and development proposals.

3.3 Social Development

3.3.1 Community Infrastructure Objectives

1. Maintain the range of services provided by the Shire and seek to attract essential services and facilities and opportunities for regional collaboration to support the sustainable growth and development of the Cue community.
2. Explore opportunities to develop community facilities to provide gathering places and activities for young people, including recreation and sport.

Strategies	Actions
Share the provision and delivery of services across government, industry and the community.	<ol style="list-style-type: none"> 1. Seek to establish a shared Community Events Coordinator / Youth Officer position in conjunction with neighbouring local governments.
Encourage long term partnerships between government, industry and the community.	<ol style="list-style-type: none"> 1. Continue to seek partnerships with government, key industry representatives and the community.
Identify land, facilities and services required to provide a range of activities for the community with a focus on youth activities.	<ol style="list-style-type: none"> 1. Audit all Shire and Community Assets to determine the required extent of ongoing maintenance, upgrades or disposal. 2. Set aside reserve funds and seek external funding support to maintain asset base. 3. Establish a role within the Shire for a Community Development Officer. 4. Identify the skills and interests of locals and FIFO workers and tailor incentive based volunteer programs and projects to suit the available skill sets and interests.
Provide a variety of well designed, comfortable and shaded open spaces and streetscapes that suit the local climate.	<ol style="list-style-type: none"> 1. Develop land between Robinson Street and Pigdon Place as quality public open space, and investigate youth focus activities for this space. 2. Rezone land at the southern corner of Robinson and Dowley Streets (Brockman Park) from 'Residential' to 'Recreation'. 3. Define role, purpose and hierarchy of public realm and infrastructure.

3.3.2 Housing Objectives

1. Increase affordable housing options for existing residents and to attract new families.

Strategies	Actions
Seek government partnerships to delivery quality and affordable housing within Cue.	<ol style="list-style-type: none"> 1. Pursue funding opportunities with the Mid West Development Commission and other sources to assist in offsetting costs associated with housing construction in order to deliver affordable housing to the community. 2. Investigate the potential through the Government Employee Housing Authority and Department of Education to increase the quality and security of housing to retain or attract staff to Cue.

Promote new infill residential opportunities within the existing townsite boundary.	<ol style="list-style-type: none"> 1. Rezone land generally northeast of Simpson Street from 'Recreation' to 'Residential'. 2. Rezone portions of land south of Austin Street from 'Commercial' to 'Residential R10/R12.5'. 3. Rezone land at the southern corner of Austin Street and Livingstone Road from 'Commercial' to 'Residential'. 4. Investigate residential infill opportunity sites as shown on the Local Planning Strategy Map. 5. Support the marketing and release of residential lots in Robinson, Allen and Dowley Streets in partnership with LandCorp. 6. Identify and promote vacant and serviced residential land for future housing within the townsite. 7. Undertake an audit of existing vacant residential land to determine extent of impact by past mining activities to determine suitability/actions required to make this land habitable.
Provide for a variety of residential housing products to meet community needs, including affordable housing options and more compact forms of housing.	<ol style="list-style-type: none"> 1. Rezone existing 'Special Use' sites identified for transient workforce accommodation to 'Residential' to provide for a variety of residential outcomes, including 'Transient Workforce Accommodation' where appropriate. 2. Rezone portion of land on the south western side of the intersection of Marshall Street and the discontinued railway from 'Industrial' to 'Residential'. This would provide for a variety of residential/housing outcomes for the site.
To explore opportunities to provide for a small component of aged persons dwellings within the Townsite in close proximity to medical and commercial facilities.	<ol style="list-style-type: none"> 1. Identify a site suitable for development of aged persons dwellings and seek funding opportunities to assist in the construction of the aged persons dwellings.

3.3.3 Health Objectives

1. Improve local health services to provide greater and more timely access for the community.

Strategies	Actions
Seek to improve the range of health services on offer at the Cue Health Centre.	<ol style="list-style-type: none"> 1. Liaise with the neighbouring towns of Meekathara and Mt Magnet to ensure the provision of adequate levels of regional health services in these locations.

3.3.4 Aboriginal involvement Objectives

1. Put in place mechanisms to increase Aboriginal involvement and engagement in the development of the community.

Strategies	Actions
Work with community elders to develop strategies to enhance Aboriginal involvement in planning related activities.	<ol style="list-style-type: none"> 1. Include strategies and actions within a 'Community Inclusion' policy relating to Aboriginal participation and activities.

3.4 Environmental Development

3.4.1 Sustainable Energy Objectives

1. Provide support to increase utilisation of innovative energy sources in the region.

Strategies	Actions
Identify opportunities to pursue and support innovative energy projects in the region.	<ol style="list-style-type: none"> 1. Seek funding opportunities for a Solar Thermal Power Project at Tuckanarra. 2. Develop and implement a program to educate and support the community using energy more efficiently, e.g. 'Living Smart Program'. 3. Include renewable energy generation (i.e. solar and wind) as a discretionary use within the Rural/Mining land use zone table in the Scheme.
Promote sustainable energy outcomes.	<ol style="list-style-type: none"> 1. Promote the development of appropriate building design to improve heating and cooling through solar passive design, ventilation and use of appropriate materials by preparation of a set of Design Guidelines or Local Planning Policy. 2. Ensure infrastructure is designed to minimise the need to replace it regularly as a result of increased temperatures and extreme weather events, and will require consideration of the type of material and the appropriate placement of infrastructure.

3.4.2 Water Supply Objectives

1. To identify, protect and enhance the Shire's water source and supply.

Strategies	Actions
Ensure that incompatible development is not supported within the Public Drinking Water Source Areas, in line with Department of Water requirements. The Public Drinking Water Source Areas should be appropriately recognised within Local Planning Scheme No. 2.	<ol style="list-style-type: none"> 1. Place a Special Control Area over the Priority Drinking Water Source Priority 1 Area to protect the area from incompatible land uses.
Sources of contamination should be managed appropriately to minimise potential for heavy metals, hydrocarbons, chemicals and nutrients to be introduced to groundwater and surface water resources.	<ol style="list-style-type: none"> 1. Manage contaminated sites in accordance with the requirements of the Contaminated Sites Act 2003.
Understand the availability of water resources throughout the Shire of Cue and prioritise the use of this water, particularly where different land uses compete for water resources, or where different water quality can be used (i.e. potable or non-potable).	<ol style="list-style-type: none"> 1. Place a Special Control Area over the Priority Drinking Water Source Priority 1 Area to protect the area from incompatible land uses.
Support the development of alternative water supply for potable and non-potable uses.	<ol style="list-style-type: none"> 1. Continue to investigate opportunities for reuse of wastewater to irrigate streetscapes and parks. 2. Implement water sensitive urban design best management practices for water usage within the Cue townscape in accordance with the requirements of the Department of Water's Better Urban Water Management Manual. 3. Pursue funding sources to prepare a District Water Management Strategy to implement action (2) above.
Develop new water sources that are climate independent.	<ol style="list-style-type: none"> 4. Work with the Department of Water, Water Corporation and Department of Health to identify new water source opportunities.

3.4.3 Natural Resources Objectives

1. Explore opportunities to utilise key areas in the Shire by showcasing their natural and cultural characteristics.
2. Manage the impacts of land use on the environment.

Strategies	Actions
To promote and safeguard the cultural heritage of the Shire.	<ol style="list-style-type: none"> 1. Spatially identify wildflower locations within the region, with assistance from the local community and Department of Parks and Wildlife, and develop information packages to be provided to tourists to encourage journeying to these areas. 2. Protect and maintain the Shire's heritage listed properties in accordance with the recommendations of the Shire's Municipal Inventory and Heritage Strategy.
Minimise clearing of remnant perennial vegetation as a result of mining, pastoral and development activities.	<ol style="list-style-type: none"> 1. Develop strategies with the DAFWA and local producers to minimise grazing pressure and increase knowledge of soil, water and vegetation condition within the Shire of Cue. 2. Support land practices that improve management and long-term productivity of the land, including education opportunities. 3. Require developers to identify, assess and demonstrate the ability to protect environmentally significant flora, fauna and remnant vegetation prior to the initiation of rezoning or development proposals (as appropriate). 4. Refer any rezoning, subdivision or development proposals on land containing environmentally significant flora, fauna and remnant vegetation to the Department of Parks and Wildlife (or Department of Sustainability, Environmental, Water, Population and Communities) as may be appropriate for advice, prior to determination.
Implement management actions for feral species, including removal and population control.	<ol style="list-style-type: none"> 1. Work with the DAFWA to identify management actions and resourcing to control feral species. 2. Undertake construction of the vermin proof fence project.
Manage bushfire risk in accordance with the requirements of SPP3.7 Planning for Bushfire Risk Management	<ol style="list-style-type: none"> 1. Require proponents to submit a Bushfire Hazards Assessment for proposals within 100 metres of remnant vegetation, where deemed appropriate.

3.4.4 Heritage Objectives

1. To identify, protect and promote places and areas of cultural heritage significance throughout the Shire.

Strategies	Actions
Encourage development that is in harmony with the cultural heritage value of an area, and that respects, integrates and enhances these values.	<ol style="list-style-type: none"> 1. Include the following aim/objective in Local Planning Scheme No.2 to recognise the importance and the need to protect the district's rich and diverse heritage: "to promote and safeguard the cultural heritage of the Shire by - (i) identifying, protecting and conserving those places which are of significance to Cue's cultural heritage; (ii) encouraging development that is in harmony with the cultural heritage value of an area; and (iii) promoting public awareness of cultural heritage generally." 2. Incorporate relevant provisions in Local Planning Scheme No.2 for the protection and conservation of places and areas of significance in accordance with the Model Scheme Text, including provisions for conservation incentives (i.e. variation to development standards to facilitate a conservation outcome). 3. Adopt those places on the Shire's TPS 1 Schedule 5 and those on the State Register of Heritage Places, which have not been identified on the existing Schedule 5, as the Heritage List under Local Planning Scheme No.2. 4. Undertake targeted consultation in accordance with the Scheme provisions relating to the preparation of Heritage Lists. 5. Adopt the current Austin Street Special Design Area as a Special Control Area under Local Planning Scheme No.2. Prepare and implement planning policies to control demolition and to guide development to ensure that it is compatible in scale, design and setback to the adjacent buildings and respectful of the heritage character of the area. 6. Prepare and implement planning policies to assist the local government in making decisions under the Scheme about heritage places and ensure that development does not adversely affect the significance of heritage places and areas. 7. After the adoption of the new Scheme undertake a review of the existing MI to clearly establish which places should be adopted under the provisions of the Local Planning Scheme No.2 and to ensure the documentation meets the minimum standard of the State Heritage Office. 8. Take into account Aboriginal heritage in the preparation of Structure Plans and Development Plans and in the consideration of subdivision and development proposals.

3.5 Built Environment

3.5.1 Transport Network Objectives

1. Promote a safe and efficient transport network.

Strategies	Actions
Support Austin Street/Great Northern Highway as the primary regional road through the District.	1. Remove the redundant bypass road reservation from the Scheme Map.
Identify local road connections to improve local connectivity.	1. Extend street network road reservations as shown on the Local Planning Strategy Map.
Promote streetscape improvements and road through the Shire's capital works plan.	1. Identify critical road infrastructure and improvements within the Shire's Capital Works Plan.

3.5.2 Commercial Development Objectives

1. Reinforce the role of the townsite of Cue as a local centre and ensure the long term commercial viability of its Town Centre.

Strategies	Actions
Consolidate the Town Centre by promoting Austin Street as the retail centre of Cue, which supports a range of retail, commercial, civic and community services.	1. Rezone portions of commercial land at the southern and northern extents of Austin Street from 'Commercial' to 'Residential R10/R30' in order to consolidate commercial and retail focus within a core town centre precinct.
Promote the Cue townsite as a central and convenient place for locating business and services associated with the districts mine and pastoral industries.	1. Seek to attract businesses and services to locate within the Cue townsite, such as Assay labs associated with the mining industry. This may be achieved through offering incentives such as offering local government rate rebates.
Promote Austin Street as the main street through streetscape revitalisation works.	<ol style="list-style-type: none"> 1. Prepare a Concept Master Plan for Austin Street and key linking streets which documents hardwork upgrades, softwork and plant/tree species. 2. Preparation of Entry Statement/Structure documentation. 3. Seek funding and undertake upgrades and streetscape improvements in a staged approach as funding is made available.

3.5.3 Industrial Development Objectives

1. To provide suitable and sufficient industrial land within the Shire to meet the needs of business.

Strategies	Actions
Provide suitable zoned industrial land to support a range of business types in strategic locations which seeks to minimise the impact on the residential amenity of the townsite.	<ol style="list-style-type: none"> 1. Expand the Industrial zone located northwest of the Townsite by rezoning existing pockets of 'Special Use' and 'Recreation' within the industrial estate to 'General Industry'. 2. Identify future industrial land supply to the south of the Cue townsite should demand require the release of additional industrial lots.
To provide greater clarity as to appropriate locations for different types of industry by dividing the existing 'Industrial' zone into 'General Industry' and 'Light Industry' zones.	<ol style="list-style-type: none"> 1. Rezone the existing 'Industrial' zoned land on Austin Street to 'Light Industry' with a view to ultimately relocating this industry to the northern industrial development over time and converting this land to residential use. 2. Release a range of new industrial lots on Robinson Road to encourage owners of non-conforming industrial uses within residential zoned land to relocate. 3. Create a variety of lot sizes within industrial zoned land to accommodate a range of business types.

3.5.4 Rural Residential Development Objectives

1. To explore the opportunity to provide rural residential lots adjacent to the Cue townsite that will provide greater lifestyle choice and are capable of being serviced by existing infrastructure.

Strategies	Actions
To identify suitable areas for Rural Residential subdivision adjacent to the Cue townsite which are able to connect to existing service infrastructure (power, water).	<ol style="list-style-type: none"> 1. Work with DAFWA to identify suitable land for more intensive agriculture and / or rural residential lifestyle lots. 2. Resolve land tenure issues associated with the subdivision and release of land for freehold rural residential use.

3.5.5 Mixed Use Development Objectives

1. To introduce a 'Mixed Use' zone into Local Planning Scheme No. 2 to facilitate flexible development outcomes for strategic sites in close proximity to the town centre and/or civic uses.

Strategies	Actions
<p>To introduce a new Mixed Use zone with the following objectives and identify strategic sites within Local Planning Scheme No. 2:</p> <ol style="list-style-type: none"> a. To accommodate a range of commercial and residential uses in a form providing a suitable transition between commercial and civic areas and residential areas; b. Facilitate mixed use and commercial development opportunities at an appropriate scale reflecting the transitional nature of the zone; c. Provide an increase to the level of employment opportunities in the District; d. Facilitate alternative dwelling types within the Shire. 	<ol style="list-style-type: none"> 1. Rezone the site located on the north-east corner of Robinson and Dowley Streets from 'Residential' to 'Mixed Use'. 2. Rezone the site located on the south-east corner of Robinson and Dowley streets from 'Residential' to 'Mixed Use'. 3. Rezone 3 lots on Darlot Street from 'Residential' to 'Mixed Use' in recognition of the site's use for motel accommodation.

3.5.6 Reedy Townsite Objectives

1. Support mining and pastoral activities in and around the former Reedy Townsite.

Strategies	Actions
Ensure zoning around the former Reedy townsite supports mining and pastoral uses.	<ol style="list-style-type: none"> 1. Rationalise the 'Townsite' zone around the Reedy townsite and rezone land to 'Mining/Rural' zone to support existing mining and pastoral activities in the locality.

3.5.7 Tuckannara Townsite Objectives

1. Support existing pastoral activities (Karbar Station) and allow for sustainable power generation.

Strategies	Actions
Retain the 'Townsite' zone in recognition of the Karbar Station accommodation and facilities and ensure surrounding zoning permits sustainable power generation project and tourism opportunities.	<ol style="list-style-type: none"> 1. Rezone the Tuckannara locality to include an additional use relating to the construction of an electrical generation facility once a specific site has been identified. 2. Promote and support the opportunity to construct tourist accommodation on freehold land contained within the Karbar station.

3.5.8 Big Bell Townsite Objectives

1. Protect and retain existing heritage and cultural sites within the Big Bell townsite.

Strategies	Actions
Ensure the protection of heritage sites as identified within the Shire's Municipal Inventory.	1. Implement the recommendations of the Shire's Municipal Inventory in protecting registered heritage sites in the Big Bell locality.

3.5.9 Cuddingwarra Townsite Objectives

1. Protect remnants of townsite from mining and other activities.

Strategies	Actions
Ensure the protection of heritage sites as identified within the Shire's Municipal Inventory.	1. Implement the recommendations of the Shire's Municipal Inventory in protecting registered heritage sites in the Cuddingwarra locality.

3.5.10 Day Dawn Townsite Objectives

1. Support mining activities within the Daydawn townsite which retain and protect existing cultural heritage sites within the townsite.

Strategies	Actions
Promote mining activity within the townsite so long as it is not to the detriment of identified cultural heritage sites.	1. Protect those sites within the Daydawn locality as recommended within the Shire's Municipal Inventory.

3.5.11 Mainland Townsite Objectives

1. Support mining and pastoral activities in and around the former Mainland townsite.

Strategies	Actions
Ensure zoning around the former Mainland townsite supports mining and pastoral uses.	1. Rationalise the 'Townsite' zone around the Mainland townsite and rezone land to 'Mining/Rural' zone to support existing mining and pastoral activities in the locality.

3.5.12 Austin Townsite Objectives

1. Support mining and pastoral activities in and around the former Austin townsite.

Strategies	Actions
Ensure zoning around the former Austin townsite supports mining and pastoral uses.	1. Rationalise the 'Townsite' zone around the Austin townsite and rezone land to 'Mining/Rural' zone to support existing mining and pastoral activities in the locality.

4. Implementation, Monitoring and Review

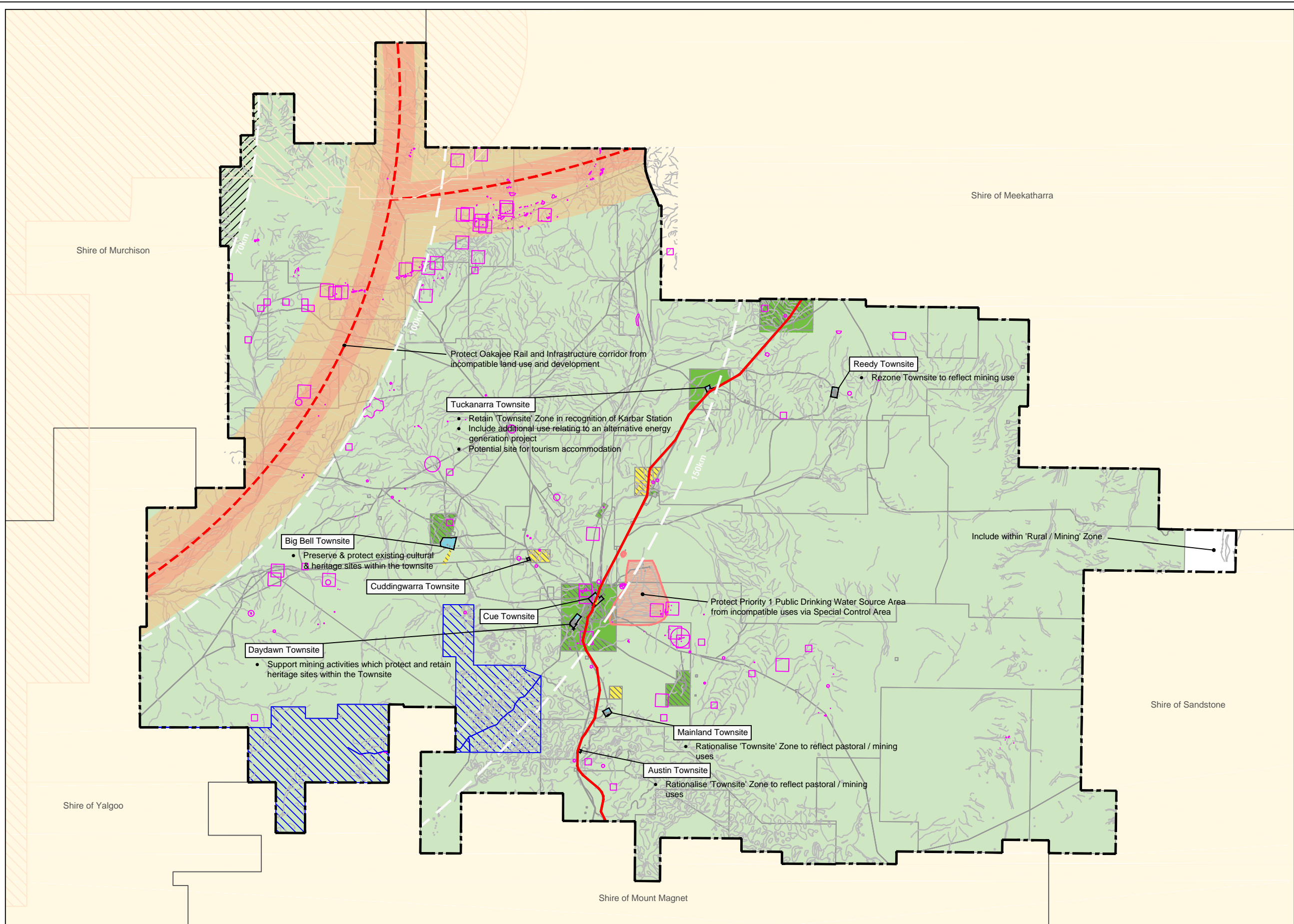


The Local Planning Strategy for the Shire of Cue is to be used as a strategic planning tool to assist the Shire, the State Government, service authorities and the local community in making decisions regarding future development, land use and infrastructure within the Shire. The Strategy sets out the Shire's strategic vision relating to land use control, development and other strategies that assist in the servicing and enhancement of facilities for the community of Cue. It has been developed from the analysis of current issues facing the Shire as outlined in the accompanying Local Planning Strategy Part 2 – Background Information and Analysis Document. This Strategy provides a strategic planning framework applicable to the next 10 to 15 years.

The Strategy has the capacity to respond to future changes in State government policy or local priorities. It is advisable that the Strategy undergo a major review every five years to coincide with the statutory requirement to review the local planning scheme. There is scope to amend the Strategy to respond to changes in the intervening period. Any review should measure how successful the strategy has been in terms of achieving the stated strategies and actions and in achieving the Strategy's stated objectives.

Any review, amendment or modification of the Strategy is required to follow a formal procedure set out in accordance with the *Town Planning Regulations 1967*. The process will include public advertising, community consultation and final endorsement by the Council of the Shire of Cue and the Western Australian Planning Commission.

5. Strategy Maps



- Legend**
- Public Purpose
 - Recreation
 - Townsite
 - Rural / Mining
 - Square Kilometre Array Special Control Area
 - No Zone
 - Scheme Boundary
 - Townsite Boundary
 - Cadastral Boundary
 - Primary Road
 - Potential Infrastructure Corridor
 - Proposed OPR Rail Alignment
 - 70km 5KA 0-70km RQZ - Inner Zone
 - 100km 5KA 70-100km RQZ - Outer Zone
 - 150km 5KA 100-150km RQZ
 - DEC Managed Lands & Water
 - Hydrography - Linear
 - Aboriginal Heritage Sites
 - Priority 1 Public Drinking Water Source Area
 - Section 19 of the Mining Act 1978 Boundary

0 25 km

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken in the compilation of this drawing by The Planning Group WA Pty Ltd, all parties associated with the proposed property development disclaim all responsibility for any errors or omissions. The right is reserved to change the plan at any time.

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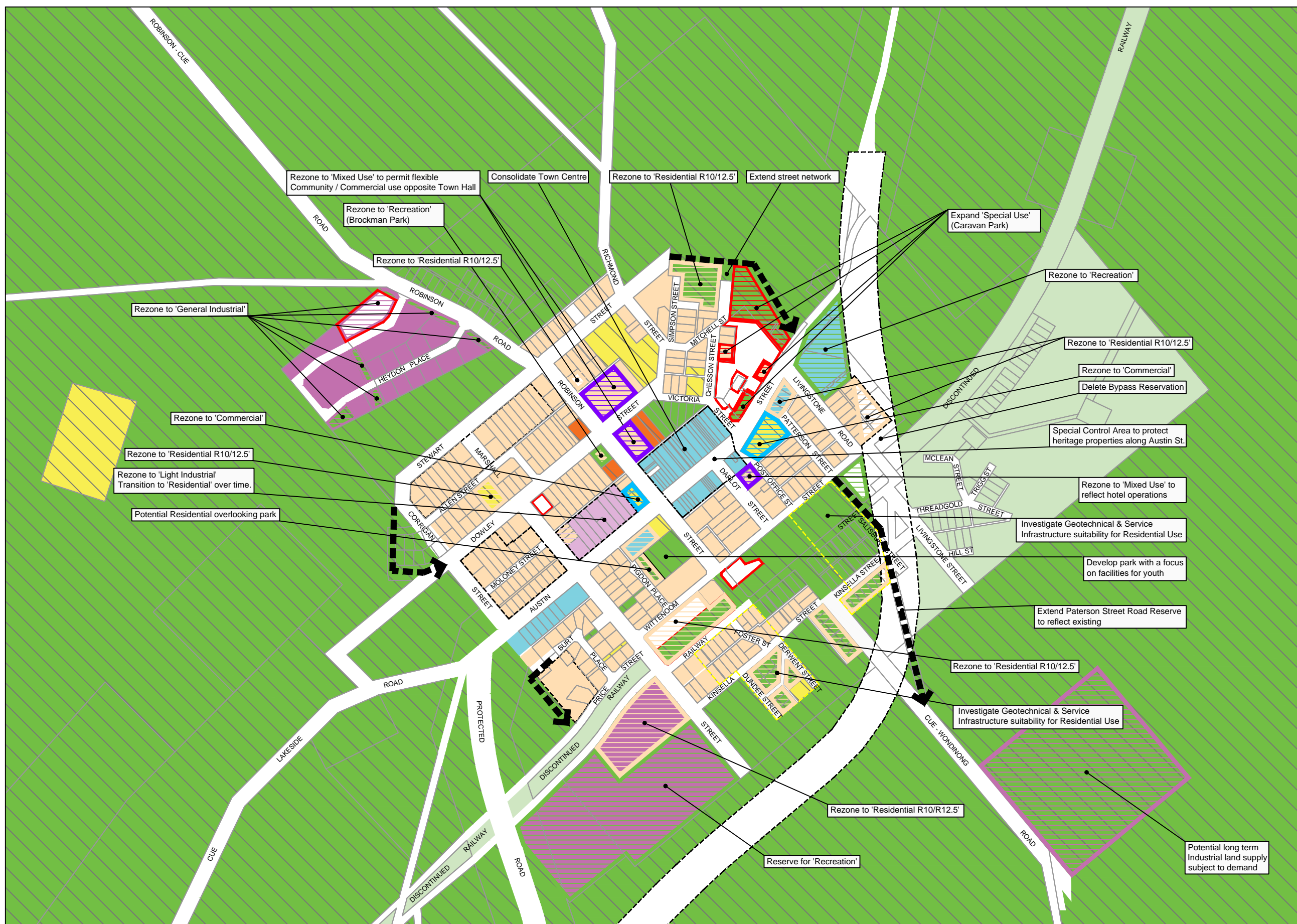


**SHIRE OF CUE
STRATEGY MAP 1
LOCAL PLANNING STRATEGY MAP**

Date: 25 Feb 2015 Designer: MD
Scale: 1:600,000 @ A3 Drawn: GW
Drawing No. 713-433 Local Planning Strategy.dwg

**TOWN PLANNING
AND URBAN DESIGN**





- Legend**
- Civic & Cultural
 - Public Purposes
 - Recreation
 - Residential
 - Commercial
 - Special Use
 - Industrial
 - Light Industrial
 - Rural / Mining
 - Area to be rezoned to 'Residential R10/R12.5'
 - Area to be rezoned to 'Industrial'
 - Area to be rezoned to 'Light Industrial'
 - Area to be rezoned to 'Recreation'
 - Area to be rezoned to 'Special Use'
 - Area to be rezoned to 'Mixed Use'
 - Area to be rezoned to 'Commercial'
 - Residential Infill / Expansion Area
 - Special Control Area
 - Investigation Area (see marker note)
 - Extension of Street Network

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SHIRE OF CUE - TOWNSITE STRATEGY MAP 2 LOCAL PLANNING STRATEGY MAP

Date: 25 Feb 2015 Designer: MD
Scale: 1:10,000 @ A3 Drawn: GW
Drawing No. 713-433 Local Planning Strategy.dwg

**TOWN PLANNING
AND URBAN DESIGN**





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Shire of Cue

LOCAL PLANNING STRATEGY

Part
2



JANUARY 2014



THE SHIRE OF CUE





Shire of Cue

Local Planning Strategy (Part 2)

JANUARY 2015

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1. Introduction



This Local Planning Strategy for the Shire of Cue (hereon in referred to as the Strategy) has been prepared to set out the long term planning directions for the Shire and to guide land use planning within the Shire over the next ten to fifteen years.

The Local Planning Strategy comprises two documents:

- Part 1, the Strategy, which provides a summary of the major characteristics and issues relevant to the future planning and development of the Shire and also establishes the vision, objectives, strategic plan and actions required to implement the Strategy; and
- Part 2, being this document, which provides the relevant background and justification to the Strategy, including the State, regional and local planning context, local profile of the community and an analysis of key issues facing the Shire.

This section sets out the statutory context within which this Strategy has been prepared, including its role and purpose, and the method of its preparation.

1.1 Statutory Context

Regulation 12A of the Town Planning Amendment Regulations 1999 (the Regulations) requires that where a town planning scheme envisages the zoning or classification of land, a scheme report is to be produced in the form of the Strategy, which shall:

- Set out the long term planning directions for local government;
- Apply State and regional planning policies; and
- Provide the rationale for the zones or the provisions of the town planning scheme.

The Model Scheme Text (MST) provides that determinations of the local government under a scheme are to be consistent with the Strategy. The Strategy expresses the strategic vision, policies and proposals of a local government that are relevant to the implementation of a scheme. It provides a means to interpret State and regional policies at the local level allowing the implementation of broader objectives relating to urban form and development. On this basis, the new Shire of Cue Local Planning Scheme No. 2 (LPS2) will be the principal statutory land use planning document for expressing and achieving the local government's objectives, policies and proposals in conjunction with the Strategy.

The Western Australian Planning Commission (the WAPC) is required to certify that the Strategy is consistent with Regulation 12A above prior to the advertisement of the Strategy. The WAPC may also endorse the Strategy following advertising.

The Strategy may be modified by amendment prepared by the Shire and approved by the WAPC.

1.2 Role and Purpose

The Strategy sets out the long term planning direction for the Shire of Cue over the next ten to fifteen years and establishes strategies and actions in the context of the State, regional and local planning framework. The strategy applies to all land contained within the district of the shire of Cue and is identified in Figure 1 below.

The Strategy establishes the rationale for land use, planning and development controls within proposed Local Planning Scheme No. 2. It is intended that this Strategy will be read in conjunction with Local Planning Scheme No. 2 and vice versa.



Fig 1. Study Area

The Strategy holistically looks at long term planning directions and assists in establishing the overall objectives and vision for the Shire. However, the application of the planning initiatives in the Strategy and subsequent local planning scheme will not in isolation deliver wider objectives and the vision for an area. This will need to be achieved through the application of the Shire's broader Strategic Community Plan using all available mechanisms for delivery across the broad spectrum of local government services and activities, including but not necessarily limited to delivering vital community, recreation, infrastructure and other development initiatives through a capital works program linked to the strategic community plan and also via a supporting local planning policy framework.



Fig 2. Shire of Cue Strategic Framework

1.3 Methodology

The methodology for preparing this local planning strategy for the Shire of Cue has sought to build upon the extensive community consultation undertaken in relation to preparing the Strategic Community Plan for the Shire. This Strategy seeks to extend the goals and objectives of the Strategic Community Plan into a local planning framework with associated strategies and actions that addresses issues in the realm of economic development, governance, social development, the environment and built form and heritage.

By extending the key focus areas of Economic Development, Leadership (governance), Social Development and the Environment, the Local Planning Strategy will have a direct link with the Strategic Community Plan and thus the ability for the Shire to have integrated strategic documents that will assist with corporate and business planning and implementation.

In undertaking the preparation of the local planning strategy, the following methodology was employed in relation to undertaking preliminary consultation with the community and key stakeholders in addition to the previous consultation work undertaken in relation to the preparation of the local planning strategy.

A workshop with the community was undertaken in August 2013 in order to ground truth and establish the key issues facing the Shire over the next 10 to 15 years. Following this workshop, individual stakeholder meetings were conducted to obtain a more detailed synopsis of key issues.

Following the above consultation activities, letters were sent to key stakeholders and government agencies providing a summary of the understanding of the key issues and seeking an understanding of key issues from the stakeholder/agencies perspective. Follow up conversations were made to obtain a greater understanding of issues, where necessary.

The above consultation activities have informed the understanding of the key issues that have been documented in this Strategy document. A more detailed summary of the community and stakeholder process is proposed at Appendix A.



2. State and Regional Planning Context

2.1 State Planning Strategy

The first State Planning Strategy was published in 1997 and was primarily focused on land use planning. Since then Western Australia has been shaped by population growth, the global economy and increased water and energy requirements.

The draft State Planning Strategy (December 2012) sets a vision for 2050 based on a framework of State planning principles and strategic directions and seeks to anticipate, adapt to and manage the drivers of change most likely to influence the future development of Western Australia.

The draft Strategy recognises that remote settlements and regional local governments are critical to the State's economic wellbeing and central to the Western Australian experience. Key strategies and actions relevant to the Shire of Cue are as follows:

Strategic Direction	Aspiration
Economic development	<ul style="list-style-type: none"> Regional areas consistently attract and retain a skilled workforce. Regional areas are more economically diverse.
Education, training and knowledge transfer	<ul style="list-style-type: none"> More regional knowledge education infrastructure.
Tourism	<ul style="list-style-type: none"> Community's unique identity, history and sense of place is promoted and supported.
Environment	<ul style="list-style-type: none"> Planning and development decisions balance environmental, social and economic elements. Pastoral rangelands activities are diversified and natural resources are managed sustainably.
Agriculture and food	<ul style="list-style-type: none"> Fragmentation of agricultural land is limited and consolidation is encouraged. Increased export and inward investment in the agrifood sector.
Physical infrastructure	<ul style="list-style-type: none"> All new urban development is water sensitive, energy efficient and climate responsive as a development standard. Industry, agricultural and mining sections implementing best management practice. Secured strategic sites, buffers and corridors for waste management facilities. Integrated land use and transport. Telecommunication infrastructure are a matter of consideration in planning frameworks, schemes and development decisions.
Social infrastructure	<ul style="list-style-type: none"> Streets are designed for people. A high degree of character and amenity that reflects the cultural values of the community. Compact settlement structures with civic spaces. Community integration through a variety of meeting places. The demographic of the region displays a mix of ages and skills. There is a variety of housing types, sizes and affordability, including adaptive re-use of existing buildings. There are local opportunities for further skill training.
Land availability	<ul style="list-style-type: none"> Adequate land is available, accessible and serviced for housing, recreation, transport, water, food and industry through the efficient use of land. Well-serviced regional towns that have built-in capacity to cater forecast growth.
Remote settlements	<ul style="list-style-type: none"> All remote settlements are on appropriate land tenure. Adequate social services.

2.2 State Planning Framework

The WAPC's State Planning Policy No. 1: State Planning Framework brings together state and regional policies applying to land use and development in Western Australia into a State Planning Framework, and reinforces key strategic directions of the State Planning Strategy.

Those elements of the State Planning Framework most relevant to the Shire of Cue are outlined in the following sections.

2.3 State Planning Policies

2.3.1 SPP 2 Environment and Natural Resources Policy

This Policy sets out the key principles of how planning can integrate ecological, economic and social considerations into decision-making whilst acknowledging the inherent difficulties of balancing conflicting needs. The Policy measures most relevant to the Shire of Cue can be summarised as follows:

Local planning schemes and decision making should consider the following:

- Protect significant natural, indigenous and cultural features and consider incorporation appropriate planning and building design and siting criteria to ensure that new development is consistent and sensitive to the character and quality of the landscape/features, including the requirement of a visual impact statement;
- Take account of potential for on-site and off-site impacts of land use on the environment and have regard to the potential or conflict between sensitive land uses and activities with air emission impacts;
- Encourage urban and regional water management through water sensitive design that better manage stormwater quality and quantity;
- Identify existing and potential areas affected by severe land degradation (e.g. acid sulphate soils, salinity, erosion) and, where appropriate, facilitate measures such as promoting vegetation retention or rehabilitation and the prevention of inappropriate development;
- Ensure the protection of areas of high biodiversity conservation value through planning controls and conservation covenants;
- Recognise and protect agricultural land in line with SPP2.5, and diversify compatible land uses in these areas; and

- Promote energy efficient development good climate responsive urban design.

2.3.2 SPP 2.5 Land Use Planning in Rural Areas

This Policy applies to land zoned for rural or agricultural purposes and land identified or proposed for rural living land uses within a local planning scheme. SPP 2.5 should be used to guide the preparation of local planning strategies and schemes with respect to rural and agricultural land use planning. The specific objectives of the policy are:

- (a) To protect rural land from incompatible use by:
 - i. Requiring comprehensive planning for rural areas;
 - ii. Making land use decisions for rural land that support existing and future primary production and protection of priority agricultural land, particularly for the production of food; and
 - iii. Providing investment security for the existing and future primary production sector.
- (b) To promote regional development through the provision of ongoing economic opportunities on rural land;
- (c) To promote sustainable settlement in, and adjacent to, existing urban areas;
- (d) To protect and improve environmental and landscape assets; and
- (e) To minimise land use conflicts.

The policy recommends that rural land uses are the most appropriate use of rural zoned land. The policy also recognises that the most productive and flexible agricultural land should be identified under a strategy or scheme as priority agricultural land.

Within the provisions of the policy, there is generally a presumption against the subdivision of rural zoned land through ad hoc or un-planned subdivision.

The overarching requirements of this policy include:

- a) land use change from rural to all other uses is to be planned and provided for in a local planning strategy or scheme;
- b) land identified as priority agricultural land in a planning strategy or scheme is to be retained for that purpose;

- c) beyond its primary function for primary production, rural land is also required for public purposes, natural resource management, biodiversity conservation and protection of landscape views;
- d) the use of rural land for intensive or emerging primary production does not warrant the subdivision of rural land to create smaller lots;
- e) creation of new rural lots will be by exception and in accordance with Development Control Policy 3.4 – Subdivision of rural land.

This local planning strategy has give due regard to the above requirements in planning for rural land.



2.3.4 SPP 2.7 Public Drinking Water Source Policy

The objective of this Policy is to ensure that land use and development within Public Drinking Water Source Areas (PDWS areas) is compatible with the protection and long-term management of water resources for public water supply.

Under the Policy, it is expected that planning strategies, schemes and decision-making will identify and, where appropriate, include provisions to protect surface and groundwater resources for public water supply.

A Priority 1 (P1) source protection area is identified within the Shire of Cue located north-east of the Cue townsite. A P1 source protection area is given the highest level of protection for the water source and is characterised by low-intensity and low-risk land uses.

The concept of special control areas has since been introduced in the Model Scheme Text and is considered to be a more effective tool to implement measures for the protection of public water supply sources outside the metropolitan region, rather than applying a specific zone or reserve.

It is proposed to introduce a Special Control Area within Local Planning Scheme No. 2 to provide appropriate protection for the Priority 1 PDWSA located in Cue.

2.3.5 SPP 2.9 Water Resources

This Policy provides guidance for the consideration of water resources in land use planning processes. The objectives of the Policy generally seek to protect, conserve and enhance significant water resources and to ensure the availability and quality of water sources.

The Policy indicates that water resource issues should be a key consideration when developing a local planning strategy, including the following requirements:

- Mapping water resources within the area and applying an appropriate hierarchy;
- Determining the type and intensity of land uses permissible within a public drinking water source areas, as well as applying appropriate zonings, reserves, buffers, setbacks, development restrictions and subdivision controls;
- Identifying a public open space network inclusive of drainage lines and multiple-use corridors;
- Considering off-site / downstream influences of planning decisions.

The Policy recommends the following additional requirements relevant to the Shire of Cue when considering water resources in local planning schemes:

- The use of special control areas in protection and management of water resources;
- Public drinking water source areas should be protected from inappropriate subdivision and development;
- Schemes should afford significant water resources protection, including buffers/ setbacks or the requirement for preparation of a management plan.



2.3.6 SPP 3 Urban Growth and Settlement

SPP3 sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. The objectives of the policy include:

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

With respect to regional communities, the policy promotes “the consolidation and expansion of existing settlements to make regional communities sustainable in the long term.”

In response to this, this local planning strategy seeks to consolidate the Cue townsite and promote the provision of housing, services and community facilities within the existing gazette townsite boundary.

2.3.7 SPP 3.1 Residential Design Codes

The purpose of the Residential Design Codes (R-Codes) is to provide a comprehensive basis for the control of residential development throughout the State by listing a number of design principles and deemed-to-comply criteria. Generally, the R-Codes seek to:

- Provide appropriate design for the intended residential purpose, density, context of place and local scheme objectives;

- Encourage sustainable design initiatives for new housing;
- Encourage design which respects heritage and local culture;
- Facilitate housing diversity, choice and affordability; and
- Ensure certainty in timely assessment and determination of proposals applied consistently across State and local government.

Currently, the Shire of Cue’s local planning scheme identifies residential densities of R10 up to R30 within the Townsite. In accordance with the local planning scheme, the Shire of Cue is to assess any application for residential development under the R-Codes, giving due regard to the above objectives and design principles contained within the R-Codes.

Density equivalent to the R30 density code is not able to be realised in the townsite of Cue due to restrictions on subdivision prescribed under the Government Sewerage Policy due to the lack of reticulated sewerage.

2.3.8 SPP 3.4 Natural Hazards and Disasters

State Planning Policy 3.4 Natural Hazards and Disasters (SPP 3.4) considers a range of potential hazards to communities, including flooding, severe storms and cyclones, bush fires, storm surge, coastal erosion, landslides and other land movements and earthquakes.

The objectives of SPP 3.4 are to:

- Include planning for natural disasters as a fundamental element in the preparation of all statutory and non statutory planning documents, specifically town planning schemes and amendments, and local planning strategies; and
- Through the use of these planning instruments, to minimise the adverse impacts of natural disasters on communities, the economy and the environment.

In preparing a local planning strategy for the Shire, consideration needs to be given to addressing the impact of these potential hazards on community, the built environment and infrastructure. Of specific relevance to the Shire of Cue is the need to consider the impact of flooding, bush fires and cyclonic activity.



2.3.9 SPP 3.5 Historic Heritage Conservation

The Historic Heritage Conservation Planning Policy (SPP3.5) sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. The objectives of this policy are:

- To conserve places and areas of historic heritage significance.
- To ensure that development does not adversely affect the significance of heritage places and areas.
- To ensure that heritage significance at both the State and local levels is given due weight in planning decision-making.
- To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

The policy applies to any areas of State or local significance throughout Western Australia. Local planning strategies are required to have regard to the designation of heritage areas and should seek to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation values.

The Shire of Cue, established in 1893 as a gold mining town, has a rich history and that is reflected in the well maintained historic buildings along Cue's main street. The region is also rich in Aboriginal culture, with several artwork displays dating back over 10,000 years.

Appropriate protection of places recognised as requiring statutory protection under the Shire's Municipal Heritage Inventory and the State register of heritage places will be a key consideration in the preparation of the Shire's Local Planning Scheme No. 2.

Section 3.8 addresses the cultural heritage of the Shire further.

2.3.10 SPP 3.7 Planning for Bushfire Management

SPP 3.7 seeks to reduce the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other decision making proposed in bushfire prone areas.

This policy applies to all planning proposals located in bushfire prone areas. Bushfire prone areas are defined as follows:

- When identified on a local government bushfire map;
- When identified on the State Bushfire Prone Area Map prepared and designated by the Fire and Emergency Services Commissioner; or
- In the absence of either local or State Government maps, any land within 100 metres of an area of bushfire prone vegetation equal to or greater than one hectare.

The Shire of Cue does not have a local government bushfire map and the Fire and Emergency Services Commissioner is still in the process of preparing and endorsing a State Bushfire Prone Area Map.

The Shire of Cue is typified by an arid climate and has very flat plains with some hill rangelands. Vegetation is generally sparse shrubland or perennial grasslands.

Bushfire risk is likely to exist where areas of intact remnant vegetation is present, and in particular, will be an important consideration where dwellings and infrastructure occur within 100 metres of intact remnant vegetation of sufficient characteristics to warrant bushfire concern. Where remnant vegetation is present, a bushfire hazard assessment will be required to identify potential bushfire hazards in support of subdivision or development applications.

2.3.11 SPP 4.1 State Industrial Buffer Policy

The current gazetted State Industrial Buffer policy was introduced in May 1997 and seeks to provide a consistent Statewide approach for the definition and securing of buffer areas around industrial, infrastructure and some special uses. The policy specifically seeks to establish buffers in relation to hazardous, general, noxious and other uses that are likely to generate emissions that could have an undue impact on sensitive land uses, such as residential.

The existing State Industrial Buffer Policy is ultimately proposed to be replaced by a new draft State Industrial Buffer Policy (SPP 4.1). This document remains under review, however is examined here for relevant to

industrial planning issues to Cue. This draft policy will be applicable state wide to:

- new industrial areas and uses, and essential infrastructure;
- sensitive land uses in proximity to existing industrial areas and essential infrastructure; and
- the expansion or change in the operations of existing industry and essential infrastructure.

The objectives of the policy are to:

- avoid conflict between industry and/or essential infrastructure and sensitive land uses;
- protect industry and/or essential infrastructure from encroachment by those land uses that would be sensitive to impacts and adversely impact the efficient operations;
- provide for the development of industry and/ or the provision of essential infrastructure in a way that maximises amenity, minimizes environmental and health impacts and takes account of risk to nearby sensitive land uses; and
- promote compatible uses in areas affected by off-site impacts of industry and/or essential infrastructure.

The Shire of Cue has a number of existing industrial areas generally located on the outskirts of the townsite, however there is also an existing area zoned 'Industrial' under TPS1 which is located on the northern side of Austin Street between Marshall and Robinson Streets which is located near the centre of town. Consideration will need to be given to the establishment of development provisions to ensure an appropriate interface treatment between residential and industrial areas, where any proposed change in land use or new development is contemplated.



2.3.12 SPP 5.2 Telecommunications Infrastructure

The Telecommunications Infrastructure Planning Policy (SPP5.2) provides a framework for the preparation, assessment and determination of applications for planning approval for telecommunications facilities within the context of the planning system of Western Australia.

The objectives of this policy are to:

- facilitate the provision of telecommunications infrastructure in an efficient, cost-effective and environmentally responsible manner to meet community needs;
- facilitate the development of an effective statewide telecommunications network in a manner consistent with the economic, environmental and social objectives of planning in Western Australia as set out in the *Planning and Development Act 2005* and the *State Planning Strategy*;
- assist community understanding of the issues involved in the design and installation of telecommunications infrastructure and provide opportunities for community input to decision making;
- promote a consistent approach in the preparation, assessment and determination of applications for planning approval for telecommunications infrastructure;
- minimise disturbance to the environment and loss of amenity in the provision of telecommunications infrastructure; and
- ensure compliance with all relevant health and safety standards in the provision of telecommunications infrastructure.

The policy applies to the zoning, subdivision and development of land throughout Western Australia in respect to all telecommunications infrastructure other than those facilities exempted under the *Telecommunications Act*.

Currently mobile telephone coverage is restricted to an area close to the Cue townsite. The siting and construction of any new telecommunication infrastructure would need to have regard to the requirements of SPP 5.2. Telstra has advised that there are no planned improvements to services within the Shire.

Further, consideration also needs to be given to the placement of telecommunication infrastructure in proximity to the proposed Square Kilometre Array facility to be located in the adjacent Murchison Shire.

2.3.13 SPP 5.4 Road and Rail Transport Noise and Freight Considerations

The Road and Rail Transport Noise and Freight Considerations in Land Use Planning Policy (SPP5.4) aims to promote a system in which sustainable land use and transport are mutually compatible. It seeks to minimise the adverse impacts of transport noise without placing unreasonable restrictions on noise-sensitive residential development, or adding unduly to the cost of transport infrastructure. The policy applies to proposals for noise-sensitive development in the vicinity of major transport corridors or freight handling facilities, construction of major roads and railways, redevelopment of major roads and railways and freight handling facilities.

The objectives of the policy are to:

- protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals;
- protect major transport corridors and freight operations from incompatible urban encroachment;
- encourage best-practice design and construction standards for new development proposals and new or developed transport infrastructure proposals;
- facilitate the development and operation of an efficient freight network; and
- facilitate the strategic co-location of freight handling facilities.

The townsite of Cue is located on the Great Northern Highway which is identified as a 'State Freight Road' by SPP 5.4. While the policy does not apply retrospectively, consideration needs to be given where a new 'noise sensitive' premises is proposed in proximity to the Great Northern Highway in the context of Cue. Development provisions that seek to apply appropriate treatments for noise sensitive

developments (primarily residential) in specific locations may need to be considered in reviewing the Shire's local planning scheme.



2.3.14 Liveable Neighbourhoods

Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans and subdivision for new urban areas in the metropolitan area and country centres. Liveable Neighbourhoods is applied in the design and approval of urban development, structure planning and subdivision for greenfield sites and for the redevelopment of large brownfield and urban infill sites. Future development within the Shire of Cue will need to consider the requirements of Liveable Neighbourhoods in appropriate circumstances, however it is considered that the application will be limited given that there is substantial capacity within the existing constructed townsite to accommodate future growth.

2.3.15 Development Control Policy 2.2 – Residential Subdivision

Development Control Policy 2.2 (DC 2.2) establishes the WAPC's policy position on residential subdivision. The policy states that generally, the minimum lot size and frontage requirements of the relevant R-Code will form the basis for subdivision of residential land.

A primary consideration for Cue relates to the application of the Government Sewerage Policy and the fact that the Cue townsite is not connected to reticulated sewer. DC Policy provide for some exceptions to the application of the Government Sewerage Policy (i.e. not subdivision within sewer or minimum lot size of 2,000m²) for areas outside the Perth metropolitan area as follows:

1. small infill subdivision or development which does not have potential for the creation of more than four additional lots, dwellings or single residential equivalents respectively in the immediate vicinity, and where the proposal completes rather than extends the existing pattern of subdivision and development;

2. remote and isolated subdivisions or density developments which do not involve the potential for the creation of more than 25 lots, dwellings or single residential equivalents and the applicant can demonstrate that site conditions are suitable for effective long-term on-site disposal, residential developments do not exceed R12.5 and no individual lot containing on-site disposal is less than 700m², and sewerage services are unavailable and impractical within the foreseeable future; and
3. aged or dependent persons' accommodation which does not exceed a density of R12.5 and meets tests of need and site suitability.

2.3.16 Draft Country Sewerage Policy (2003)

This policy applies to all land within Western Australia outside the Perth Metropolitan Area in relation to:

- all subdivision except the subdivision of rural zoned land for rural purposes;
- all density development; and
- all rezoning of land for residential, special residential, rural-residential, commercial and industrial purposes.

The Policy provides for subdivision or residential density development in towns within sewerage, such as Cue, as follows:

- the proposal does not result in the creation of lots less than 1,000m²;
- the proposal does not exceed a maximum development density of R10;
- no individual proposal exceeds 25 lots or dwellings; and
- a total town expansion of no more than 100 lots or dwelling units, occurring within the town after the introduction of this Policy.

A revised draft policy has been released for advertising in 2011, however remains under significant review.

2.4 Regional Strategies

2.4.1 Draft Mid West Regional Planning and Infrastructure Framework

The draft Mid West Regional Planning and Infrastructure Framework (the Framework) provides a regional planning framework which provides a

context for land use planning in the Mid West and also provides an overview of regional economic, social, cultural and environmental issues. The Framework also identifies priority actions and projects to facilitate economic and population growth of the region.

The Framework identifies the Cue townsite as providing a local service function, in that it 'often but not always serves functions including civic administration, limited retail, primary school, limited health. Generally supports the mining and pastoral sectors. Can include Aboriginal Communities.'

The Shire of Cue is identified as being located within the Murchison sub-region, which is primarily made up of pastoral land uses and has the greatest number of exiting and proposed resource projects out of any Mid West sub region. The Square Kilometre Array (SKA) project is also proposed to be constructed within Murchison.

With respect to infrastructure, the Framework identifies the following:

- the Great Northern Highway is identified as a primary road and potential infrastructure corridor;
- the potential Oakajee Port and Rail rail alignment is identified as traversing through the north western portion of the Shire;
- the north western portion of the shire is also identified as a potential infrastructure corridor; and
- the SKA radio quiet zone includes the north eastern portion of the Shire.

The above infrastructure implications have been mapped on the overall Strategy Map prepared for the Shire.

Some of the key challenges facing the sub region which have been identified by the Framework include:

- a low and dispersed population base;
- distance to regional centres such as Geraldton and Kalgoorlie;
- the extent to which the Shire can grow its population from resource projects will largely be dependent on a change to the 'fly-in fly-out' workforce approach.

With respect to growth capacity in Cue, the Framework acknowledges that while there appears to be adequate zoned land to support future growth, some of this land is unallocated crown land and

therefore may require resolution of Native Title issues prior to any development proceeding.

The Framework identifies a number of initiatives for the Murchison sub region, including the preparation of strategies to further guide the regional and economic development of Murchison.

2.4.2 Mid West Investment Plan 2011

The Mid West Investment Plan (MWIP) supports the Mid West Regional Planning and Infrastructure Framework to provide strategic direction for the Mid West region up until 2021. The MWIP outlines community priorities for the region to support its vision for growth and development.

With respect to the Shire of Cue, the MWIP identifies two key drivers for the future viability of the Shire, being:

- the need to secure benefits from mining; and
- reverse populations trends.

The MWIP seeks to establish a balanced approach to the delivery of infrastructure for the region, including collating infrastructure requirements to provide a supporting network of services for the region.



With respect to health service delivery, the document acknowledges that the Cue Health Centre is part of a network of regional health services which support the Geraldton Regional Hospital in providing health services to the Murchison and surrounding region. The document also acknowledges that there are significant issues facing health service delivery in the region including, but not limited to, declining access to GP's, the impacts of coastal population drift and building upgrade requirements.

With respect to water supply, the document acknowledges that there is concern within the Murchison sub-region regarding the security, reliability and quality of water supply to some communities.

The MWIP identifies several funding opportunities for all Shire's within the mid west region, including:

- \$8m towards improving mobile phone coverage;
- \$55m towards town enhancement and revitalisation projects; and
- \$84m towards housing and land development.

This funding is required to be applied for from individual local governments.

2.5 Other Relevant Legislation

2.5.1 Mining Act 1978

Section 19

Section 19 of the *Mining Act 1978* permits the Minister to exempt any land, not being private land or land that is the subject of a mining tenement or of an application therefore from being permitted to be used for mining activities or a specified mining purpose. A 'Section 19 area' has been established in relation to the Square Kilometre Array project located in the Shire of Murchison and this area extends into the north-western portion of the Shire.

Therefore, mining activities are not permitted within this portion of the Shire. As such, the Section 19 area has been identified on the Local Planning Strategy maps contained within the Part 1 document (Local Planning Strategy).

Section 120

Section 120 of the *Mining Act 1978* states that town planning schemes and local laws are to be considered but do not derogate decisions made under the *Mining Act 1978*. Therefore, planning schemes cannot prohibit or affect the granting of mining tenements (mining leases and exploration licences) or carrying out of any mining operation authorised by the *Mining Act 1978*. Recent State law has resolved that mining operations include accommodation camps and other associated infrastructure proposed to be located within mining tenements affecting crown land.

Consequently, the Shire of Cue local planning scheme will have limited application to the control of land use in relation to mining activities undertaken on Crown land within the Shire. Rather, any decision made under the *Mining Act 1978* will have to have due regard and consider the requirements of the Shire's local planning scheme.

Mining of Construction Materials

On Crown land, construction materials are defined as 'mineral' and therefore there is need for a mining lease under the *Mining Act 1978* for construction material extraction. On private property, commercial

construction material extraction is authorised by the Shire through the grant of an Extractive Industry Licence. It is very likely that mining of construction materials will be required for all new infrastructure (roads, bridges, telecommunications etc) to be built within the Shire.

Mineral and Petroleum Tenements

Geology, mineral and petroleum tenements and mineral deposit information for the Shire of Cue has been mapped and is contained at Appendix B.

There are currently 564 granted mining tenements and 11 tenement applications wholly or partially located within the Shire. Most of the granted tenements are for gold, iron, copper, chromium, nickel and uranium. There are no petroleum or geothermal permits within the Shire.

2.5.2 Land Administration Act 1997

Part 7 of the *Land Administration Act 1997* (LAA) deals with pastoral leases. The term of a pastoral lease may not exceed 50 years. Subsequently, all pastoral leases within Western Australia are due to expire on 30 June 2015. Pastoral leases will need to satisfy a number of conditions if they are to be renewed. The conditions are as follows:

1. Compliance with lease conditions, including stocking requirements and maintenance of infrastructure;
2. There being no Soil Conservation Notices or other orders by the Commissioner of Soil and Land Conservation;
3. There being no unfulfilled requirements of the Commissioner of Soil and Land Conservation and/or the Pastoral Lands Board in relation to observance of lease conditions;
4. The exclusion of areas from the existing lease that may be required for public works, conservation, national park, nature reserve or other State purposes; and
5. The annual lease rental for the lease will apply to the renewed lease.

The Department of Regional Development and Lands has viewed the expiry of leases in 2015 as an appropriate time to negotiate exclusions from pastoral leases of key areas of land identified for public purposes.

One particular exclusion relevant to the Shire of Cue is Walga rock, which has been identified for exclusion from the Austin Downs pastoral lease.

Section 104 of the LAA states that Aboriginal persons may at all times enter upon any unenclosed and unimproved parts of land under a pastoral lease.

Generally, a pastoral lease may not be used for another use other than pastoral activities unless approval has been granted by the Pastoral Lands Board. Pursuant to section 121 of the LAA, the Board may issue a permit for a pastoral lessee to use specified land for a pastoral-based tourist activity.

2.5.2.1 Local Government Approval Requirements

The Pastoral Lands Board is the authority responsible for issuing permits for pastoral operations. And therefore pastoral land use generally does not require the additional planning approval of the local government. However, local government approval may be required where a permit application involves:

- Building construction or addition to an existing building;
- Creation of a new supplementary business (i.e. tourism);
- Preparation of food for the public (local government health approval);
- Creation of additional waste (local government health approval).

2.5.3 Rights in Water and Irrigation Act 1914

In proclaimed areas under the *Rights in Water and Irrigation Act 1914* (RIWI Act) it is illegal to take water from a watercourse or groundwater aquifer without a licence. The Department of Water is the responsible authority who issues permits to monitor and protect the State's water resources and the Department promoted the sustainable and efficient use of water. RIWI licensing is active in all proclaimed areas (groundwater and surface water areas) and for all artesian groundwater wells throughout the State.

Applications for water licences are made through the Department of Water's regional office.

2.5.4 Aboriginal Heritage Act 1972

The Aboriginal Heritage Act 1972 was introduced in 1972 to protect Aboriginal heritage and provide a formal recognition of Aboriginal peoples' strong relationship to the land.

The Act provides automatic protection for all places and objects in Western Australia that are important to Aboriginal people because of connections to their culture. These are referred to as 'Aboriginal sites'.

The Department of Aboriginal Affairs maintains a Register of Aboriginal Sites as a record of places and objects of significance to which the requirements of the Act apply.

Under the Act it is an offence for anyone to excavate, damage, destroy, conceal or in any way alter an Aboriginal site without the Minister for Aboriginal Affairs' permission.

The requirements of the Act relate to any excavation works and therefore will be applicable to any subdivision or development within the District.

2.5.5 Native Title Act 1993

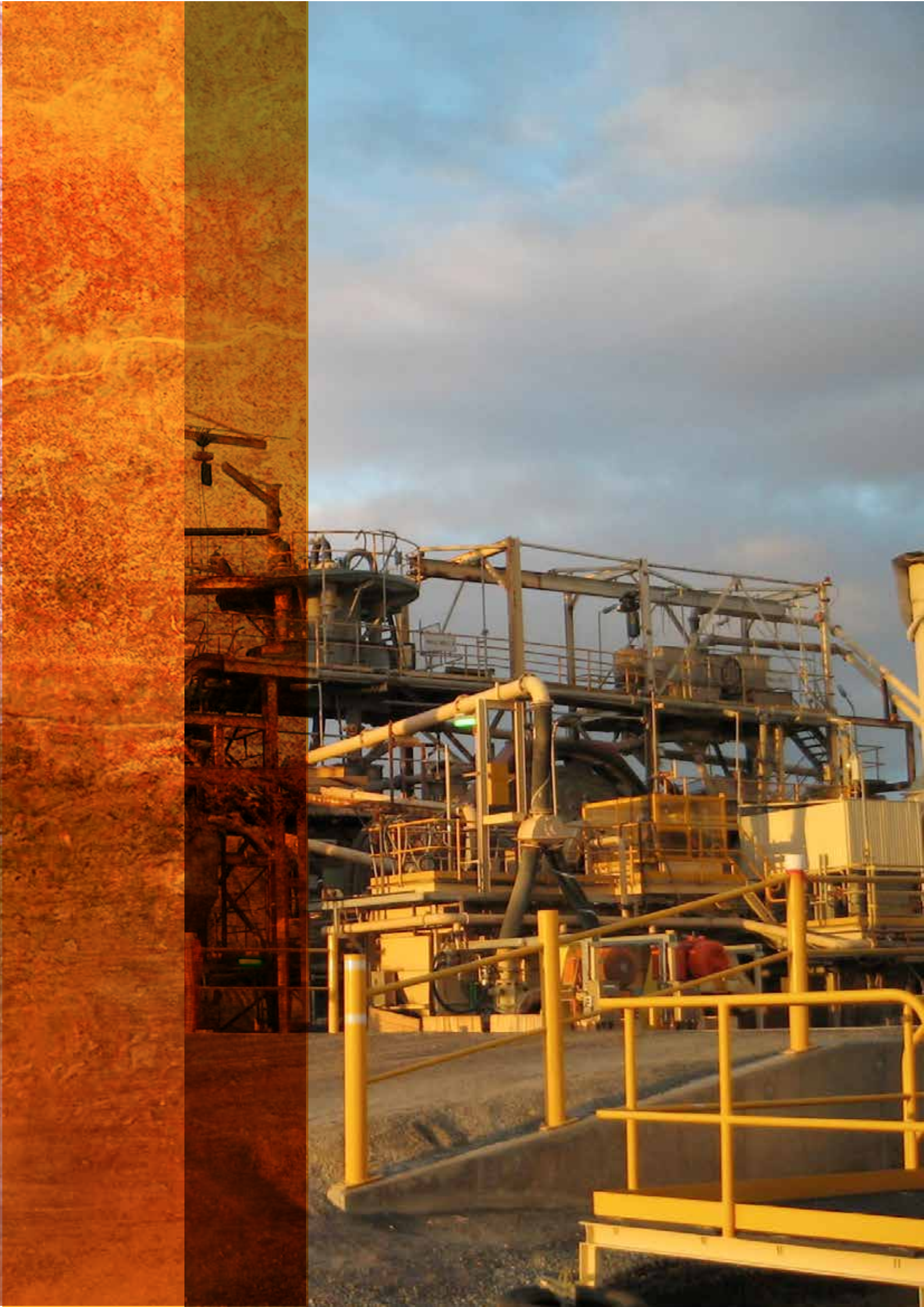
The Native Title Act 1993 was enacted as a result of the decision made by the High Court of Australia in *Mabo v Queensland (No. 2)* 1992. The Act establishes legislation to formally recognise Aboriginal rights and interests to their land that come from their traditional laws and customs.

The National Native Title Tribunal governs decisions in relation to Native Title.

There are a number of native title claims recognised by the court of the National Native Title Tribunal within the study area as follows:

- Yungunga-Nya People (WC 1999/046)
- Wutha (WC 1999/010)
- Badimia People (WC 1996/098)
- Badimia People 2 (WC2012/005)
- Wajarri Yamatji (WC2004/010)

Decisions in relation to planning matters will need to have regard to the requirements under the Native Title Act 1993.



3. Local Planning Context



3.1 Draft Strategic Community Plan

The Shire of Cue's draft Strategic Community Plan has been prepared using inputs from the community obtained through community workshops and surveys. The engagement activities were primarily undertaken in March 2013. More than 15 percent of the community provided input into the plan.

The Strategic Community Plan (SCP) is a long term plan that sets out the vision and strategies for the Shire. The SCP will ultimately guide and inform the Shire's Corporate Business Plan and Annual Budget.

The SCP contains a vision for the Shire which was developed in consultation with the community. This vision is:

“Cue – Queen of the Murchison: A prospering community where people want to live, visit and experience.”

The goals and strategies of the SCP are organised into four key focus areas. A summary of these focus areas, goals and strategies is summarised in the table below:

Focus Area	Goal	Strategies
Economic Development	We want to be able to spend our money locally and encourage others to do the same	Work with the mining sector to manage and support the growth of infrastructure and services
		Work with the mining and pastoral sectors to grow and attract a local workforce
		Develop tourism in the Shire, including cultural tourism, showcasing the heritage, new events and regional promotion
		Develop short-term and overnight accommodation options across the Shire
	Utilise the land available in the area for a range of new businesses to be self sustaining	Diversify businesses in the community to improve resilience
Developing Leadership	Transparent decision-making is important to us	Ensure active engagement with the community to inform decision-making
		Maintain a strong customer focus
	We want to strengthen our community's position for the future	Maintain a resilient and independent Shire
Social Development	We need good services to support our development as a Shire	Maintain the range of services provided by the Shire and seek opportunities for regional collaboration
		Increase affordable housing options for existing residents and to attract new families
		Improve local health services to provide greater and more timely access for the community
	We want to be an inclusive community	Explore opportunities to develop community facilities to provide gathering places and activities for young people, including recreation and sport
		Put in place mechanisms to increase Aboriginal involvement and engagement in the development of the community
Environmental Development	Sustainability and protection of our resources is important to the future of the area	Provide support to increase utilisation of innovative energy sources in the region
	We want to make the most of our environment	Explore opportunities to utilise key areas in the Shire by showcasing their natural and cultural characteristics

The focus area, goals and strategies of this document form the backbone on which to base the preparation of a new local planning strategy for the Shire. The document also identifies outcomes and key performance indicators to assist in implementing and measuring the success of each strategy.

3.2 Shire of Cue Corporate Business Plan 2013 to 2017

The Shire of Cue Corporate Business Plan has been prepared to deliver the strategies outlined in the Shire's Strategic Community Plan and provides a four year forward plan for resourcing projects.

The Plan is linked to the Shire's Capital Works Program which identifies a range of capital works projects to be delivered by the Shire in the coming four years. Amongst these projects are staff housing, roadworks, recreation facilities, a tourist park and other tourist facilities/upgrades.



3.3 Shire of Cue Workforce Plan 2013 to 2017

The Shire of Cue Workforce Plan seeks to identify and develop the resources and skills required to achieve the strategic direction of the Shire's Strategic Community Plan. While the Workforce Plan is not directly related to the preparation of a local planning strategy and Scheme for the Shire, the plan is closely linked to the ability for the Shire to implement the statutory planning framework once in place. The Workforce Plan also identifies outcomes in relation to economic development, particularly for the mining and tourism industries.

3.4 Shire of Cue Town Planning Scheme No. 1

The Shire's TPS1 was originally gazetted in January 1993. Typically, local planning schemes should be reviewed every 5 years. TPS 1 is under review in conjunction with the preparation of this Strategy, in order to ensure that the Shire's principal land use and statutory planning document responds to and facilitates land use and development in accordance with the recommendations of this Strategy and State and legislative policy framework.

3.5 C.1 Mining within the Town Boundary

The Shire's policy on mining within the Town boundary (as defined under the Land Act) has the following objectives:

- The Shire generally opposes the granting of any mining lease or licence that has a negative impact on the existing townsite.
- The Council may approve mining activities close to but external from the Cue townsite but subject to provisions necessary to protect the amenity of the existing nearby uses.
- The Council is prepared to allow mining activities to occur under vacant town sites but only on the provision that there is no disturbance to the natural surface of the townsite by way of waste rock emplacement or tailings storage facilities.

The provisions of this policy remain sound and the continued protection of the Cue townsite from adverse impacts generated by mining activities should remain.



Above: Great Fingall Mine Office

3.6 C.2 Location of Mining Camps

This policy states that the Shire does not support the establishment of permanent mining or drilling accommodation camps within a 70km radius of the townsite of Cue except in exceptional circumstances. The policy defines a permanent camp as 'one that is in situ for 12 calendar months or more'.

A site on the corner of Marshall and Wittenoon Streets and another site on Heydon Place have both previously been zoned specifically to accommodate mining/construction camps which appear to contravene this policy. Recent State and local policy seeks to integrate permanent mining and construction workforce accommodation within the townsite. However, such proposals should be integrated with the urban fabric, contribute to and interact with the community and should demonstrate a benefit to the community.

It is recommended that this policy be reviewed in light of a recent shift in policy. The policy may just require clarification that permanent mining camps are not supported outside of the Cue townsite within a 70km radius but may be supported where they are located and integrated within the Cue townsite.

3.7 Settlement

3.7.1 Cue

The townsite of Cue is designated as a Local Centre within the Mid West Planning and Infrastructure Framework. The Shire provides local residents with services including some essential retail (supermarket), post office, police services, medical centre, primary school and other administrative and civic functions, which support the pastoral and to some extent the mining operations in proximity to the townsite.

The townsite is based along the Great Northern Highway which provides regional connectivity to the north and south. The town of Mount Magnet is the nearest town located on the Great Northern Highway to the south and Meekatharra is the nearest town to Cue on the Great Northern Highway to the north.

Cue is based within the catchment of Lake Austin which is substantial lake feature that stands in contrast to the expansive surrounding goldfields landscape.

The Shire currently accommodates a population of approximately 325 people, however prior to the 1900's the population peaked at around 10,000 people during the gold rush.

The Town Centre of Cue is based along Austin Street, which is essentially a through extension of the Great Northern Highway. Many heritage listed buildings are located on Austin Street, which combined establish an attractive historical setting on which the commercial hub of the Shire is based. This precinct accommodates all of the retail, commercial, civic and administrative functions of the Shire, including the Shire's administrative office.

Residential land is located both north and south of Austin Street and is typically low density residential of on average 1,000 to 2,000 sqm lots. The residential zoned land has a dual R-Code of R10-R30, however any density development above R12.5 is constrained as a result of a lack of a reticulated sewerage system.

Industrial zoned land is located in three separate areas in town. The primary industrial area is located within the Robinson Road/Heydon Place precinct located on the northern edge of the townsite. A central industrial precinct located on Austin Street immediately west of the town centre activities also accommodates some light industrial land uses. A third industrial precinct is located at the southern end of town on the end of Marshall Street. This area is undeveloped and is surplus industrial land.



Above: Former Big Bell townsite ruins (Source: State Library of Western Australia)

The recreation facilities on offer within Cue include a grassed oval located at the corner of Wittenoom Street and Robinson Street, basketball / netball court and tennis court located on Dowley Street and a playground and a water playground.

The Cue primary school is located on Simpson Street, upon a crest at the northern end of town and overlooks the rest of the townsite.

Outback Parks and Lodges (Cue Village) is a 266 person accommodation camp located on Wittenoom Street. 250 of these rooms accommodate Silverlake Resources. The remaining 16 rooms are made available to the public. The camp has motel style rooms with ensuites, lighted pathways, laundry facilities, dry mess, BBQ areas, car parking, gym/ recreation room and other ancillary buildings.

Other notable facilities within the townsite include several church buildings, a caravan park located at the northern end of Austin Street and a town hall located adjacent the children's playground.

The Cue airport is located to the south of the townsite and caters primarily for private operators including mining companies and the Royal Flying Doctors service.

3.7.2 Big Bell Townsite

Big Bell was established in 1936 in order to support the Big Bell Gold Mine operation. Big Bell was also a rail terminus, with the first train arriving in January 1937. Mining at Big Bell ultimately ceased in 2003 with the plant and equipment associated with the mine being dismantled in 2007. Big Bell also had an airfield associated with the mining operations.

Big Bell now remains as a ghost town with only some ruins of buildings, such as the catholic church and Big Bell hotel buildings as well as dirt tracks indicating the position of the town roads being remnant of the former town.

The Big Bell townsite is zoned 'Townsite' pursuant to TPS1.

3.7.3 Day Dawn

Day Dawn was once a significant mining town located approximately 6.4 kilometres south of Cue and proclaimed a settlement in May 1895. The settlement relied on significant gold mining operations such as the Great Fingall mine, however this mine had collapsed by the 1930s.

The town is now in ruins with the exception of the Great Fingall Mine Office, which is on the State and Federal heritage registers.

Various mining companies have operated the mines around the Day Dawn settlement since the 1990s and this is evident in the significant open excavations around the original townsite. Given the excavation activities the townsite is no longer suitable for habitation.

The Day Dawn townsite is zoned 'Townsite' pursuant to TPS1. A rifle range is located directly to the south of the townsite and is reserved for 'Public Purposes'.

3.7.4 Lake Austin

Lake Austin (or Austin) is an abandoned town located south of Cue on an island within Lake Austin. The lake and the town are both named after surveyor Robert Austin, who was the first European to explore and chart the area. The townsite was gazetted in 1895. Following the collapse of the original mining operations in the area, the Lake Austin settlement was abandoned.

The remains of the townsite are still visible from the Great Northern Highway.

The Austin townsite is zoned 'Townsite' pursuant to TPS1.

3.7.5 Mainland

The Mainland townsite is located approximately 15 kilometres south of the Cue townsite. The Mainland townsite was gazetted in 1898 and was associated with the local gold mining industries. The area was called "Mainland" to distinguish it from "The Island" which is currently known as the Austin townsite.

The Mainland townsite has since been abandoned, however remains zoned 'Townsite' pursuant to the Shire's TPS1.

3.7.6 Tuckanarra

Tuckanarra is located approximately 40 kilometres north of Cue between Cue and Meekatharra and located on the Great Northern Highway. The townsite was gazetted in 1899. Today, the location of Tuckanarra is occupied by the Karbar Station Homestead. The main homestead is the old Tuckanarra hotel, which is situated on a freehold title of 7,487m² fronting Great Northern highway. There is also a second freehold title of 1.8 hectares at Tuckanarra, providing potential for tourist accommodation, subject to Shire approval. In addition to the main homestead, there are a number of caravans accommodated in Tuckanarra as part of the Karbar Station.

The locality of Tuckanarra has also been identified as a potential location for an alternative energy power supply project. The local planning scheme should be amended to ensure that such a project can be supported should it progress beyond concept stage.

The Tuckanarra townsite is zoned 'Townsite' pursuant to TPS1.

3.7.7 Reedy

Reedy is an abandoned town located north-east of the Cue townsite off Cullculli Road and Reedy Road, which both intersect with the Great Northern Highway. The townsite has since been subject to open cut gold mining activities and is therefore no longer suitable for habitation. Reedy has a constructed airfield that is associated with the mining operations.

The Reedy townsite is zoned 'Townsite' pursuant to TPS1.

3.7.8 Cuddingwarra

The Cuddingwarra Townsite has considerable historic significance as one of the earliest mining settlements to be established in the Cue district. The townsite was established in 1894 after good water was struck in the vicinity by a government boring party. The townsite was established to service nearby mines such as the Victory United, City of Sydney, City of Chester, Bluebell, Coodardy Reef and Rhinegold. The townsite went into decline as the gold deposits started to diminish. All that remains of the townsite today are several concrete foundations.

The Cuddingwarra townsite is zoned 'Townsite' pursuant to TPS1.

3.8 Heritage

Heritage is what we inherit from previous generations and recognise as something that we want to pass on to future generations. Heritage can encompass tangible and intangible elements as outlined below:

- Tangible cultural heritage includes artefacts, buildings, records and cultural landscapes.
- Intangible cultural heritage includes, oral history, language, traditions, skills and stories.

The Shire has a diverse and rich heritage. Aboriginal heritage within Cue includes mythological sites, artefact/scatter, paintings and modified trees. It also includes Wilgie Mia, a place which has been described as 'the most remarkable Aboriginal mine in Australia', where the Wajarri mined lustrous red ochre.



Above: The Shire of Cue has a rich history reflected in its built heritage preserved along the Main Street

After European settlement Cue was established as a historic gold mining and prospecting town. The Shire's historic built form stands testament to the expansion and prosperity of Cue at the turn of the last century during the Western Australian gold rush. Its intangible heritage includes its association with Herbert Hoover a former Shire President who later went onto become the 31st President of the United States.

This heritage is an important asset as it contributes to the richness of the environment, helps provide a sense of place and connection to the past and as it is a significant tourist attractor. It is important that the Shire has a clear heritage-planning framework, which identifies, protects and conserves this heritage for future generations.

3.8.1 Existing Heritage Framework

The relevant legislation for the statutory protection of heritage places applicable to Cue is set out in this section.

a) *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*

The National Heritage List, established under the EPBC Act, includes natural, historic and Indigenous places of outstanding heritage value to the nation. The Shire contains one site on the National Heritage List – the Wilga Mia Ochre Mine, which is located 60km north-west of Cue.

The EPBC Act requires that approval be obtained before any action takes place that could have a significant impact on the national heritage values of a listed place.

The owner or manager of the place is required to decide whether or not the action proposed has the potential to have a significant impact

on national heritage values. Any action that has, will have or is likely to have a significant impact on the national heritage values, must be referred to the Federal Environment Minister for a decision about whether the action should be a controlled action or not.

b) *Heritage Act of Western Australia Act 1990*

i. State Register

The State Register of Heritage Places (State Register) is established by the *Heritage of Western Australia Act 1990* to ensure that places of value and importance to the State are protected and conserved. Entry in the State Register means that any changes or works proposed for the place need to be referred, usually by the responsible local government, to the State Heritage Office for advice.

There are 13 places in Cue on the State Register:

1. Murchison Club Hotel (Daly's Murchison Club Hotel), No. 66 Austin Street, Cue
2. Masonic Lodge (fmr) Cnr Dowley & Robinson Streets Cue
3. Cue Public Buildings (Government Buildings), Cnr Post Office & Austin Streets Cue
4. Fmr Bank of New South Wales, Cnr Austin & Darlot Streets Cue
5. Cue Shire Offices (former Gentlemans Club), Austin Street, Cue
6. Rotunda (Bandstand), Austin Street, Cue
7. Old Gaol, 79 Austin Street, Cue
8. Government School, Cnr Simpson & Richmond Streets, Cue
9. Great Fingall Mine Office (fmr), Day Dawn Townsite
10. Pensioners Cottages, Austin Street, Cue
11. Bishops Cottage, Marshall Street, Cue
12. Municipal Chambers (fmr) (Road Board & Shire Office (fmr)), 482 Robinson Street, Cue
13. Railway Station (fmr), Wittenoom Street, Cue

ii. Municipal Heritage Inventory

The provisions of the *Heritage Act of Western Australia Act 1990* also requires local governments to compile and maintain an inventory of buildings (Local Government Inventory, previously known as a Municipal Heritage Inventory) within its district which in its opinion are, or may become, of cultural heritage significance. The inventory has no statutory implications unless it is adopted under the Local Planning Scheme.

The Shire of Cue Municipal Inventory of Heritage Places (MI) was first compiled in 1995. Containing 112 heritage places, the MI was adopted by Council on 28 November 1996. A review of the MI was undertaken in 2005.

Management Categories have been assigned to the 112 places on the MI. These Management Categories provide a recommendation for the future conservation of places on the MI based on their level of significance. The categories range from places that the Shire believes are of State importance that should be considered for the Register of Heritage Places (or already are State Registered), to sites that should be protected in the Town Planning Scheme, through to places where a formal recognition of its importance is all that is required. Of the 112 places on the MI 51 are recommended for protection under the Town Planning Scheme, as follows:

- 25 places - 'high level of protection appropriate: provide maximum encouragement to the owner under the town planning scheme to conserve the significance of the place.'
- 26 places - 'Retain and conserve if possible: endeavour to conserve the significance of the place through provisions in the town planning scheme.'
- To date a process to adopt those places recommended for protection under TPS 1 from the MI has not been initiated. Another observation is that there are five places on the State Register, which have not been recognised through inclusion on Schedule 5.

iii. Planning and Development Act 2005

The provisions of the *Planning and Development Act 2005*, set out that Local Planning Schemes can adopt a Heritage List to enable the preservation of places and objects of cultural heritage significance and can designate a Heritage Area to conserve and enhance the cultural heritage significance and character of an area.

Section 5 of the Shire's TPS1 includes provisions for the protection of places considered by the Council to be of 'historic, architectural, scientific, scenic or other value and should be retained in their present state or restored to their original state or to a state acceptable to the Council.' These places are described in Schedule No. 5 of the Scheme, which is effectively the Shire's Heritage List. This Schedule currently contains twelve places.

There are no provisions for the establishment of Heritage Protection Areas in the TPS 1. However, TPS 1 does include provisions for the creation of the Special Design Area, which require the applicant to demonstrate that new development in such an area is compatible with the existing character although there is no Local Planning to assist with this process. A portion of Austin Street, near Darlot Street, is designated as a Special Design Area.

Section 5.15.4 of TPS 1 allows the Council to vary the provisions of the Scheme to approve a non-complying application where its objective is to ensure the conservation of a heritage place. This provision provides an opportunity to negotiate a heritage outcome with property owners.

3.8.2 Aboriginal Heritage

The Department of Aboriginal Affairs has advised the Shire that there are 57 Registered Aboriginal Sites within the Shire and 453 Other Heritage Places.

Obligations are applicable under the *Aboriginal Heritage Act 1972* in relation to these registered Aboriginal sites. Development proponents are expected to liaise with the Department when preparing proposals to ensure that these sites are protected and that impact on Aboriginal communities and their cultural heritage can be evaluated and taken into account prior to development.

3.8.3 Strategies for Heritage Protection

The Shire has undertaken a considerable amount of work to identify its heritage through the preparation and review of its MI. It is now important that the Shire bring its heritage protection framework in line with the Model Scheme Text provisions, which will give the Shire statutory authority to:

- establish and maintain a Heritage List of Places;
- adopt one or more designated Heritage Areas;
- review a Heritage List;
- require a Heritage Assessment to be carried out on the impact of proposed development;
- require planning approval for development of a heritage place;
- enable heritage to be a consideration in determining planning applications;
- enable a Heritage Agreement to be entered into with an owner or occupier of land; and
- provide conservation incentives (i.e. variation to development standards to facilitate a conservation outcome).

As noted earlier, the MI makes recommendations for 51 places to be adopted under the 'Heritage Protection' provisions of the Town Planning Scheme. However, the adoption of all these places is not recommended as part of this Local Planning Scheme No.2 as additional work is required to bring some of the documentation up to meet the minimum requirements for documentation set out by the State Heritage Office. Also the adoption of heritage places requires targeted consultation, which may detract from and complicate the Local Planning Strategy process. Existing places on the Schedule 5 should be carried over onto the new LPS 2 and those places on the State Register, which were not identified on the Schedule should also be included.

It is recommended that the portion of Austin Street, near Darlot Street, currently designated as a Special Design Area in TPS 1 be adopted as a 'Special Control Area' under LPS 2. It is considered highly desirable to protect the special character of Austin Street and to establish and reinforce a sense of place through the introduction of a Special Control Area, which addresses controls on the demolition of existing buildings and specifying details on the design, scale and materiality of new development. Whilst the fabric of Austin Street is historic and many buildings are heritage listed it is not considered to be suitable to be designated as a Heritage Area. As a streetscape of varying built forms it does not appear to meet the State Heritage Office's criteria for Heritage Areas, which is outlined in its Criteria for the Assessment of Local Heritage Places and Areas and requires a Heritage Area to 'demonstrate a unified or cohesive physical form in the public realm.'

3.9 Native Title

The majority of land within the Scheme Area is Crown land and as such Native Title needs to be considered while planning for development and land uses. A majority of the Crown land is also either subject to a pastoral or mineral lease. The consideration of traditional ownership in relation to some of these leases remains an outstanding issue and will only be resolved once Native Title claims have been determined.

On going consultation should continue with traditional owners in relation to future planning and development within areas of land subject to active Native Title claims.

It is also noted that Walga rock is subject to an Indigenous Land Use Agreement (ILUA). There is also a Land Transfer Agreement in place to return Walga Rock to the custodial care of its traditional owners.



4. Local Profile



4.1 Overview and History

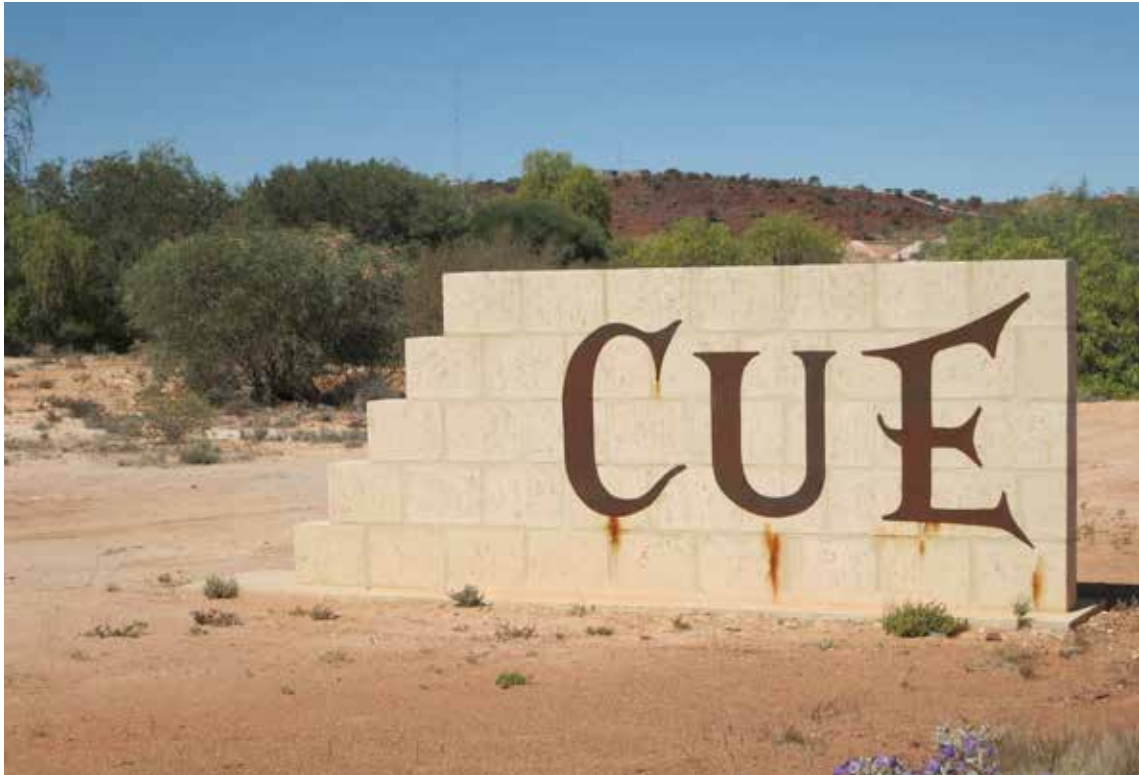
The Shire of Cue is located approximately 660kms north east of Perth on the Great Eastern Highway. The town of Cue was established in 1893 to support an influx of prospectors to the region looking to make their fortune in the gold rush. Known as the Queen of the Murchison, Cue was once the thriving centre of the Murchison Goldfields that supported a population of around 10,000 people.

Consequently, Cue has a rich European history as evident in the grand civic buildings which were constructed over a century ago and still remain in good condition today as a testament to the region's past prosperity.

Prior to European settlement, Indigenous communities lived in and occupied the Murchison basin. The area on which the Cue township is located was a very important meeting place for large scale ceremonies and gatherings between different Indigenous nations. The aboriginal paintings or rock art in this area has been dated at 10,000 years old and the site upon which these paintings are located is a spiritual site for the Indigenous people.

Today, descendants of the Wajarri, Badimia, Wutha and Tjupan people still live in Cue and are very much part of the Community.

Today, Cue continues to support both gold and iron ore mining as well as a number of pastoral stations and also provides an attraction to tourists given its unique history. The Murchison region remains one of the main pastoral and mining areas within Western Australia and the townsite of Cue is one of the four major population centres within the Murchison region.



4.2 Physical Features & Environment

4.2.1 Landform

The Shire of Cue is situated in the Rangelands region of Western Australia. The Rangelands region includes approximately 87% of Western Australia and typically describes the arid and semi-arid regions with low rainfall.

The landform within the Shire of Cue is predominantly granite-greenstone terrain with hill ranges that are separated by wide, very flat plains. There are more than 14 land systems described within the Shire of Cue, and the extent of each varies greatly and is dependent upon landform features, soil characteristics and vegetation. Broadly, the soils of the area are predominantly shallow, sandy and infertile, and are underlain by red-brown siliceous hardpan in the lower relief areas.

The topography over the area varies according to the underlying bedrock. The Phanerozoic bedrock, typified by sedimentary rocks in the north west, is generally monotonous and flat with scattered low hills and isolated mesas of duricrust and sand plain, while the Archaean bedrock is characterised by very shallow alluvial 'valleys' that are very broad and gently inclined and appear as flat plains between distant hills.

The hill ranges associated with this type of bedrock include stony pediments, low rocky hills or breakaways over deeply weathered, duricrust-capped bedrock. The rock outcrops include large monoliths and extensive uplands of flat pavements formed from granitoids, rugged, rounded hills of basalt and prominent strike ridges formed from outcropping iron formation and metaperidotite.

4.2.2 Geomorphology

Advice obtained from the Department of Mines and Petroleum (DMP) on the 25 October 2013 provided a description of the geomorphology within the Shire as described below.

The Shire of Cue is underlain by rocks of at least 2,500 million years old comprising granite, gneiss, amphibolite, banded iron-formation, gabbro, mafic and felsic volcanic rocks, and minor ultramafic rocks of the Yilgarn Craton. The Shire of Cue has gold resources hosted in mafic and felsic rocks and along geological structures in the area. Magnetite in the banded iron-formation has iron ore potential. The Weld Range Igneous Complex has potential for nickel, chromium, platinum, and palladium resources. The older rocks are partially covered by regolith (younger than 65 million years), consisting mainly of calcrete, lacustrine and alluvium. Large calcrete deposits occur in and around major drainages such as Lake Austin, which has potential for uranium. Lake systems in the area also have potential for gypsum. Alluvium in drainages has potential for basic raw materials such as gravel and sand.

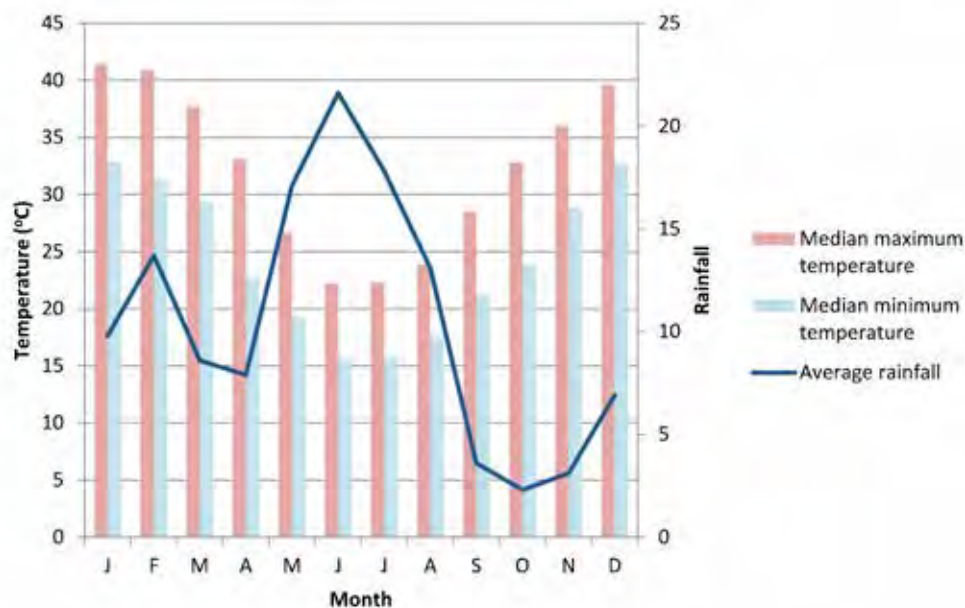


Table 1 Cue Climate

4.2.3 Climate

The Shire of Cue is typified by an arid climate, with hot dry summers and mild to cold winters. The average maximum temperatures range from 18°C in July through to 38°C in January, while average minimum temperatures range from 6°C in July through to 23°C in January.

In any given year there is roughly an equal chance of summer and winter rainfall, with the average annual rainfall for Cue approximately 211 millimetres, with the majority occurring between May and July. Winter rainfall is generally the most reliable, while summer rainfall is generally related to cyclonic activity off the north-west coast of Australia and localised thunderstorms that occur in the region as a result of converging air masses.

The median minimum and maximum temperatures and the annual average rainfall have been summarised in the graph below.

4.2.4 Biodiversity and Natural Areas

The Shire of Cue is situated within the Murchison Interim Biogeographical Regionalisation for Australia (IBRA) region (Thackway and Cresswell 1995), and is based the climate, geology, landform, native vegetation and species. Beard (1976) identifies the region as being found within the Austin Botanical District, which is described as predominantly Mulga low woodland (*Acacia aneura*) on plains, with reduced scrub on the hills and tree steppes of *Eucalyptus* spp. and *Triodia* spp. on sand plains.



Fig 3. Example of flora in region, *Solanum* sp.



Fig 4. Example of Acacia shrubland, found typically on mid to upper slopes of ranges.

Generally, the different types of vegetation types described within the Shire of Cue occur within a specific type of land unit or with specific topographic features, but overall can be described as either perennial long-lived, drought resistant communities, or diverse ephemeral flora that is fast growing, drought evading and short lived. Due to the localised extent of vegetation (i.e. it is found with a particular land unit or topographic feature), vegetation is particularly sensitive to impacts that occur at a small and/or local scale or within particular land units.

The major vegetation units are described as:

- Acacia dominated shrublands on non-saline loamy soils.
- Mixed perennial grassland shrubland woodlands on clayey soils, including tussock grasslands.
- Shrubby perennial grasslands on calcareous soils.
- Shrublands on saline soils.
- Shrublands and grassy shrublands on sandy soils.

The Shire of Cue is known to contain a number of significant flora, vegetation and fauna values that are identified under both state and federal legislation and policy. These values include:

- Priority Ecological Communities, largely associated with the banded ironstone formations (i.e. Jack Hills and Weld Range), or in formation with groundwater calcrete.
- Declared Rare Flora and Priority Flora, such as *Eremophila rostrata* subsp. *rostrata* (Beaked Eremophila), *Jacksonia lanicarpa* and *Grevillea inconspicua* (Cue Grevillea).
- Threatened and priority fauna species, such as Mallee Fowl, Slender-billed Thornbill, Major Mitchell's Cockatoo, Rainbow bee-eater, Long-tailed Dunnart, Bush-tailed Mulgara, Western Pebble-mouse and Good-legged Lerista (*Lerista eupoda*).
- Subterranean fauna, including stygofauna and troglofauna.

Fauna habitat within the area is composed of all vegetation types and land units, with the presence of permanent water sources an important consideration, with fauna species generally found nearby to these.

In addition to significant flora and vegetation, the Shire of Cue is also known to contain numerous wildflowers, which can spread for hundreds of kilometres after good winter rainfall. The wildflowers within Western Australia are renowned internationally, attracting thousands of tourists and scientists annually. Some of the wildflowers likely to be observed within the Shire of Cue include Everlastings, Billy Buttons, Velleia, Parakeelya and Pincushions.

4.2.5 Hydrology

4.2.5.1 Surface water

There are a number of waterways, both minor and major within the Shire of Cue, ranging from Nallan Creek located near the Cue town site through to the Murchison River, found in the north-west portion of the shire. The waterways are largely ephemeral and generally only flow after rainfall events, although some major waterways will flow for long periods after heavy rainfall. There are permanent pools throughout the region although these are generally restricted to the Murchison River, while semi-permanent pools and waterholes occur along the other major river systems, such as Sandstone River. Typically the waterways either drain to the west, towards the Murchison River Catchment, or south towards Lake Austin and other salt lakes found in the region. The waterways generally have broad flood plains, although can be incised by narrow channels.

The water found in the waterways is generally fresh after rainfall, but as the surface water flow decreases and groundwater discharge becomes more significant, the salinity associated with the waterways increase.

A number of salt lakes are found within the Shire of Cue, with Lake Austin located 10km south of the Cue town site. These lakes are found in the south-east portion of the shire and include gypsiferous mud flats, small parabolic banks of calcareous and gypsiferous sands, sand sheets, salt flats and calcrete.

4.2.5.2 Groundwater

There are three main aquifer types within the Shire of Cue and include:

- Surficial – composed of calcrete, alluvium and colluvium deposits.
- Sedimentary – composed of Permian, late Proterozoic and early Proterozoic rocks.
- Fractured rock – composed of granitoids, gneisses and migmatites and greenstone belts.

The groundwater level throughout the Shire of Cue varies significantly and is dependent on the characteristics of the underlying aquifer. Generally groundwater levels decrease from east to west, with the depth to groundwater less than 5m in some areas and greater than 20m in other areas. The depth to groundwater is typically associated with the topography of the area, with water deepest in those areas associated with the range areas and shallowest along drainage channels where groundwater discharges to the sub-surface and permanent and semi-permanent pools.

The groundwater within these aquifers is maintained by rainfall recharge or by flows from waterways after heavy rainfall. Salinity within groundwater is generally highest in those areas associated with drainage channels (or lakes) and is lowest in areas where rock occurs close to the ground surface, deep water levels occur or where groundwater has a short residence time.

4.2.5.3 Water supply

Groundwater is the primary source of water supply within the Shire of Cue and is used for a range of purposes including potable water, pastoral activities and mineral-related activities such as dust suppression and ore processing.

Public Drinking Water Source Areas are proclaimed by the Department of Water to protect water quality of identified drinking water sources, which can include surface water or groundwater sources. These areas provide the majority of the community of Western Australia its drinking water supplies. Two Public Drinking Water Source Protection Area (PDWSA), associated with the Cue Water Reserve, are located approximately 3km east-north east of the Cue town site and include a Priority 1 (P1) and Priority 3 (P3) area. The P1 PDWSA covers an area of approximately 87km.

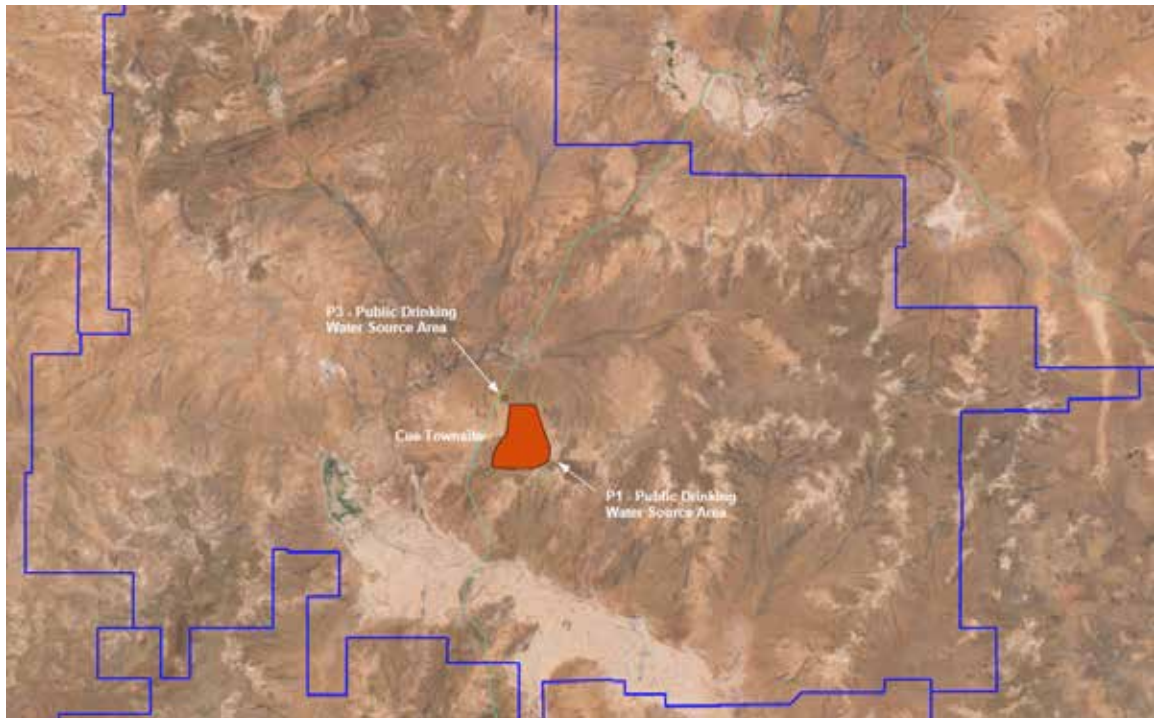


Fig 5. Location of Public Drinking Water Source Areas in relation to Cue town site.

Priority 1 classification areas are managed to ensure no degradation of the drinking water source by preventing potentially harmful activities in the area. P1 areas normally encompass land owned or managed by State agencies, but may include private land that is strategically significant to the protection of the drinking water source. Most land uses create some risk to these areas and therefore most land uses are defined as incompatible within P1 areas.

Land uses that may be permitted within a P1 area subject to conditions include:

- Pastoral leases;
- Bed and breakfast;
- Farm stay accommodation;
- Caretaker's dwelling;
- Community education centres;
- Forestry;
- Home occupation and home office;
- Cottage industry;
- Drinking water treatment plant;
- Extractive industry;
- Mining;

- Plantation;
- Telecommunications infrastructure; and
- Toilet block and change rooms.

Subdivision of land located within P1 areas is generally not permitted.

Priority 3 classification areas are defined where it is necessary to manage the risk of pollution to the water source and where water supply sources need to co-exist with other existing land uses, such as residential, commercial and light industrial development.



Above: the Bells Emporium building, Post Office, Courthouse and Police Station are all still used for their original purpose

4.2.6 Heritage

The Shire of Cue has a rich cultural history, including both Aboriginal and European heritage.

Aboriginal people have camped, hunted and managed the area for thousands of years, with the area containing (but not limited to) sacred law grounds, dreamtime places, rock art, extensive archaeological material and ochre mine sites. There are a number of state and federally protected Aboriginal heritage sites within the region including but not limited to, Wilgie Mia, Little Wilgie Mia, the Marlu Resting Place, Gilla Shelter and Walga Rock.

European settlers arrived in the region in the early 1890s after gold was discovered. There are a number of establishments in the Cue townsite that are protected at a federal and state level as examples of early European architecture. These include the Gentleman's Club – now the Shire Office, Post Office, Courthouse and Police Station which are found within the Austin Street Precinct.

4.3 Population and Housing

4.3.1 Population Trends

Table 2: Cue Population in 2011

	0-14 yrs	15-24 yrs	25-34 yrs	35-44 yrs	45-54 yrs	55-64 yrs	65-74 yrs	75-84 yrs	85 years and over	Total
Counted at home on Census Night	39	18	17	21	32	51	23	5	3	209
Visitor from:										
Same Statistical Area Level 2 (SA2)	0	0	0	0	0	0	0	0	0	0
Different SA2 in:										
New South Wales	0	3	0	0	0	0	3	0	0	6
Victoria	0	0	0	0	0	4	3	0	0	7
Queensland	0	0	0	0	0	0	0	0	0	0
South Australia	0	0	0	0	0	0	7	0	0	7
Western Australia	0	5	8	3	9	33	22	10	3	93
Tasmania	0	0	0	0	0	0	3	0	0	3
Northern Territory	0	0	0	0	0	0	0	0	0	0
Australian Capital Territory	0	0	0	0	0	0	0	0	0	0
Other Territories	0	0	0	0	0	0	0	0	0	0
Total	0	8	8	3	9	37	38	10	3	116
Total visitors	0	8	8	3	9	37	38	10	3	116
Total	39	26	25	24	41	88	61	15	6	325

(Source: ABS 2011)

In the 2011 Census, there were 325 persons usually residing in Cue. The population of Cue in 1999 was 391, which represents a 17% reduction in population between 1999 and 2011. Since the towns establishment in 1893, where it grew to a population of around 10,000 in 1900, the population of Cue has gradually declined to around the 300 mark where it continues to remain in recent years.

The Department of Planning has released population projections for the Shire of Cue in 2012, which forecasts population change between 2006 to 2026. The population projections are provided in 5 bands, with Band 'A' being the low growth scenario, Band 'E' being the high growth scenario and Band 'C' being the median growth scenario.

Table 3: Population Forecasts 2006-2026
(Department of Planning 2012)

Year	A	B	C	D	E
2006	350	350	360	360	370
2007	310	330	340	350	370
2008	280	300	320	340	370
2009	250	280	310	340	370
2010	230	270	300	330	380
2011	210	260	290	320	370
2012	200	250	280	310	360
2013	190	240	270	300	340
2014	190	230	260	280	330
2015	180	220	250	270	320
2016	180	210	240	260	300
2017	180	210	230	250	290
2018	170	200	220	250	280
2019	170	200	220	240	280
2020	170	200	220	240	280
2021	170	200	220	240	280
2022	170	200	220	240	280
2023	170	200	220	240	280
2024	170	200	220	240	280
2025	170	200	220	240	280
2026	170	200	220	240	280

Source: WA Tomorrow (WAPC 2012)

All bands show a decline in population from the present value of 325 persons. Band A shows the greatest decline to 2026 with a reduction in 155 persons while Band E shows an overall reduction of 45 persons. The median population band shows a reduction in the total population of 105 persons to 2026. It is important to note that the WA Tomorrow projections are based on general trends in births, deaths and migration and do not take into account factors such as major infrastructure projects, shifts in economic circumstances or other mitigating factors that could result in alternative population change being observed.

It is noted that the population of Cue of 325 people in 2011, sits within the upper forecast population band between D and E of the WA Tomorrow forecast.

4.3.2 Age and Sex

Table 4: Cue Age 2011

	Males	Females	Persons	% in region
Age (years):				
0-4 years	12	0	12	5.24
5-9 years	9	0	9	3.93
10-14 years	3	12	15	6.55
15-19 years	9	6	15	6.55
20-24 years	3	12	15	6.55
25-29 years	3	6	9	3.93
30-34 years	0	6	6	2.62
35-39 years	15	0	15	6.55
40-44 years	0	0	0	0.00
45-49 years	0	9	9	3.93
50-54 years	19	8	27	11.79
55-59 years	10	16	26	11.35
60-64 years	26	7	33	14.41
65 years and over	20	18	38	16.59
Total	129	100	229	100.00

(Source: ABS 2011)

In the 2011 Census, 15.72% of the population was aged between 0-14 years and 42.35% of the population was aged over 55 years of age. The over 55 population has increased substantially in percentage when compared to the 2006 census, where 26.5% of the population were aged over 55 years of age.

Table 5: Cue Sex 2011

Sex	Cue	% in region
Males	129	56.33
Females	100	43.67
TOTAL	229	100

(Source: ABS 2011)

In the 2011 Census, there were 129 males recorded which makes up 56.33% of the recorded population of Cue in 2011. Females make up 43.67% of the recorded population. In 2006, the percentage of males versus females was relatively even with females making up 50.6% of the population.

4.3.3 Ethnicity

Table 6: Cue Country of Birth 2011

Country of Birth	Persons	% of region
Australia	161	70.61
Germany	3	1.32
New Zealand	11	4.82
Philippines	4	1.75
South Eastern Europe, nfd(c)	3	1.32
United Kingdom, Channel Islands and Isle of Man(d)	14	6.14
Country of birth not stated	32	14.04
Total	228	100.00

(Source: ABS 2011)

In the 2011 Census, 70.61% of persons usually residing in Cue stated they were born in Australia. Other common responses for Cue were: United Kingdom et al: 6.14%, New Zealand: 4.82% as well as Philippines, Germany and south eastern Europe making up the remainder of responses. 14.04% did not state their country of origin. Since the 2006 census, there has been a slight increase in the percentage of respondents listed as being from New Zealand, United Kingdom and the Philippines.

4.3.4 Family Structure

Table 7: Cue Family Structure in 2011

Family Characteristics	Families	% Family	Persons
Couple family with no children	27	56	48
Couple family with children	12	25	59
One parent family	9	19	30
Other family	0	0	6
Total	48	100	143

(Source: ABS 2011)

In the 2011 Census, there were 48 families recorded living in Cue. Of these, 56% were couples with no children, 25% were couples with children and 19% consisted of one parent families.

4.3.5 Housing

Table 8: Cue Dwelling Structure 2011

Dwelling Characteristic	Dwellings	Persons
Separate house	84	182
Semi-detached, row or terrace house, townhouse etc. with:	0	3
Flat, unit or apartment	0	0
Other dwelling (caravan, cabin, etc)	5	8
Total occupied private dwellings	89	193
Unoccupied private dwellings	25	..
Total private dwellings	114	193

(Source: ABS 2011)

In 2011, 73.68 % of occupied dwellings were single detached housing within Cue. A total of 89 dwellings were occupied on the census night in 2011.

Table 9: Cue Dwelling Tenure Type 2011

Tenure type	Total	% in region
Owned outright	44	50.57
Owned with a mortgage(b)	5	5.75
Rented:	29	33.33
Other tenure type(e)	0	0.00
Tenure type not stated	9	10.34
Total	87	100

(Source: ABS 2011)

In 2011, 50.57% of dwelling were owned outright, a further 33.33% were rented and only 5.75% were owned with a mortgage owing.

4.4 Economy

4.4.1 Mining

The mining industry was established in the region in the gold rush of the 1890's, which saw the establishment of the Cue townsite and surrounding settlements. The first registered mine in the region was Cue One, followed by Light of Asia, Golden Stream, Hidden Treasure and a number of other smaller mining operations. The largest operation of the time were the Great Fingall mine, established in 1898 and Big Bell, which officially opened in 1913.

Cue's mining history is full of boom and bust, an example of which being the Great Fingall mine which shut down in 1918 due to the infrastructure of the day being unable to cope with the operation requirements of the mine site. Over time, different methods and new technology have seen previously abandoned mines reopen and new operations established within the region.

There are six operating gold mines and seven major projects for gold, iron, copper, nickel, and chromium with the Shire. The Department of Mines and Petroleum database (<http://www.dmp.wa.gov.au/3970.aspx>) reports a total of 1,139 mines, prospects and mineral deposits within the Shire of Cue for a variety of minerals including gold, iron, uranium, copper, chromium, ochre, and pegmatite. The Shire of Cue is an important centre for gold mining in Western Australia. The area has significant potential for further discoveries of gold, iron, uranium, copper, lead, and zinc.

Current mining in the region includes a range of iron ore and gold mining projects. Jack Hills is an iron ore operation operated by Crosslands Resources, and contains high grade iron ore, which is transported through the Shire to Geraldton. Crosslands Resources has also based an accommodation camp within the town of Cue, which houses road train driver contractors.

Sinosteel run an iron ore operation at Weld Range, which is located within the Shire. An accommodation camp is also based at Weld Range. Construction and export of the weld range mine site has not commenced. However, development of the Sinosteel Iron Ore project would become the largest Direct Shipping Iron Ore project in the Mid West Region.

With respect to gold mining operations, Silverlake Resources and Aragon Resources have both begun drilling programs with positive results. The current price of gold makes both companies holdings at Tuckabianna and Big Bell and Cuddingwarra viable for mining once again.

Mining remains the biggest industry, apart from pastoralism, in the region. However, the current shelving of the Oakajee port and rail project has put a number of otherwise viable mining propositions on hold.

4.4.2 Pastoral

The pastoral industry in the region has developed over time and actually predates the establishment of Cue as a Shire. There are 12 pastoral stations attributed to Cue (some stations may straddle local government boundaries). The average station size is 124,000 ha with the percentage of land use of these pastoral leases broken down as follows:

Land use	Percentage
Pastoral	90%
UCL	2%
DEC	4%
Reserves	4%

Table 10: Pastoral Land Use (Source: DAFWA, 2013).

The two major pastoral industries within the Shire are cattle and sheep grazing. Western Australia also has an estimated 700,000 goats within the Gascoyne, Murchison and Goldfields areas. Goat meat exports earn around \$12 million revenue for Western Australia and a number of pastoral stations within the Shire have taken on goat grazing.

Rainfall in recent times has been significantly below the seasonal average and as such station owners have had to diversify their business in order to make the most of the current environmental circumstances.

The existence of feral dogs in the region has also had a significant impact on the ability to graze sheep in the region. The Shire of Cue is currently pursuing strategies, such as a vermin proof fence, in conjunction with the Shire's of Mount Magnet, Sandstone and Yalgoo. The plan involves a fence 1400km in length to enclose 51 pastoral properties under threat from wild dogs. More than 900km of the fence is already in place. The Shire's have applied for approximately \$1 million from the Country Local Government Fund to erect another 100km of fence. The project, once completed, will allow pastoralists to introduce sheep back to the land within the fenced off cell. This is vital to the on going sustainability of the industry. Whilst Vermin Cell will provide some respite from Wild Dogs and associated predators it will be at its most effective if land/lease holders/managers conduct the activities to eradicate and then continue to control the vermin as is current law.



Table 11: Number of Stock (Source: 1911 to 1989 ABS. 1990 to 2012 PLB Annual returns)

Pastoral capacity:

- Total present carrying capacity based on last inspection is 78,550 DSE or 19 ha per Dry Sheep Equivalent (DSE).
- Range from 1500 DSE to 11,000 DSE per station.
- Total potential carrying capacity based on land system potential is 106,761 DSE. (14 ha per DSE).
- Range from 2430 DSE to 13,960 DSE per station.

Actual:

- 10 year average 44,654 DSE (33.4 ha per DSE)
- 5 year average 40,590 DSE (36.7 ha per DSE)

4.4.3 Tourism

The townsite of Cue offers a unique insight into the past history of the goldfields, with its well preserved late 1800's buildings and current relationship with the mining industry. The surrounding landscape also offers distinctive landforms such as Lake Austin and Walga Rock, which contains a cave displaying an extensive gallery of indigenous art dating back 10,000 years.

The unique experience Cue offers means that it is an attractive proposition for tourists to visit the region. The Shire offers several short stay accommodation options, including the following:

1. Cue Tourist Park offering powered and non-powered caravan and camping sites owned and operated by the Shire. Also available are overnight accommodation huts, together with ablution and laundry facilities.

2. Queen of the Murchison bed and breakfast.
3. Murchison Club Hotel, which offers hotel and separate motel accommodation with meals.
4. Nallan Station Stay which offers a cottage, shearers quarters and powered or non-powered sites providing an outback station experience.

Anecdotal information suggests that these short stay accommodation options are at or near capacity, especially during peak tourist season. The Shire has identified the need for additional short stay tourist accommodation to capture the passing tourism trade.

Additional tourism activities also need to be coordinated and planned for the district. The Shire is currently working with the Mid West Development Commission to prepare a Regional (Murchison) Tourism Strategy which will then inform a future Local Tourism Strategy for the Shire.

While Cue has sufficient directional signage within the townsite there is a general lack of signage and information relating to tourist attractions. Furthermore, there is no specific branded signage welcoming tourists to the region (i.e. for example 'the Peel Region' and 'South West Region'). There is a real opportunity to create a consistent brand and associated signage to promote the region as a tourist destination.

Another issue identified generally for remote towns such as Cue, is the general standard of hospitality in relation to servicing tourists. A lower standard of service and hospitality to what someone might expect has the potential to discourage tourists to stay and linger in town and may turn people off from making return journeys to the locality.

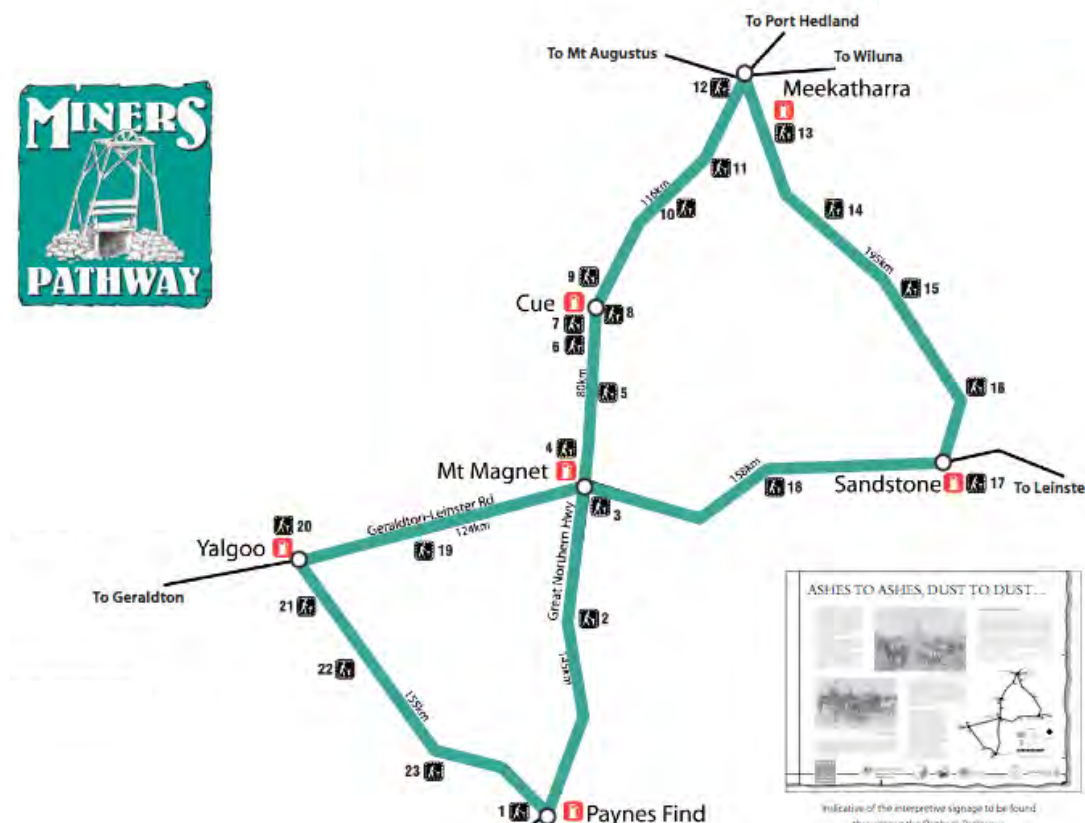
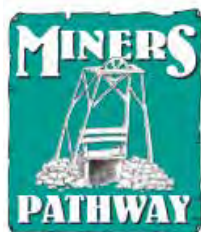


Fig 6. Miners Pathway

Gascoyne Murchison Outback Pathways Project

The Gascoyne Murchison Outback Pathways Project aims to provide an overall strategic marketing strategy to promote tourism in the outback region of the Gascoyne and Murchison areas.

The project links regional centres with key tourist sites of interest and provide regional centres with the opportunity to develop their local tourist attractions encouraging to encourage visitors to extend their stay in the region.

The project identifies three major pathways being the Miners Pathway, Wool Wagon Pathway and Kingsford Smith Mail Run. The pathways are designed as self drive trails that aim to encourage tourism infrastructure development, promotion and marketing of the region, increased levels of visitation and ultimately a stronger and more diverse economic base.

The Gascoyne Murchison Outback Pathways were opened in April 2004. Directional and interpretive signage has been erected along 3,000 km of road.

Ongoing marketing of these routes has been minimal and therefore there remains a lost opportunity to attract a percentage of tourists through this region who would be interested in utilizing these pathways.

Another opportunity for tourism relates to the nearby Square Kilometre Array (SKA) project to be located in the Shire of Murchison. Public access to the SKA is prohibited and therefore there is an opportunity to include interpretive displays in the region promoting the use and operation of the SKA project. Many tourists will be travelling through the region out of interest for the project and may travel through Cue as

a result. Therefore interpretive displays and signage may further generate interest for tourists to travel through and stay at Cue.

4.4.4 Other

The surrounding population of Cue, including key pastoral leases are supported by a number of local businesses situated within the Cue townsite. These businesses include:

- Cue Roadhouse offering refilling, hot and cold meals;
- Cue Resource Centre which includes photocopying, computer services, phone/fax, internet access, secretarial services, laminating, laptop hire, room hire etc;
- Cue Post Office providing postal services;
- Bell and Co operating as a liquor and general store;
- Murchison Traders being the primary general store offering groceries and general merchandise, including news agency;
- Golden Art Shop providing a display of local arts and crafts as well as acting as the town's Tourist Centre;
- Shire of Cue, being the administrative base for the Council and its services.

These businesses are supported by the local community as well as picking up trade from passing traffic including tourist and road train traffic travelling along the Great Northern Highway.



Fig 7. Wool Wagon Pathway



Fig 8. Kingsford Smith Mail Run



4.5 Community

4.5.1 Education

The Cue Primary School was established in 1896 and is the only formal centre for education which supports the small community of Cue. The Cue Primary School is located on Simpson Street and sits on a rise which overlooks the Cue townsite. The primary school is a heritage listed site given it was established in the early years of establishing the Cue townsite. There are currently 26 students enrolled in the school, and the school is supported by 3.3 staff.

The school caters for students from kindergarten through to Year 12. All classrooms are equipped with interactive smart boards and internet is fully established. The Cue primary school forms part of the Murchison Cluster of schools and follows the Murchison Education Strategy, which has been put in place to further assist student learning.

4.5.2 Health

The Shire of Cue does not have a hospital, however is serviced by the Cue Health Centre, located on Victoria Street in the Cue townsite. The health centre is essentially a nursing post which offers a range of services from visiting doctors, and other health care providers. The nurses based at the health centre are trained to provide a variety of services to supplement the services provided by visiting specialists.

The nearest hospital is located within Meekatharra which is located 118kms north of Cue. A nurse from the hospital visits Cue once a month and deals with a range of issues from immunisations and pregnancy tests to women's health.

Quarterly visits from specialists based in Perth include a psychiatrist, optometrist, and an ear, nose and throat specialist. A podiatrist and dietician also pay quarterly visits to Cue from the Geraldton Regional Hospital.

However, regular visits from specialists has declined over recent years, with residents of Cue becoming increasingly reliant on Mount Magnet and Meekatharra for medical services.

4.5.3 Recreation

The recreation facilities on offer within Cue include a grassed oval located at the corner of Wittenoon Street and Robinson Street, basketball/ netball court and tennis court located on Dowley Street and a playground and a water playground.



4.5.4 Community Buildings

The Cue community buildings reflect the value placed in the history of the town in that most civic uses are housed in the historic buildings. The Post Office and Police Station are located in the Government Buildings situated at the northern end of Austin Street.

The Shire of Cue is located in the former Gentleman's Club located diagonally opposite the Post Office. The Town Hall was officially opened in 1957 and is located in Dowley Street adjoining the children's playground.

The Community Resource Centre is located on Dowley Street a few lots south of the former Masonic Lodge.

4.5.5 Community Organisations

The community of the Shire of Cue includes a number of community groups that provide additional services and community outlets. The list includes:

- St John Ambulance Western Australia;
- Cue Volunteer Fire and Rescue Service;
- Bush Fire Brigade;
- Catholic Church;
- Senior Citizens group.

4.6 Infrastructure

4.6.1 Water Infrastructure

Water Infrastructure with the Shire of Cue is owned and operated by the Water Corporation. Major assets relating to servicing the Cue townsite includes:

- 1 x 600m³ capacity tank – Cue Steel Tank No 5;
- 4 x 225m³ capacity tank – Cue Tank No 1 to 4; and
- 100mm-diameter asbestos cement (AC) water main linking to external bore fields northeast of Cue townsite.

There is a concern within the community regarding future availability regarding the town's water supply and that the volume of water consumed by the increased population as a result of the mining accommodation village is a key driver in that concern for future growth requirements in the Shire.

The community has also expressed concern regarding the quality of drinking water, with a portion of the population choosing to drink bottled water rather than drinking the tap water available to the town.

The Water Corporation is in favour of looking at alternative water supplies to cater for irrigation requirements. The Water Corporation has also confirmed that they plan to improve the quality of the water supply in Cue, however these works are not budgeted and are likely to be at least 5 years away.

In addition to the above, it is acknowledged that Cue's water supply include naturally occurring elements such as nitrates, salinity and hardness. The 'hardness' of the water is a result of CaCO₃, or calcium carbonate, which may increase the risk of scaling in piping and heating appliances.

Refer to Appendix C – Servicing Plans.



4.6.2 Power Infrastructure

The power infrastructure within the Shire is owned and operated by Horizon Power. Major power assets located within the townsite of Cue include:

- Existing Diesel Substation and Switchgear located in Heydon Place, approximately 200 metres from the intersection with Robinson Street.
- Substation located in Austin Street approximately 80 metres east from the intersection with Victoria Road.
- Substation located in Robinson Street approximately 50 metres north from the intersection with Austin Street.
- Substations located in Dowley Street (x2) and Richmond Road.

Power supply is considered to be at capacity, with additional generator sets required to be added to the existing substation and switchgear site located in Heydon Place in order to increase power supply to accommodate any immediate growth or power demand increase within the townsite.

Refer to Appendix C – Servicing Plans.

4.6.3 Telecommunications

Telecommunications infrastructure is owned and operated by Telstra within the Shire of Cue. Major telecommunications assets within the townsite of Cue include:

- Footway Access Chamber located approximately 10 metres south from the intersection of Wittenoom and Marshall Streets.
- Pillar / Cabinet located approximately 20 metres north of the intersection of Victoria and Chesson Streets.
- Exchange located in Post Office Street on Lot 14 approximately 70 metres southeast from the intersection with Austin Street.

The Mid West Development Commission is actively pursuing ways to increase mobile phone coverage and options for communication and internet upgrades for all Murchison locations.

Refer to Appendix C – Servicing Plans.



4.6.4 Road Infrastructure

Austin Street is a two-way, two-lane (each lane approximately 6.8 metres wide) divided road with a central median. Pedestrian paths are provided on both sides of road reservation.

Darlot Street is a two-way, two-lane (each lane is approximately 5 metres wide) divided road with a central median. Pedestrian paths are provided on both sides of the road reservation. There is no on-street parking allowed.

Robinson Street (between Whittenom Street and Dowley Street) is a two-way, two-lane (each lane is approximately 6 metres wide) divided road with a central median. Pedestrian paths are provided on both sides of the road reservation. There is no on-street parking allowed. Robinson Street (north of Dowley Street) is a two-way, two-lane (each lane is approximately 4.5 metres wide) undivided road.

Paterson Street is a two-way, two-lane (each lane is approximately 3.5 metres wide) undivided road. Paterson Street provides direct connection to the Cue Airport.



5. Analysis of Key Issues

The following section provides an analysis of the key issues relating to the Shire, and seeks to establish these issues within the relevant policy context where appropriate.

Options and strategies to address each issue are put forward with the preferred strategy forming part of the Part 1 of the Local Planning Strategy.

5.1 Community Issues

The Shire having a population of just over 300 people, it is understandable that there are some challenges in providing standards of health, education and other community services comparable to the level of services available in metropolitan areas.

The Cue Medical Centre acts as a nursing post, which also accommodates visiting specialists on a regular basis. The Shire of Cue has identified the need to improve the level of service available through the Medical Centre, however in recent times, the medical centre has been receiving less visits from visiting specialists, with the community becoming increasingly reliant on medical services based in Meekatharra and Mount Magnet. In this regard, it is understood that Meekatharra and Mt Magnet are currently proposing new infrastructure for health services, and the duplication of such services is not generally favoured by the State Government.

The Cue Primary School offers classes for kindergarten through to Year 12 students. Being located in a remote regional area, teachers often stay on at the school only a short time before moving on elsewhere. This is probably due to a lack of services in town as well as other considerations such as remoteness from family, quality of housing etc.

The Shire has also identified a need for additional recreation spaces, particularly catering for youth, and limited child care/ afterschool care facilities. It is noted that Meekatharra currently have funds allocated to a 'Community Development' program and are busy planning and preparing activities, whereas neighbouring Mt Magnet has no such officers employed, and therefore there may be an opportunity to share youth officer type roles in the region.

The small community also relies on volunteers to support and provide additional services and events for the community. A general comment arising from engagement with the community in August 2013 was that volunteers were 'fatigued' after serving the community over the years and there is a lack of volunteers to replace the current volunteers in the community.

Recommendations

1. Identify additional recreation spaces and facilities within the Cue townsite.
2. Pursue resourcing opportunities, including shared resourcing opportunities with surrounding communities to appoint a Youth Officer/Events Coordinator.
3. Liaise with the neighbouring towns of Meekatharra and Mt Magnet to ensure the provisions of adequate levels of regional health services in these locations.
4. Investigate the potential through the Government Employee Housing Authority and Department of Education to increase the quality and security of housing to retain or attract staff to Cue.
5. Identify the skills and interests of locals and FIFO workers and tailor incentive based volunteer programs and projects to suit the available skill sets and interests.
6. Investigate the planning requirements and opportunities for establishing home based/ family child care facilities.

5.2 Economic Issues

5.2.1 Mining and Pastoral Industry

The vitality of Cue is largely reliant on the economic viability of mining projects and the pastoral industry. With the Oakajee Port and Rail project being put on hold indefinitely, and the softening of gold and iron ore prices, some of the larger otherwise viable mining projects in the region have been scaled back or put on for the time being. This is affecting the prosperity of smaller communities in the region such as Cue.

Mining operators in the region have awarded some small construction contracts to local contractors based in Cue and this provides some capital injection into the local economy. The mining operators are also investing money into maintaining critical road infrastructure which are utilised by the mines as well as locals of the area. Mining operators should continue to invest in local and regional roads utilised by the mining operations due to limited funding available to local government to maintain road infrastructure.

Silverlake Resources have established an accommodation camp within Cue, however this camp is largely self sufficient, containing a mess hall and other facilities. The operators utilising this accommodation work 12 hour shifts and therefore have little opportunity to interact with the community, apart from walking to the general store to purchase ancillary items. It is understood that Silverlake Resources is potentially seeking to expand their accommodation facilities in town by an additional 40 units.

The pastoral industry has also been affected as a result of seasonally low rainfall over the past years, which has forced many businesses to reducing stocking rates on their farms. However, heavier meat breeds such as the Damara have allowed some increase in sheep numbers in recent years.

Other pastoral operations have had to diversify into cattle and goat and other external sources of income to improve the viability of their business. The renewal of pastoral leases in 2015 offers a brand new opportunity to address issues of diversification and other economic activities besides the traditional pastoralism. The main issue for current landholders is how to bridge/fill the economic gap between transition from one activity to another and the generation of capital required to enter new revenue streams.

Recommendations

1. Introduce a use class and definition for 'Transient Workers' Accommodation' within Local Planning Scheme No. 2.
2. Recognise and protect pastoral land through appropriate zoning and provisions within Local Planning Scheme No. 2 and include it as an 'A' use within the 'Residential' and 'Commercial' zones.
3. Seek to reduce 'red tape' for pastoral land operations where possible and appropriate through the planning system.

5.2.2 Square Kilometre Array Project

While the Square Kilometre Array project is to be established within the neighbouring Shire of Murchison, the Shire is unlikely to receive much flow on economic benefit from the construction or ongoing operation of this significant project. However, the SKA project will likely attract additional people to visit the region who are interested to discover how the SKA facility operates and as a unique technological and innovation project. There may be an opportunity to locate tourist facilities which interpret and demonstrate how the SKA will operate given that public access to the actual facility will be prohibited.

Notwithstanding, a radio quiet zone has been identified in relation to the Square Kilometre Array project which restricts the type of land use and activity that can occur within this zone. It is understood that restrictions should be placed on activities on land located within 70 kilometres of the facility. It is recommended that a Special Control Area be placed over land within Cue that is located within 70km of the facility in order to protect the operation of this important international facility.

Recommendations

1. Ensure the required radio quiet zone is maintained in relation to the SKA project.
2. Introduce a Special Control Area to control land use and development in relation to land within 70 km of the SKA facility.
3. Note requirements in relation to land subject to land affected by Section 19(1)(a) of the *Mining Act 1978* which prohibits mining of land in proximity to the SKA facility.

5.2.3 Tourism

The Shire has a rich Indigenous and European cultural heritage, with the Shire boasting numerous significant Indigenous and European heritage sites and buildings, which tell the story of Indigenous culture dating back 10,000 years and European heritage dating back to the late 1800's during the goldrush. The extensive cultural heritage is well preserved to tell the story of the region and it is for this reason that the townsite of Cue and surrounding region provides significant appeal for tourists.

A significant Indigenous attraction is Walga Rock, currently located on the Austin Downs Pastoral Lease and intended to be excised into the management of an appropriate organisation or Aboriginal group. The Shire do not wish to become the management authority for the Walga Rock exclusion area. It is understood that at the time of writing, the Aboriginal Land Trust holds title while an appropriate entity is identified through the traditional owners.

Acts of recognition and appreciation of important local Indigenous places is one way that the Shire can reconcile local pride in assets and facilities. For instance, using local Badimaya language to indicate to locals and travellers the location of certain sites.

The Shire is also located within an area known for wildflowers, and is located along the 'Northern Explorer Trail'. Increasingly, tourists are visiting regions outside of the major population centres in Western Australia to experience the unique and diverse wildflowers observed in these areas. Mt Augustus, located approximately 450 kilometres north-west of Cue town site, is renowned for its wildflower displays and is often accessed by tourists travelling along Great Northern Highway.

Recommendations

1. Spatially locate wildflower locations within the region, with assistance from the local community and Department of Parks and Wildlife, and develop information packages to be provided to tourists to encourage journeying to these areas.
2. Consider the potential to 'signpost' Indigenous heritage attractions and include this within the wider Murchison Tourism Strategy, in consultation with the traditional owners.
3. Investigate the possibility of developing Local Cue/Murchison 'Apps' that assist visitors to the region and enhance their experiences.
4. Seek funding from the Tourism Industry Regional Development Fund to develop the Murchison Regional Tourism Strategy.



5.2.4 Business

The community of Cue generally as a whole consider that any potential population and business growth should be encouraged for the town. In relation to business growth, it has been identified that there is need for additional industrial zoned land to accommodate existing and future businesses. In particular, there are a number of non conforming uses operating within residential zoned land that should be encouraged to relocate to industrial land in order to protect the amenity of residential areas.

There appears to be surplus land zoned for 'Commercial' purposes and therefore it is proposed to consolidate the 'Commercial' zone to the core Town Centre area and in relation to the existing Cue roadhouse. This will provide a focus for activity and ensure that tourist and trade expenditure is focussed within the town centre.

Recommendations

1. Zone additional land for Industry within the Heydon Place precinct and promote the creation of a variety of lot sizes to accommodate a range of business types.
2. Consolidate land zoned 'Commercial' to within the core Town Centre area and in relation to the existing Cue roadhouse.
3. Introduce a new 'Mixed Use' zone to encourage diverse development outcomes and to capture a range of opportunities for strategic development sites within the Cue townsite.
4. Identify additional industrial land to the south of the townsite on Cue-Wondinong Road should demand for industrial land exceed that provided for within the Heydon Place precinct.

5.3 Environmental Issues

5.3.1 Climate Change

Research from the CSIRO indicates that the climate is changing at a rate significantly faster than that experienced throughout geological history and that while climate varies naturally in location and time, the changes currently being experienced, and that are expected over the next 100 years, are occurring at a rate more rapid than previously adapted to. The term 'climate' refers to average weather conditions over longer time periods and includes consideration of temperature, rainfall, sea level, ocean acidity and salinity, solar radiation and water vapour in the atmosphere while 'weather' is the brief, rapidly changing condition of the atmosphere influenced by the movement of air masses.

As the climate changes, the Shire of Cue is likely to experience:

- More hot days and fewer cold nights, with average annual temperatures likely to increase by 2oC.
- Exceptionally low soil moisture once every 12 years.
- Annual rainfall decline by 10 to 20 per cent, which will increase the variability of the agricultural growing seasons and river flows.
- Increased extreme summer storms, resulting in a higher incidence of flash flooding.
- Prolonged dry periods, likely to reduce groundcover and increase the risk of water and wind erosion.

These changes are likely to result in:

- Increased degradation of infrastructure and material due to higher temperatures, altered soil moisture, extreme weather events (i.e. flash flooding).
- Increased detrimental health impacts as a result of higher temperatures, increase in insect-borne and water-borne diseases and extreme weather events.
- Reduction in groundwater resources, increased soil erosion and loss of vegetation.
- Reduction in crop, pasture and livestock productivity due to increased heat stress.

Recommendations

1. Support the development of appropriate building design to improve heating and cooling through solar passive design, ventilation and use of appropriate materials.
2. Ensure infrastructure is designed to minimise the need to replace it regularly as a result of increased temperatures and extreme weather events, and will require consideration of the type of material and the appropriate placement of infrastructure.
3. Develop new water sources that are climate independent.

5.3.2 Land Degradation

The soils within the Rangeland regions are generally shallow and infertile and have a fragile structure which means that when disturbed, they are prone to degradation and erosion. Erosion is the key factor leading to land degradation and is generally a consequence of perennial vegetation loss. Vegetation typically stabilises the soil surface, and when it is removed the structure of the soil changes and becomes more susceptible to loss through rainfall, surface water run-off and wind.

Land degradation can also refer to impacts from inappropriate land uses, such as waste disposal, as well as contamination from hydrocarbons, heavy metals, chemicals and nutrients. Contamination occurs when a substance that is detectable above natural background concentrations in the land or waters of an area is at a high enough concentration that it presents or has the potential to present a risk of harm to human health, to the environment or any environmental value.

Some of the pressures contributing to land degradation within the Shire of Cue include:

- Unsustainable grazing from pastoral activities, native and feral animals.
- Inappropriate fire regimes and management.
- Inappropriate water and soil management.
- Inappropriate land uses, such as illegal waste disposal.
- Impacts from mining industry, resulting in loss of vegetation and alteration to drainage regimes as well as the formation of abandoned mine pits and waste material.

Degradation of the land can have a significant impact on the productivity of the land and its ability to support biodiversity, as well as pastoral-related activities.

Recommendations

1. Minimise clearing of remnant perennial vegetation as a result of mining, pastoral and development activities.
2. Implement management actions for feral species, including removal and population control.
3. Support land practices that improve management and long-term productivity of the land, including education opportunities.
4. Develop strategies with the Department of Food and Agriculture and local producers to minimise grazing pressure and increase knowledge of soil, water and vegetation condition within the Shire of Cue.



5.3.3 Water supply

Groundwater and surface water are an important source of water for potable and non-potable water within the Shire of Cue and the quality of water, both groundwater and surface varies according to the underlying soil and geology and can have high salinity, but can also be detrimentally affected by contamination from minerals, chemicals, erosion and harmful micro-organisms. The quantity of available surface water and groundwater varies according to the amount of rainfall and surface water run-off, and also the type and extent of groundwater aquifer.

Water resources are required to support a range of environment, economic and community values including town water supply, remote Aboriginal communities, pastoral activities, mining and energy developments, tourism and natural ecosystem processes. The amount of surface water and groundwater available each year varies significantly, primarily as a result of the variable rainfall. Under the expected future climate regime this variability is likely to be exacerbated, and overall availability of water resources is likely to decrease as rainfall decreases and evaporation increases. As a result, the Shire of Cue is likely to see increasing conflict in accessing a suitable standard of water for the variety of different uses.

As part of managing this potential conflict, the Shire of Cue has two Public Drinking Water Source Areas which are identified near the Cue town site. These areas have been identified to protect the water source for the town and are sensitive to contamination, which can result from a range of activities including fuel handling and storage, chemical spills, inappropriate management and treatment of effluent and grazing. Water sources for remote indigenous communities, mineral and energy development, pastoral activities, tourism and conservation are also sensitive to contamination. The activities that occur nearby to these water sources needs to be managed appropriately in order to minimise the risk of detrimental impacts to water quality and quantity.

Recommendations

1. Ensure that incompatible development is not supported within the Public Drinking Water Source Areas, in line with Department of Water requirements. The Public Drinking Water Source Areas should be appropriately recognised within Local Planning Scheme No. 2.
2. Sources of contamination should be managed appropriately to minimise potential for heavy metals, hydrocarbons, chemicals and nutrients to be introduced to groundwater and surface water resources.
3. Understand the availability of water resources throughout the Shire of Cue and prioritise the use of this water, particularly where different land uses compete for water resources, or where different water quality can be used (i.e. potable or non-potable).
4. Support the development of alternative water supply for potable and non-potable uses.

5.3.4 Invasive Species

The natural assets of the Rangelands region are unique with many of the flora and fauna species specifically adapted to survive in an arid climate, with shallow and infertile soils and variable rainfall. This means that many of the species and associated biodiversity are unique to the region and/or are reliant on particular soil, vegetation, nutrients and water regimes.

Increasingly invasive species, both flora and fauna, are threatening the survival of biodiversity within the Rangeland region by outcompeting or displacing native species. Invasive species are also a significant threat to agricultural activities, often preying on livestock, competing for food and water resources, changing the availability of these resources or causing land degradation. Nationally, the cost of invasive species to agricultural activities is over \$4 billion per year, and this does not necessarily reflect the broader environmental and social costs associated with invasive species.

The invasive species of concern within the Shire of Cue and broader rangelands region include fauna species such as donkeys, cats, camels, goats, rabbits, foxes, pigs and wild dogs (including dingoes), and flora species such as athel pine, mesquite, prickly acacia and Parkinsonia.

Invasive species require specific and targeted management to minimise the spread of species and the extent of its impact. Land managers can spend considerable time and resources in combating invasive species and in protecting ecosystems and primary production. Management strategies include prevention, eradication, containment and management of adverse impacts and these generally need to be considered and implemented at a broader landscape scale.

Recommendations

1. With the local community and Department of Agriculture and Food identify areas of invasive species spatially to assist in the coordination and implementation of management measures.

5.3.5 Fire Management

Fire is recognised as an integral part of the landscape within the Rangeland region, with much of the vegetation in the region evolved to exist with fire, or is reliant on fire as part of its life strategy. It is often used to increase pastoral productivity, to protect fire sensitive habitats and culturally significant sites and to manage some weed species.

The frequency and occurrence of fire within the Rangeland region is affected by a complex range of interrelated factors, including seasonal rainfall conditions and the associated accumulation of flammable materials (i.e. vegetation, leaf litter, dead wood), ignition source (i.e. lightning, people) and land use (i.e. pastoral, mining, amenity). Of these, the main determinant is the availability of flammable material which often influences the intensity, extent and frequency of fires. More recently fire regimes in the Rangeland region have altered with more intensive fires occurring over large areas, and are considered a major threat to land assets.

Within the Shire of Cue, fires are characterised by extensive wildfires generally resulting from ignition of immense tracts of available flammable material, in particular the hummock grassland areas. Historically Aboriginal people would have patch burnt these areas, producing a mosaic of flammable material, reducing the risk of large intensive fires. Presently, the accumulation of flammable material is not managed in the same way and as a result fuel loads can accumulate and lead to the presence of large intensive fires.

Fires can be destructive to both lives and property, and can have detrimental impacts on biodiversity, with recent research indicating that fire can change the vegetation structure within Rangelands region, a particular example relevant to the Shire of Cue is growth of hummock grassland areas at the expense of Mulga (*Acacia aneura*) shrublands. While it is impossible to prevent all fire, the extent and frequency of fire within the Shire of Cue can be managed appropriately through reducing fuel loads and ensuring that fire suppression is employed where there is adequate access and resources are available.

Recommendations

1. Locate, construct and maintain firebreaks in accordance with Department of Fire and Emergency Services guidelines. These should be applied to key assets including infrastructure, high-value pasture, cultural heritage and environmental values.
2. Appropriate building standards should be applied in accordance with Australian Standard 3959 Construction of buildings in bush fire prone areas and Planning for Bush Fire Protection Guidelines (WAPC and FESA 2010).
3. Prepare, in collaboration with the Department of Fire and Emergency Services and Department of Parks and Wildlife, a spatial map highlighting fire threat for the Shire of Cue, based on the vegetation type (i.e. flammable material) and time from most recent fire.



5.4 Built Form & Infrastructure Issues

5.4.1 Bypass Road

The existing town planning scheme includes a reservation for a bypass road which would divert freight vehicles to the east of town rather than travelling through the centre of town via Austin Street. The existing bypass reservation diverges from the Great Northern Highway and would bypass the townsite on the eastern side of town before it again converges with the Great Northern Highway north of the Cue townsite.

The Council of the Shire of Cue resolved to confirm cessation of the creation/dedication of a new western bypass road at its meeting held 20th April 2011. The Council, at this point in time believed that the completion of the underground electricity program and the upgrade of the existing highway (Austin Street) made it unnecessary for a bypass road to be built.

Furthermore, a bypass road has the potential to undermine the economic viability of local businesses located along Austin Street and the townsite as a whole. These businesses rely on passing trade, including road trains and tourists, to remain viable.

The speed limit has been set to 50km/hr along Austin Street, thereby maintaining a level of safety for pedestrians and other users of the main street. In consideration of the above, it is considered the positives of having freight vehicles pass through the centre of town, outweigh the negatives.

Recommendations

1. It is recommended that the existing road reservation relating to the bypass road be deleted and not carried forward into Local Planning Scheme No. 2.
2. Further works to be pursued to enhance the safety and functionality of Austin Street as the main street where opportunities are available.



Above: A typical house within Cue

5.4.2 Housing

A lack of quality and affordable housing product has been highlighted as a key issue for the Cue townsite. The Shire's draft Strategic Community Plan identifies the need to provide the following:

- Short stay accommodation options for tourists and for workforce associated with the local mining operations;
- Affordable housing options for existing residents and to attract new families.

While there is an identified lack of quality and suitable housing stock, there is sufficient zoned land to promote substantial infill development to accommodate growth within the existing townsite boundary (Refer to Figure 9 below). However, the Cue townsite is not connected to a reticulated sewerage system and therefore each lot is required to be serviced via on-site septic systems. This has implications with respect to the ability to promote infill redevelopment whereby the minimum lot size permitted for subdivision is limited to 2,000m² under the Government Sewerage Policy.

As an exception to the minimum lot size of 1,000m², the WAPC's DC Policy 2.2 on residential subdivision provides for some remote infill subdivision and subdivision relating to aged persons dwellings at a density of R12.5 (or 700m²) in some instances.

Typically, existing residential lots range in the order of between 1,000 and 2,000m² in area. Those residential lots that are 2,000m² or above, have subdivision potential pursuant to the draft Government Sewerage Policy. A plan identifying those residential lots is provided at Figure 10.

Housing is typically dispersed throughout the townsite of Cue, with large tracks of vacant residential land remaining between pockets of residential housing. This results in a more dispersed townsite rather than a potentially more compact town if all utilised housing was focussed around the town centre.

The lack of reticulated sewerage also affects the ability to deliver residential product other than a single detached house or non-permanent residential such as a caravan park or temporary mining camp.

In addition to restrictions on infill subdivision of existing lots, the cost of constructing a new house in a remote location such as Cue is another factor to be considered. While land is relatively cheap (LandCorp are currently marketing 15 lots of around 1,000m² for \$10,000 each), the cost of constructing dwellings is substantially more than the cost of constructing an equivalent dwelling in the Perth metropolitan area. Furthermore, there are sufficient vacant houses in Cue, and it is more affordable to purchase an existing house than purchase a new lot and commission the construction of a new dwelling. Consequently, LandCorp is experiencing difficulty in marketing the 15 residential lots. Additionally, banks may be more reluctant to offer home loans to finance a new build out in the regions.

There is also the concern that the existing urban fabric in Cue is not suitable in attracting private sector investment that is needed for Cue to retain or grow its population. Early discussions with LandCorp indicated that an approach focussing on built form outcomes rather than simply releasing vacant land to the market may increase Cue's capacity to attract that investment.

Recommendations

1. In order to assist with overcoming finance and construction costs, it may be necessary to seek government funding in order to offset the costs in some instances so that new affordable housing products can be delivered in town.
2. Promote infill residential development within the existing townsite boundary and surplus residential zoned land.
3. Rezone some land within the townsite to residential to better reflect the residential use of that land.
4. Support the marketing and release of new residential lots in Robinson, Allen and Dowley Streets in partnership with LandCorp.
5. Expand land for 'Residential' on the south western side of the intersection of Marshall Street and the discontinued railway.
6. Identify a site suitable for development of aged persons dwellings in close proximity to the town centre and medical facilities and seek funding to assist with the construction of the aged persons dwellings.
7. Investigate the potential through the Government Employee Housing Authority and Department of Education to increase the quality and security of housing to retain or attract staff to Cue.
8. Include 'Transient Workforce Accommodation' as an 'A' use within the 'Residential' and 'Commercial' zones of LPS2.

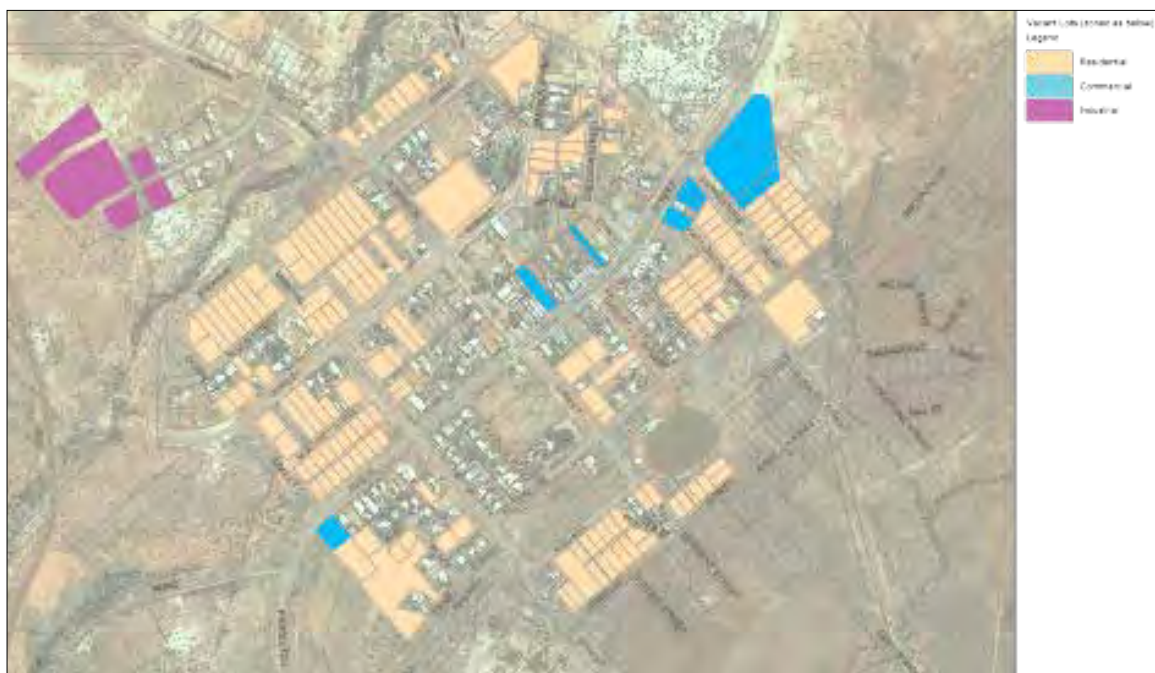


Fig 9. Vacant zoned land within the Cue townsite

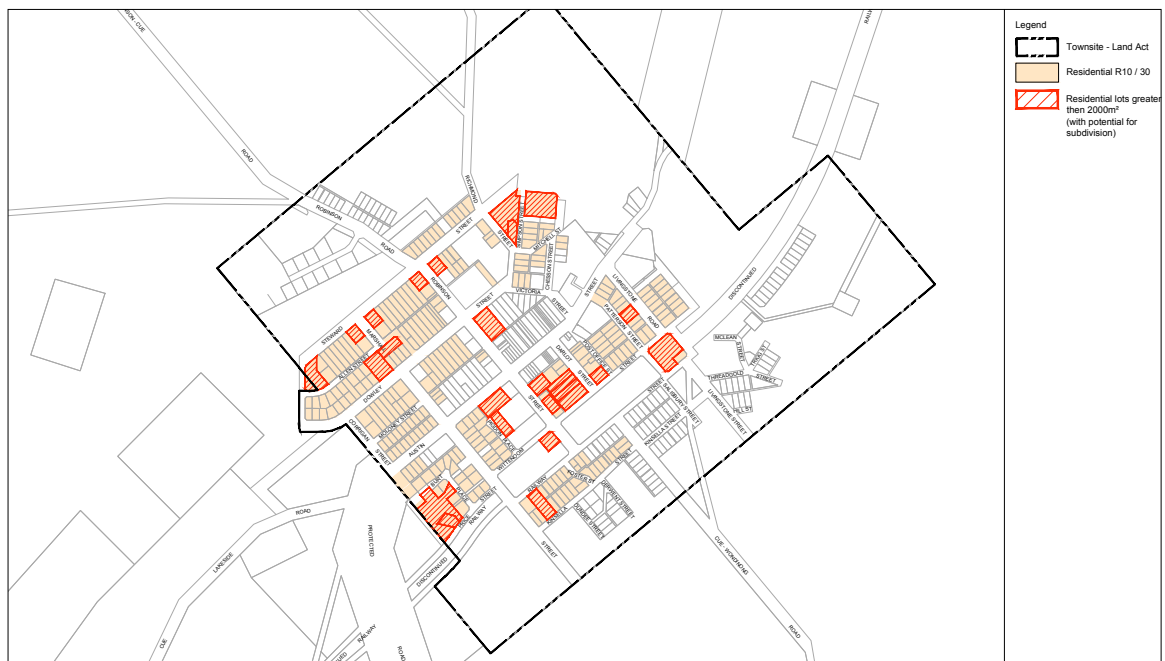


Fig 10. Residential lots with subdivision potential



5.4.3 Industrial Zoned Land

There are three separate zoned industrial precincts within the townsite of Cue. The primary industrial precinct is located on Robinson Road at the northern end of the townsite. LandCorp are currently in the process of subdividing lots for industrial purposes within this precinct, which are due to be released to the market in 2014. However, it is noted that the current 'Industrial' zone boundaries do not correlate directly with the intended subdivision by LandCorp. Therefore, it is recommended that the 'industrial' zone boundaries be amended to reflect the proposed subdivision.

The second industrial precinct is located within the centre of town on Austin Street, which is the primary commercial and retail centre of Cue. This land is used for a range of purposes including the Shire's depot, light industrial and residential purposes. Some vacant lots remain in this industrial zoned land. There are several issues in relation to this location of this industrial land, including:

- The industrial zone under TPS1 permits a range of industrial uses including but not limited to motor repair station, general industry, service station and transport depot to name a few. Some of these uses would not be suitable for the main street of town and adjacent to existing residential development.
- It is understood that a portion of this land is contaminated, although not listed as a contaminated site under the Contaminated Sites Register, potentially restricting the range of uses suitable for the site until such time as the site/s are remediated.
- Industrial development has the potential to detract from the amenity and appeal of the main street.
- Industrial uses would be more suited to be located within the Robinson Road industrial precinct.

The third industrial precinct is located at the end of Marshall Street on the southern side of town. This land has previously been earthworked however no industrial premises have been constructed on this land. This land is visually prominent from the southern approach to town from the Great Northern Highway. This land was zoned as surplus industrial land as part of TPS1. The focus for new industrial land is within the northern industrial precinct on Robinson Road as evidenced by future industrial subdivision planned by LandCorp. It is considered that the focus on the northern industrial precinct should be continued with the southern industrial zone being abandoned as part of LPS2.

Release of industrial zoned land will enable existing businesses within Cue to expand and provide an opportunity for new economic activities. However as indicated during early consultation, LandCorp's capacity to release such land is being frustrated by onerous servicing standards, Aboriginal Heritage constraints, the high costs associated with sourcing contractors and by the prescriptive nature of zoning and development requirements of the land.

Future expansion of the Heydon Place Industrial precinct beyond the current zoned land beyond the existing gazetted Townsite boundary is not likely to be supported by the Department of Mines and Petroleum due to the presence of significant gold deposits and mining tenements over this land. Therefore, any future demand for industrial land beyond what can be accommodated within the Heydon Place industrial precinct should be located to the south of the townsite on the Cue-Wondinong Road. This would however be subject to the ability to service this land and would be subject to more detailed planning and environmental due diligence in order to support future rezoning of the land.

Recommendations

1. Robinson Street Industrial Precinct remain as the primary industrial precinct. In this regard, the precinct should be expanded to accommodate a range of industrial and business premises. Non conforming uses and the industrial premises located on Austin Street should be encouraged to relocate to this precinct over time;
2. Amend the industrial zone boundaries around the Robinson Street / Heydon Place industrial precinct to reflect the intended subdivision design by LandCorp;
3. Introduce a 'Light industrial' zone to apply to 'Industrial' zoned land located on Austin Street. Existing industrial businesses, such as the Council depot should be relocated over time to the Robinson Street Industrial Precinct;
4. The Marshall Street precinct has been identified as an opportunity for expansion of residential development. The remaining portion of the Marshall Street Industrial Precinct should be reserved for "Recreation" as it is surplus land.
5. Amend the Scheme provisions and standards relating to development and use of land within the industrial zone to allow for flexibility in order to encourage development of this land.
6. Identify future industrial land supply to the south of the Cue townsite on Cue-Wondinong Road subject to further detailed investigation and demand for release of this land.

5.4.4 Commercial Development

Austin Street is the focus for commercial and retail activity within Cue. Austin Street is a continuation of the Great Northern Highway and thus receives any regional traffic travelling north or south through the region. Austin Street functions as a double sided main street for a portion of the town centre. It is noted that the 'Commercial' zone extends for a majority of the entire length of Austin Street, despite many of the commercial tenancies located within the core of the town centre remaining vacant or being occupied for residential purposes.

The residential occupancy of these commercial tenancies, while not ideal, does contribute to a level of activity on the main street and allows for the continued maintenance of heritage listed properties, that would otherwise remain vacant and potentially deteriorate in condition over time.

Many of the commercial zoned properties outside of the core town centre area also remain vacant or are occupied for residential purposes. An exception to this is the Cue roadhouse and adjacent land developed for accommodation.

Recommendations

1. It is considered appropriate to reduce the extent of the 'Commercial' zone to focus on and consolidate commercial and retail activity at appropriate locations, particularly within the town centre precinct defined by land located on Austin Street between Robinson Street and Victoria Street/Post Office Street and other strategic sites, such as the roadhouse.

5.5 Governance Issues

5.5.1 Funding and Resources

Being a small local authority with a small rate base, resourcing and funding key capital works projects required to service the community as well as the everyday maintenance and provision of existing infrastructure and services is a key challenge for the Shire.

Particularly, the maintenance of Council owned heritage buildings is an additional cost that the Shire needs to allow for, given that these buildings are an asset to the Shire and also are a draw card for tourists visiting the region.

The Shire is largely self reliant with respect to income generation however typically relies on a portion of external government funding each year to progress specific projects.

Recommendations

1. Continue to apply for grants where available to obtain funding to provide necessary services throughout the Shire.

5.5.2 Community Inclusion

As part of consultation with the community, it was identified that particular actions need to be undertaken to ensure community inclusion and participation in Shire activities and events. As such, it is recommended that a 'Community Inclusion Policy' be prepared to ensure a process is put in place to achieve meaningful consultation and active participation with the community. It is suggested that the Community Inclusion Policy would:

1. Define what Community Inclusion means for the Shire of Cue;
2. Outline key principles, objectives and/or values the Shire will adopt when actively engaging with the community. Some of these principles may include:
 - As a Shire be clear and open about its intentions and actions,
 - Always be prepared to listen to people,
 - Have proper processes for information gathering and citizen exchange,
 - Recognise the diverse groups and their needs to enter dialogue events,
 - Accept criticism,
 - Encourage and support structures and processes for community participation and consultation, and
 - Recognise the needs of the culturally and linguistically diverse community.
3. Outline key guidelines that will be used when undertaking any community engagement or general communication activities. These should range from how to design a process, techniques to be used, establishing working groups, who should be involved, feedback mechanisms, managing these activities etc.
4. As a minimum adopt the IAP2 spectrum to assist with determining an appropriate approach for the particular circumstance. Key approaches include, inform, consult, involve, collaborate and empower.

Other factors to consider include:

1. Identify community leaders that will advocate for improved processes related to active engagement in Shire decision-making processes.
2. Identify an internal resource(s) that will coordinate all community engagement and general communication activities. This may be a shared resource with other Shires if not possible to dedicate this role.

Recommendations

1. Develop a 'Community Inclusion' Policy that outlines strategies and actions (including who/how/when) for community participation and events.
2. As a minimum, adopt the IAP2 spectrum to assist with determining an appropriate approach for consultation.
3. Identify community leaders that will advocate for improved processes related to active engagement in Shire decision-making processes.
4. Identify an internal resource(s) that will coordinate all community engagement and general communication activities. This may be a shared resource with other Shires if not possible to dedicate this role.

Appendix A

Summary of Community and Stakeholder Engagement

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Shire of Cue Local Planning Strategy and Local Planning Scheme

Stage 1 – Analysis, Preparation and Background

Community and Key Stakeholder Engagement Outcomes

Methodology:

A Community Visioning Workshop (Extending the Vision) was held on Monday 19th August at the Council Chambers with members of the Cue community. TPG also met with 12 individuals on Tuesday 20th August consisting of residents, business owners and service providers. Some of these met with TPG one-on-one or as part of a group.

TPG provided a facilitator role to ensure the alignment of vision and values between the community, key stakeholders, the Shire and government agencies, and was represented by Mike Davis, Project Coordinator/ Senior Planner and Cath Blake-Powell, Community and Stakeholder Engagement / Planner.

A number of key issues were raised by TPG to assist with developing a good understanding of key planning related issues that would underpin the preparation of the Local Planning Strategy (LPS) in the first instance and consequently the new Local Planning Scheme (Scheme). Other issues were raised by participants and discussed as a group.

The key issues were then circulated on 3 October 2013 to a number of government agencies and local residents and businesses for further comment and clarification prior to finalising the draft LPS.

Following the above consultation activities, letters were sent to key stakeholders and government agencies providing a summary of the understanding of the key issues and seeking an understanding of key issues from the stakeholder / agencies perspective. Follow up conversations were made to obtain a greater understanding of issues, where necessary.

The following stakeholders were contacted directly by letter:

State Government	Local Government
Department of Lands; Department of Regional Development; Department of Housing; Department of Indigenous Affairs; Department of Education; Department of Parks and Wildlife; Department of Environment and Regulation; Department of Mines and Petroleum; Department of Water; Department of Agriculture and Food; Department of Health; Department of Sport and Recreation; LandCorp; Tourism WA.	Shire of Mount Magnet; Shire of Meekatharra; Shire of Sandstone; Shire of Murchison; Shire of Yalgoo.
Servicing Authorities	Mining Industry
Water Corporation; Horizon Power; Main Roads WA; Telstra.	Silverlake Resources; Metals X; Western Mining.
Pastoral Industry	Other
Nallan Station; Austin Downs Station; Beebyn Station; Glen Station.	Mid West Development Commission; Mid West Chamber of Commerce and Industry; Rural Health West.

The responses gathered from this method of engagement are tabled against the key issues below.

Purpose and aims:

The main purpose of the workshop and sessions was to extend TPG's understanding of the outcomes of the recently prepared Strategic Community Plan (SCP) and to seek feedback from the community on the objectives of the LPS. The workshop was also important to help explain to the community the purpose of a LPS and Scheme, how it fits within the framework of the SCP, and to get a sense of direction or priority on key issues.

The main purposes of the stakeholder sessions were to provide an opportunity for one-on-one with key stakeholders and gain a thorough and detailed understanding of key issues and opportunities as they exist or are imminent.

Engagement Outcomes and Key Issues

The following table outlines key issues that emerged from engagement. These have been included in a 'Project Working Table' that will be used to assist with capturing all LPS and Scheme related matters. This working table will ensure that The Shire can see progress being made and identify any missing gaps as the project progresses.

Table 1: Summary of Community and Stakeholder Feedback

Key Issues (as obtained during community workshop)	Key Stakeholder Feedback/ Comments	Organisation
Social (Community)		
Stability and resources related to Education.	<ul style="list-style-type: none"> The Dept. of Education (DoE) currently has adequate provision to accommodate students within the region. Need to consult with the DoE on any future residential developments to it my reassess its requirements. School lacks adequate activity spaces, rooms are cramped. Population based and also interrelated to staff housing conditions and security of housing to retain or attract staff to Cue – GEHA/EDU Dept. 	<p>DoE</p> <p>Austin Downs</p> <p>MWDC</p>
Universal Access to Heritage buildings an issue.	<ul style="list-style-type: none"> Require a use if they are to be maintained to give access. Require significant repair to be safe spaces for locals and visitors alike. The State Heritage budget is far less per annum than the heritage works required state wide 	<p>Austin Downs</p> <p>MWDC</p>
<p>Lack of Government Services in town.</p> <p>Access to Medical Services.</p> <p>Majority of health services sourced out of Meekathara and Mount Magnet.</p>	<ul style="list-style-type: none"> It is a simple reality that government has to allocate services on a population basis. For whatever reason people with to live in a small town like Cue (lifestyle, cheap housing) they cannot expect the same level of services available in a centre like Geraldton. Concentrating our efforts on those services that can be provided at this level of population is a much more effective use of our time. Cooperating with neighbouring towns to ensure adequate regional service levels will also be more effective. cannot envisage too much change in this space due to Cue's current population and location. People in Cue have less distance to travel to medical or other services than for instance Yalgoo or Murchison Shire residents. Meekatharra and Mt Magnet are currently proposing new infrastructure for Health Services in both these locations which bookend Cue. State and federal government do not favour service duplication 	<p>Austin Downs</p> <p>MWDC</p>
Need for better Aboriginal Housing – Murchison Regional Aboriginal Council (Geraldton)	<ul style="list-style-type: none"> MRAC has been operating under a newly defined paradigm for past 18 months two years and with recent federal government change this paradigm could be altered again. Pay to speak with MRAC's Ashley Taylor here in Geraldton to see what is and what is not possible or feasible 	MWDC
Better afterschool care and youth activities/facilities.	<ul style="list-style-type: none"> possibly provides an opportunity for a local to begin an enterprise however the regulations for home based child care could limit the opportunity given the standards that must be met to operate such a service 	MWDC
Existing opportunities to share existing Youth officers in the region.	<ul style="list-style-type: none"> Youth activities and facilities – One possible solution may be for Shire of Cue to employ a dedicated Youth Officer for the town to develop programs and activities. Shire to investigate "What youth want or would utilise" and seek finding to provide the identified facilities Sharing Youth Officers – Great idea in concept only currently given that Meekatharra have a \$350k Community Development budget and are flat out planning and preparing activities full time whereas nearer neighbour Mt Magnet has no such officers in its employ. 	MWDC

Key Issues (as obtained during community workshop)	Key Stakeholder Feedback/ Comments	Organisation
Volunteerism Burnout	<ul style="list-style-type: none"> · Much of this problem is brought about by fiefdoms where individuals want to own the service. This leads to unwillingness of others to participate and inability for any form of succession to take place. · Common issue. Incentive based volunteer programs, skills audit of local population AND FIFO workforce to access skills and passions that may be able to be harnessed even if intermittently for one or more days a month. (Music, martial arts, dance, sport coaches etc may be within existing community stocks) Identify the skills and interests of local and FIFO's and then tailor programs/projects to suit available skill sets and interests. 	<p>Austin Downs</p> <p>MWDC</p>
Walga Rock put into Aboriginal land Trust. Walga Rock is to be excised off its current lease.	<ul style="list-style-type: none"> · Walga Rock situated on Austin Downs lease. The excision of this area commenced in 2003 by the Shire. The Dept. of Lands is currently attempting to find another organisation to take it on, due to (anecdotally) the unwillingness/ inability of the Wadjari Elders to take on the management of the area. Situation constitutes a liability to Austin Downs with unauthorised activities taking place there. Walga Rock is registered under the Aboriginal Heritage Act as a close, men only site and as such should not be open to the general public. · - is under ILUA Indigenous Land Use Agreement currently. ALT has changed its business in past 18 months as the ALT do not have the budget to develop any of the land or facilities within their portfolio - hence ALT now seeks to identify local functional Aboriginal groups and custodians to "GIFT" these lands and assets too for management and enterprise development relatively unassisted besides the "GIFTING" process 	<p>Austin Downs</p> <p>MWDC</p>
Some traditional ownership over some pastoral leases.	<ul style="list-style-type: none"> · To date there has been no resolution of this issue in the Shire. However, Aboriginal people are not currently restricted in their access to this or most other leases to conduct their traditional activities. It should be made clear however that under the Native Title Act any conflict between pastoral activities and traditional rights is to be resolved in favour of the pastoral activity. · This will only change when NT has been determined one way or another. The NT is a long and drawn out process which frustrates many landholders and traditional owners. The fact that pastoral lands are owned by Federal Govt, managed by land leaseholders and policed by Dept. Parks and Wildlife, the Pastoral Lands Board and Department of Lands Minister Grylls makes the entire pastoral sector a minefield for assessing, policing and enforcing "responsibility". N/Title process is not something we can alter at this stage. 	<p>Austin Downs</p> <p>MWDC</p>
Recognise key places of importance to Aboriginal people.	<ul style="list-style-type: none"> · As pastoral lessees Austin Downs are keenly aware of the significance of certain areas and places to Aboriginal people and treat such areas accordingly. · As long as Traditional owners are consulted and are clear on places to be identified or signposted and are happy for that "place" to be public knowledge. This can also be included as part of the broader Murchison Tourism Strategy which is in early stages of development. · Simple acts of recognition could go a long way to reconciliation and instatement of local pride of facilities etc - for example simply using local Badimaya language to intimate to locals and travellers the Male and Female toilets combined with Aboriginal Country name signs so that people know which part of Aboriginal country they are traversing would instil local pride and acknowledge recognition of local culture and people. 	<p>Austin Downs</p> <p>MWDC</p>

Key Issues (as obtained during community workshop)	Key Stakeholder Feedback/ Comments	Organisation
Economy		
Key industry in the region is mining.	<ul style="list-style-type: none"> Fluctuating industry with massive upswing and downturn cycles that can assist or impede local development. Accessing the “Best dollar deal” from local mining companies based locally is key to longevity of future-proofing programs for the Shire. Tapping into the FIFO workforce for skills and additional community activities is key to LGA and Industry partnership. Diversifying the economic base of Cue will be challenging and without sustained population growth (or retention) many issues identified during community consultation will remain unresolved. 	<p>MWDC</p> <p>LandCorp</p>
How do we attract more jobs/ more population...?	<ul style="list-style-type: none"> Focus on the heritage of Cue town, improve local housing and availability of freehold properties to attract people to invest. Promoting and utilising technology to develop non-traditional type home business opportunities. You don’t have to be in Melbourne you can run an effective business from Cue via Technology. Encourage local youth to explore “APP” technology and development of “Local Cue/Murchison APP’s” that assist or enhance visitors to the regions experience. Investment (and residing) in Cue is based on short-term imperatives, with many companies (and residents) becoming mobile if the required land and services are not immediately available, and will be provided in a temporary format. 	MWDC
<p>Investigate opportunities for agriculture/horticulture with a food production focus.</p> <p>Project Vermin Proof Fence to enable the re-introduction of cattle/sheep.</p> <p>Pastoral leases up for renewal in 2015.</p>	<ul style="list-style-type: none"> Pastoral viability – as a result of the current economic conditions and decline in pastoral productivity the economic viability of rangeland leases is challenging with some pastoralists reliant on external sources of income. A recent paper (Safstrom, R & Waddell, P, 2013) highlights the need to map the economic, social and ecological patterns in the landscape as a basis to inform targeted policy and initiatives in the Rangelands. Austin Partnership also has a special irrigation lease for its orchard. Difficulties with accessing reliable labour, with transport to Perth and depredation by birds has made this not a commercial proposition. Rent and rates on the lease area are high. Austin Downs have offered a sublease to a number of individuals/ groups for growing vegetables but none have taken this up. Supplying mining camps is also unattractive as their buying parameters are for lowest cost. The pastoral industry will eventually recover, but it will be very different from the traditional one and will not be a major employer as like every other industry it substitutes technology for labour. There is potential for local slaughter and processing of livestock, including drying meat and other products. However, there will have to be significant changes to regulations before this can develop. The nutritional qualities which are inherent in meat produced on the very wide range of pasture species in this region, along with the growing understanding of the significance to health of secondary compounds, provides a potential for developing niche markets. Currently a state and federal focus with \$330 million being provided to Dept. Agriculture to develop. The review of Pastoral Leases in 2015 will guide as to how many current landholders will stay and who will go – VIP to identify, ascertain and develop appropriate infrastructure to ensure water supplies for such activities not only exist, but by developing greater water usage are sustainable with the new volumes expected to be used for food production practise. 	<p>DAFWA</p> <p>Austin Downs</p>

Key Issues (as obtained during community workshop)	Key Stakeholder Feedback/ Comments	Organisation
<p>Investigate opportunities for agriculture/horticulture with a food production focus.</p> <p>Project Vermin Proof Fence to enable the re-introduction of cattle/sheep.</p> <p>Pastoral leases up for renewal in 2015.</p>	<ul style="list-style-type: none"> Still not approved for funding but on the table for consideration. Whilst Vermin Cell will provide some respite from Wild Dogs and associated predators it will be at its most effective if land/lease holders/managers conduct the activities to eradicate and then continue to control the vermin as is current law. Seasonal conditions in the southern rangelands on past 20 years records would indicate 1/8 years receives suitable rainfall for small stock activities to be profitable. Pastoral lease alterations 2015 - Offers a brand new opportunity to address issues of diversification and other economic activities besides the traditional pastoralism – the main issue here for current landholders is how to bridge/fill the economic gap between transition from one activity to another and the generation of capital required to enter new revenue streams. Austin Downs Station is expected to excise Walga Rock from that stations lease title. See ALT comments and also capacity of any Cue based Aboriginal group (particularly after losing significant Elder of the town) to take over or be gifted this cultural asset 	MWDC
<p>Need for Tourism Vision at regional level and then this will allow the development of a Local Tourism Plan.</p>	<ul style="list-style-type: none"> There are many opportunities for Cue but they will not be realised by waiting for regional activity. Cue has been invited to participate in a number of regional initiatives over the years and has not done so. Unfortunately the frequent loss of continuity caused by both staff and council turnovers and poor record keeping has meant that the leadership which should have been provided by the Shire has not eventuated. Underway and will take time given historical factors affecting collaborative approaches in the Murchison region. TIRDF funding will be crucial to develop this regional plan and then collaborative agreement in regard content and focus. The recent R4R caravan park developments throughout the region augers well for services for the travellers now we need the hooks and teeth to ensure extra night or two is gained. Overall accommodation services and hotels in the main are not up to standards expected by visitors especially first time visitors – for those traversing the region for years they are well used to and in many cases enjoy the “rougher” style of things but we know for international and intrastate tourism growth the standard of serviced and congeniality would need to improve significantly to become an attraction in itself. 	<p>Austin Downs</p> <p>MWDC</p>
<p>Better Tourism signage and way finding generally.</p>	<ul style="list-style-type: none"> Cue town has to be one of the most signposted towns of the region (which is positive in that it indicates plenty to see and do) for its main street at each junction or intersection is laden with signage – perhaps combined signs and information may lessen the “cluttered” look of blue, brown and green signposting adorning each street intersection. In regards “way finding generally” this is a crucial element of any Regional Tourism proposal as it will enhance existing knowledge of sights and scenes as well as highlighting the MANY places and scenes NOT yet marketed or promoted locally to the traveller. For instance Poona Emerald mine or Boogardy Station and Orbital Granite (only place in the world this rock is located). There are many opportunities for this to occur and enhance the existing Trails and Pathways networks throughout the entire Murchison Gascoyne. Linking the Murchison to Mt Augustus and Karajini – and links back to Kalgoorlie – Wiluna and the soon to be built Interpretative Centre including Gunbarrell and Canning Stock Route information where cross promotion of other regions is second nature rather than haphazard or non-existent as it is at present. 	

Key Issues (as obtained during community workshop)	Key Stakeholder Feedback/ Comments	Organisation
Need for dedicated areas for prospecting to reduce illegal access to private property and improve safety risks.	<ul style="list-style-type: none"> Access to properties “illegally” is a very debatable and contentious issue. A prospector who obtains a license is advised and instructed to “obtain permission or give notification to a landholder” and under the Mining Permit legislation is not “legally” required to do much else. It is an issue of common courtesy and safety that is perhaps the leverage in this age old conundrum between landholders and the prospecting public 	MWDC
What opportunities exist to get conservation funding for maintaining heritage buildings?	<ul style="list-style-type: none"> As mentioned before State Heritage is not resourced to address the whole states Heritage needs. This is where industry and Philanthropist relationship building is paramount specifically for the “high priority” locations. For example – the Gt Fingall Mine building – long mooted for relocation to the town centre would need to access some form of US Hoover based foundation or similar where the direct links are clear and for historical preservation the “donor” sees the value and the “locals” complete the project. 	MWDC
Mobile phone coverage poor, upgrades required to assist with general town activities.	<ul style="list-style-type: none"> Cue has had intermittent problems with mobile phone systems, including outages lasting several days. MWDC has been actively pursuing ways to increase mobile phone coverage and look at options for communication upgrades/improvements – indeed MWDC is currently investigating communication and Internet options for ALL Murchison locations. We expect recommendations for each town and the region as a whole will be available shortly after 22/11/13 when the way forward for the NBN is made public by the Federal Government. Assuming stable bandwidth is available to the Cue community, there are numerous social, community and economic opportunities that can be pursued. 	MWDC
More short stay accommodation required.	<ul style="list-style-type: none"> utilisation of existing empty or disused buildings would be a great place to start and could be facilitated via the Indigenous Community Volunteers (who can also mentor and transfer skills to local community) or the WA Volunteer network. For example the “Miners Cottage” project in Sandstone was entirely completed by shire funds and volunteers from all around the nation. Identifying who the short stay clientele is and their needs paramount to any proposal. 	MWDC
<p>Seek to encourage new business to Cue.</p> <p>Need to attract better local service providers, e.g. Town Mechanic etc.</p>	<ul style="list-style-type: none"> again seeking technology advancements to enable home based cottage tech industry to develop would be a move away from traditional “Location Business” model. At least one Cue-based business has the potential to become an international iconic brand. Incentives on rates, serviced industrial blocks (I am aware Cue has done quite a bit of work and preparation in this field however “attracting” the business seems to be the main issue here), rolling 2-3 part time casual tasks into one business entity which requires “special” individuals or family groups to develop not always easy to find or readily available. Town mechanic - again would need to consider bookend situation with Meeka and Magnet both providing mechanical services – hence concept above re rolling a few tasks into one so yes there was a mechanical service available but it was combined with other roles – towing service, Ambulance etc etc 	MWDC
Opportunities for Aboriginal heritage tourism.	<ul style="list-style-type: none"> Shire staff and Council discontinuity has meant that a promising start made with Aboriginal Heritage and Tourism not only failed, but left participants with an understandable ‘why bother?’ attitude. These obviously definitely exist – it is in the building of capacity of the individuals and associated Traditional Owners or working in partnership so that the tourism activity is facilitated. 	<p>Austin Downs</p> <p>MDCW</p>

Key Issues (as obtained during community workshop)	Key Stakeholder Feedback/ Comments	Organisation
Environment		
Water quality poor. Clarity on water sources and capacity.	<ul style="list-style-type: none"> • Murchison River catchment condition – It is recognised that the catchment of the Murchison River is generally in poor condition as a result of historic and current total grazing pressure. • There are current initiatives in place through the Rangelands Natural Resource Management (NRM) and Ecologically Sustainable Rangelands Management (ESRM). • Land, water and ecosystem degradation are major issues for the Shire. • Pastoralists are making significant efforts to reverse degradation trends through providing rest, utilising funds from NRM sources, controlling the impact of native and feral grazing animals. • The general public can assist in NRM by understanding what pastoralists are trying to do and by avoiding activities which aggravate the situation such as driving on the country when it is wet. Breaking the ground surface with wheel tracks is the beginning of erosion. Starting off new tracks damages fragile plants and interrupts water flow. • The Shire can assist in NRM by ensuring the Shire roads do not concentrate and energise water flows. • According to Water Corporation Cue has BEST water quality within the Murchison region (I am well aware of the smells and associated nitrates etc however deemed at more than acceptable rates/volumes according to Water Corp) Water Corp has spent in excess of \$10 million in past 7 years in an attempt to identify new water sources and supplies for towns in the Murchison – unfortunately only limited supplies were found and the quality or treatment required to make them potable is also in question – cost, versus population, versus votes, versus health affects etc – all to be considered by decision makers 	<p>Dept. of Agriculture and Food</p> <p>Austin Downs</p> <p>MWDC</p>
Alternative power sources need to be considered e.g. solar power, gas power station etc.	<ul style="list-style-type: none"> • The Shire needs to make efforts to disconnect from the diesel power system it presently uses, as do mining companies. • Would be fantastic to see solar power utilised in such a hot and sunny climate – possibly starting with Shire assets to become cost neutral or generate revenue and then moving to householder programs to generate local power – could be a demonstration to others and a case for Pilot study and infrastructure with Horizon Power would be worth investigating further. 	<p>Austin Downs</p> <p>MWDC</p>
Built Form & Infrastructure		
Resolution of Non-conforming uses for both owners and the Shire.	<ul style="list-style-type: none"> • MWDC agrees with the identified issues and also acknowledges that these decisions need to be made consensually and locally for advancement. 	MWDC
Significant vacant residential zoned land in town. Need to investigate which of those that are affected by old mining shafts.	<ul style="list-style-type: none"> • The supply of land and housing has been frustrated by the economic return of the land conversion process and by the tenure arrangements applying to available developable land. Cheap land has resulted to limited equity for mortgagees and therefore private sector investment in housing development is limited. There may be a need for external intervention in the housing market to generate a new product to encourage residents to move to the town, including FIFO workers. 	LandCorp

Key Issues (as obtained during community workshop)	Key Stakeholder Feedback/ Comments	Organisation
Power upgrades to cope with population growth and development.		
<p>Affordable Housing a concern, particularly for Aboriginal families.</p> <p>Need for 1- 2 bed homes, not just family homes.</p> <p>Rentals in demand. Anecdotally rents can go as high as \$500 per week, but average at \$200 per week.</p> <p>Liaise with MWDC on Housing Gaps Analysis study.</p> <p>Lack of Aged housing, however acknowledge need for accompanying health services.</p>	<ul style="list-style-type: none"> LandCorp are concerned that the existing urban fabric and lack of social services are not attracting investment from the private sector. LandCorp are therefore looking to drive built form outcomes, rather than simply releasing vacant lots to the market. 	LandCorp
<p>Investigate relocate industrial uses from Austin Street to industrial area to the west.</p> <p>LandCorp are developing a number of industrial lots. A number of constraints moving forward.</p>	<ul style="list-style-type: none"> The shire is providing LandCorp with the parent lot for industrial land. If that project proceeds, existing businesses will be able to expand and new economic activities be promoted. Release of lots if currently frustrated by onerous infrastructure servicing standards, Aboriginal heritage issues, high costs to bring in contractors and by overly prescriptive zoning of the site. 	LandCorp

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Appendix B

Mineral and Petroleum Treatment Plant

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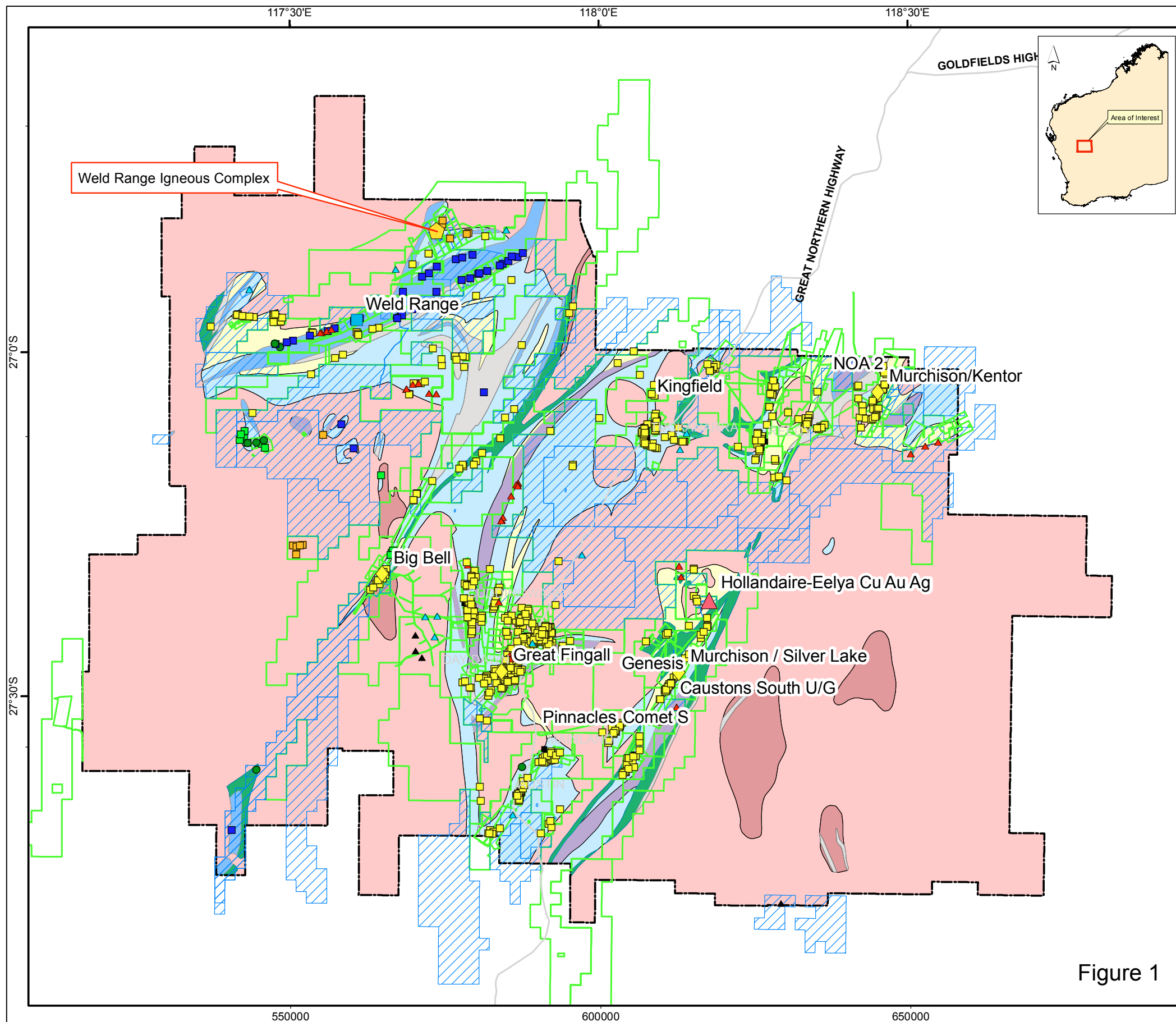


Figure 1

Operating mines

- ◆ Precious metal, Mine, Operating
- ◆ Precious metal, Mine, Under Development

Major projects

- Iron
- ◆ Gold
- ◆ Nickel and chromium
- ▲ Copper

Mining tenements (TENGRAPH)

- Live
- ▨ Pending

Geology

- Gabbro
- Ultramafic rocks
- Amphibolite
- Felsic volcanic rocks
- Mafic volcanic rocks
- Sedimentary rocks
- Gneiss
- Granite

- Localities
- Road
- ▭ Shire

0 5 10 20 Km

GEOCENTRIC DATUM OF AUSTRALIA 1994
Map Grid of Australia Zone 50



Government of Western Australia
Department of Mines and Petroleum

Geological Survey of
Western Australia



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Date: Wednesday, 23 October 2013

DMP Reference: A2533/201301



SHIRE OF CUE
PLAN 1

GEOLOGY, OPERATING MINES, MAJOR
RESOURCE PROJECTS AND MINING
TENEMENTS

TOWN PLANNING
AND URBAN DESIGN

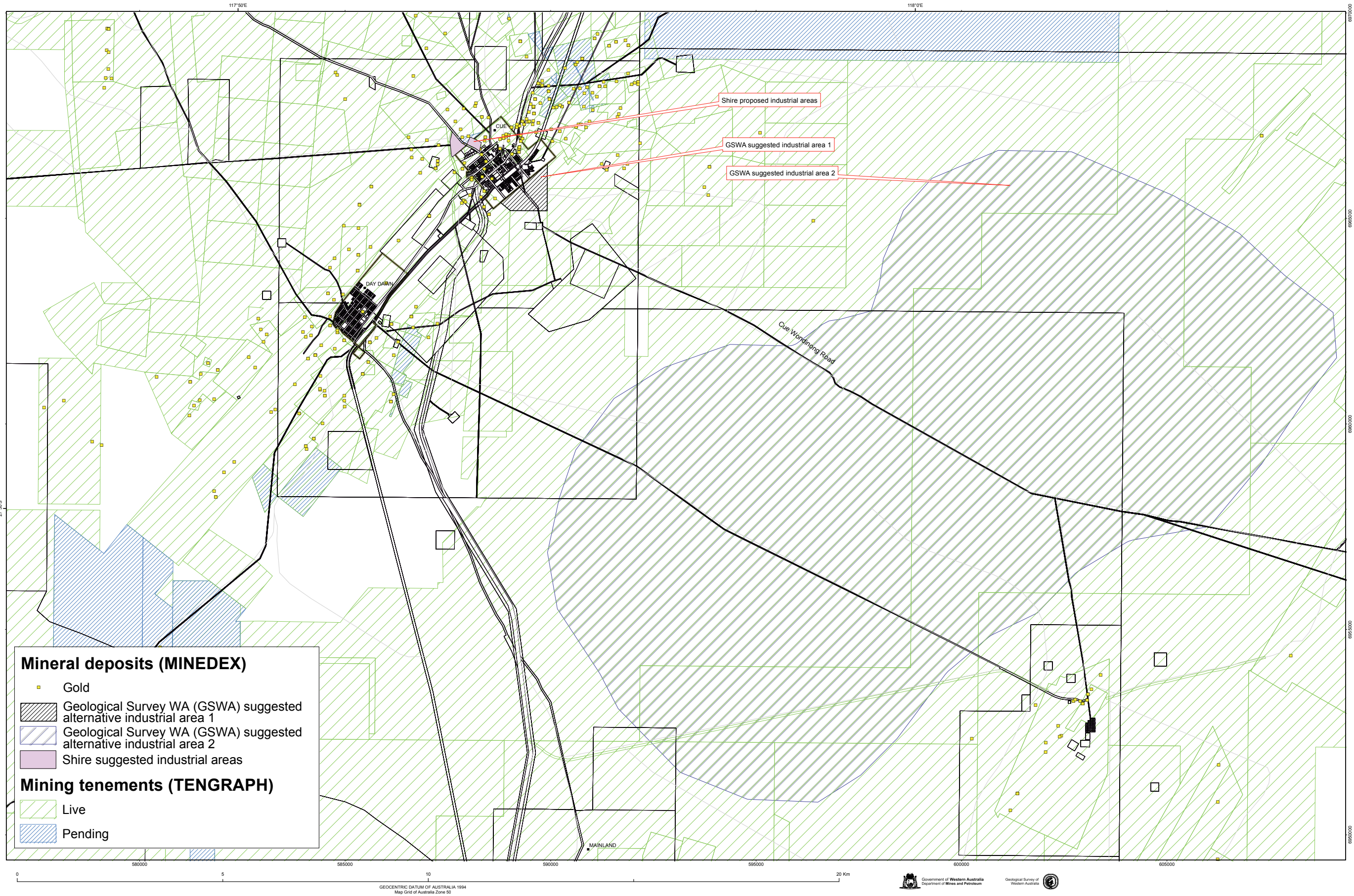
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SHIRE OF CUE PLAN 2 MINERAL DEPOSITS AND MINING TENEMENTS

TOWN PLANNING
AND URBAN DESIGN





	Location Boundary		Major Road		Minor Road		Great Fingall		Mine Site Name
	Water		Patterson Street		Street Name		Precious Metal		Base Metal
			CUE		Local Government Name				

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Traffic Engineering Consultants
PO Box 331 Guildford LPO WA 6935

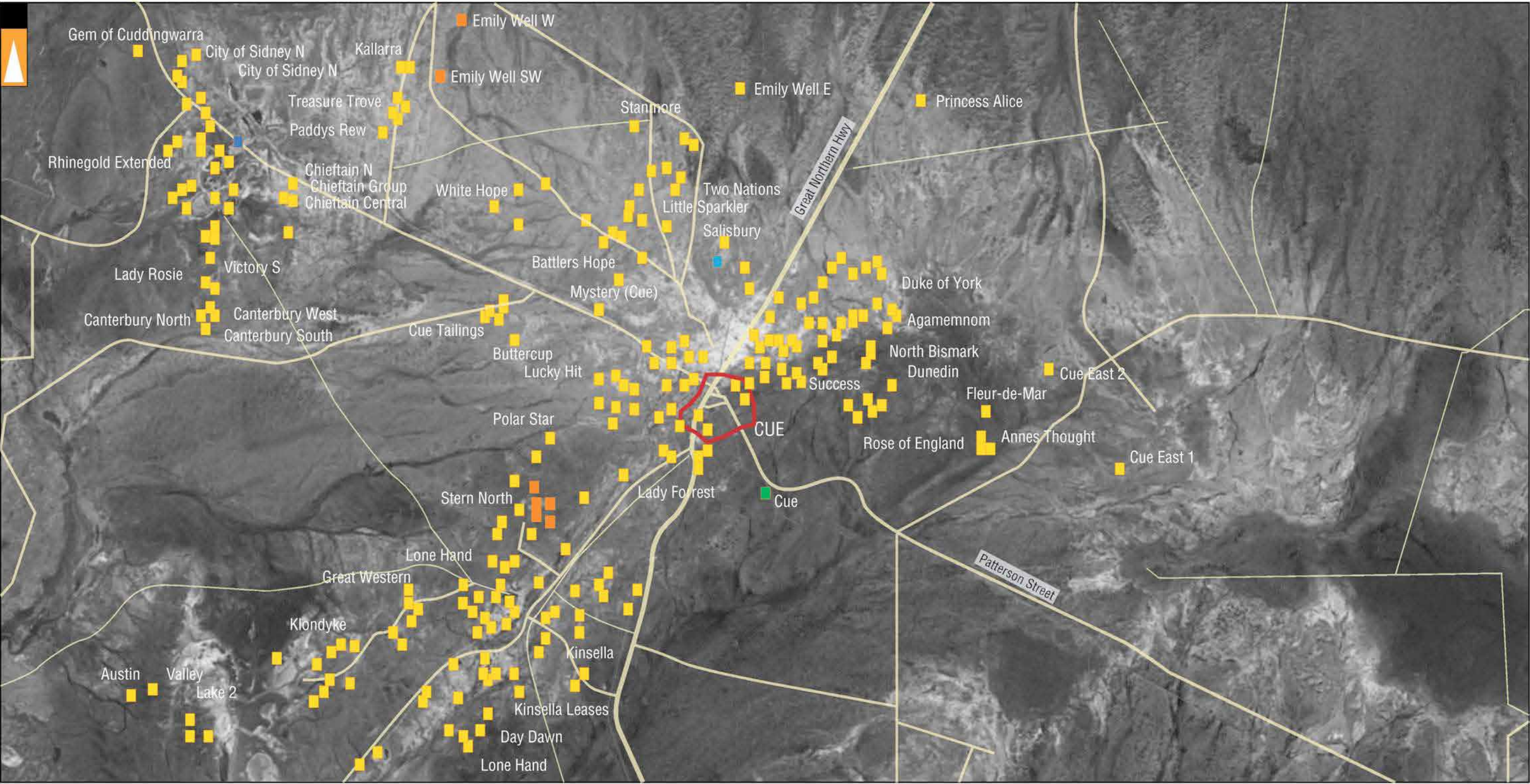
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SHIRE OF CUE
PLAN 3
CUE LOCAL PLANNING STRATEGY
OPERATING MINES



TOWN PLANNING
AND URBAN DESIGN



	Location Boundary		Precious Mineral
	Major Road		Precious Metal
	Minor Road		Base Metal
	Street Name		Industrial Mineral
	CUE		Iron
	Local Government Name		

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SHIRE OF CUE
PLAN 4
CUE LOCAL PLANNING STRATEGY
MINES, DEPOSITS & PROSPECTS



TOWN PLANNING
AND URBAN DESIGN

Appendix C

Servicing Plans

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SHIRE OF CUE
PLAN 6
CUE LOCAL PLANNING STRATEGY
EXISTING WATER INFRASTRUCTURE

TOWN PLANNING
AND URBAN DESIGN

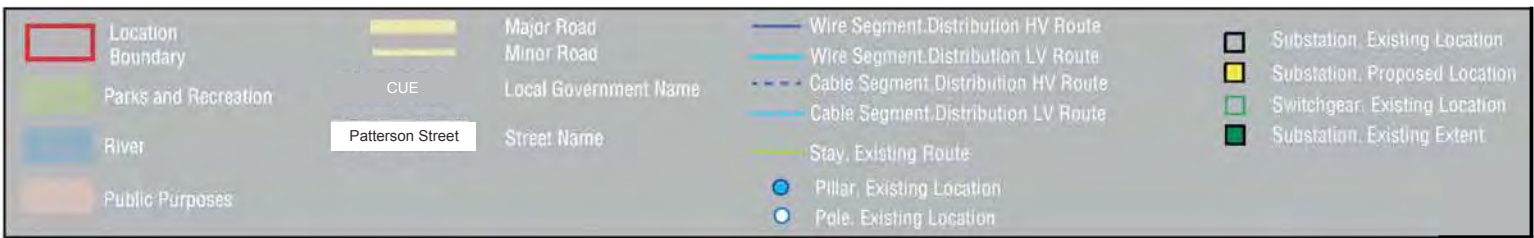
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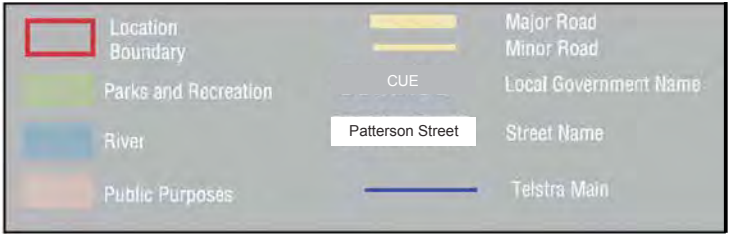
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SHIRE OF CUE
PLAN 5
CUE LOCAL PLANNING STRATEGY
EXISTING ELECTRICITY SUPPLY

tpg

**TOWN PLANNING
AND URBAN DESIGN**



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SHIRE OF CUE
PLAN 7
CUE LOCAL PLANNING STRATEGY
EXISTING TELECOMMUNICATIONS SUPPLY
TELSTRA ASSETS



**TOWN PLANNING
AND URBAN DESIGN**





