



SHIRE OF TRAYNING

PART 1

LOCAL PLANNING STRATEGY

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

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

PREAMBLE

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

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

The Department for Planning and Infrastructure has determined that this structure is suitable for its purposes in considering the Strategy for endorsement.

TRAYNING LOCAL PLANNING STRATEGY

Preface

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

A Strategy is a Council document with a 10-15 year time frame and is based on real planning issues experienced in everyday activities. It is therefore essential that the Council takes 'ownership' of the document. A region plan (often covering several shires) looks at the bigger picture and is based on broad planning and environmental principles over a longer time frame. Such region plans are usually prepared by the WAPC, however to date there is no plan.

This Strategy provides the Council with a framework for decision making that incorporates any relevant regional issues thus avoiding the need to make ad-hoc decisions. As well as providing direction to local government the document will assist the Department for Planning and Infrastructure, the Western Australian Planning Commission and the Minister in assessment of amendments, subdivision and development, and provides strategic planning support for this decision-making.

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

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

1 SNAPSHOT OF THE SHIRE

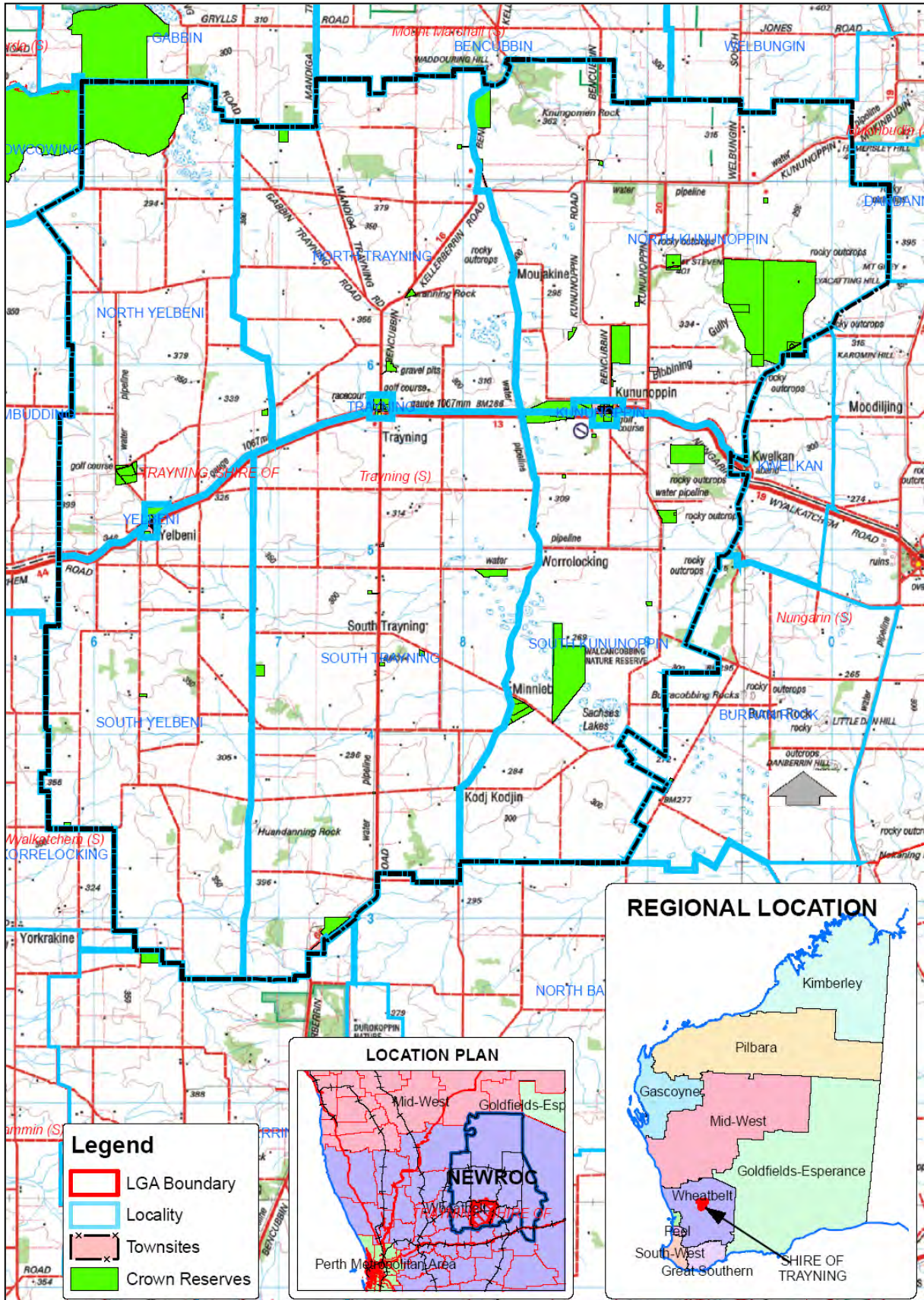
The Shire's economy is agriculturally based although the Shire Council is open to new ideas that will help develop and open up the Shire. The town of Trayning is the main centre which is a typical wheatbelt town.

Figure 1 shows the Shire boundary, adjacent Shires, localities, Crown Reserves, roads and townsites. The Shire of Trayning covers an area of 1,632 square kilometres with its closest border located about 190 kilometres east north east from Perth. The Shire is roughly about 48 kilometres north-south and 38 kilometres east-west.

The Shire is bounded on the north by the Shire of Mount Marshall, on the west by the Shire of Wyalkatchem, on the south by the Shire of Kellerberrin, on the east by the Shires of Nungarin and Mukinbudin. There are nine localities within the Shire all including; Trayning, Yelbeni and Kununoppin – each with a north and south locality.

In 2009 the Shire had; a population of 490; 341 electors; 240 dwellings; 181.2 kilometres of sealed roads, 593.7 unsealed; a rates levy of \$488,926, and a total revenue of \$2,578,250. (Source: LG Directory 2009).

FIGURE 1 – LOCATION PLAN



Source: Landgate, PLANWEST

2 MAJOR PLANNING ISSUES FACING THE SHIRE

- Development control
- Rural industry
- Population Growth and Settlements
- Land supply
 - Residential (various types)
 - Industrial
 - Commercial
 - Recreation
 - Other (public, civic and community)
 - Reclamation of lots where no rates paid etc
- Heritage
- Environment
 - Vegetation
 - Salinity
- Employment, Business and Tourism
- Mining industry
- Transport and Infrastructure
- Other Reserves
- Buffer Areas

3 VISION STATEMENT

The following vision statement describes the way the community sees the future for the Shire of Trayning and its hopes and aspirations.

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

The Shire will endeavour to diversify its economic base by establishing rural industries that rely on similar environmental conditions but alternative markets.

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

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

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

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

The Shire will promote and support closer development in the rural areas of the district provided;

- The development is within easy reach of an established townsite offering services and amenities.
- The development is not too close to a developed townsite where it may restrict the future urban expansion of that settlement.
- There is no loss of amenity to the countryside and nature reserves.
- Water resources, natural vegetation and basic raw materials are not jeopardized.
- The salinity levels are not increased as a result of development.
- The Shire is not burdened with undue increases in servicing costs.
- The development meets the needs of the present without compromising the ability of future generations to meet their own needs.
- The proposal avoids areas of high groundwater levels, waterlogging, flooding, remnant vegetation, rare and endangered flora or fauna, high acidity areas and other areas considered appropriate by the Council.
- The development avoids areas where there is a very high land capability for agricultural uses.

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

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

The Shire will not encourage the storage or use of nuclear materials including power generation, but will permit the mining of nuclear resources.

4 OVERARCHING STRATEGY OBJECTIVES

The objectives of this Local Planning Strategy are to provide;

- a 'leadership' document which provides strategic planning direction for the next 15 years or longer and which manages that growth within a strategic framework;
- a document which sets out the direction for economically, socially and environmentally sustainable development based on comprehensive analysis of state, regional and local planning issues and objectives;
- a document which gives direction both to local government, the Department for Planning and Infrastructure, the Western Australian Planning Commission and the Minister in assessment of development proposals and provides strategic planning support for this decision-making;
- a document which provides the basis for coordinated decision-making on future servicing of the local government area by local, state government and any other service agency; and
- a document which explains/justifies the strategic direction for growth and development to all stakeholders.

5 OBJECTIVES, STRATEGIES AND ACTIONS

5.1 DEVELOPMENT CONTROL

Objective

To provide planning and development control in all areas of the Shire.

Strategies

- Ensure that the local government has the appropriate level of statutory development control over all development within the Shire.
- Provide an appropriate level of discretion in the approval of certain classes of development.
- Ensure that the local government has a series of local planning policies dealing with specific issues that may not be appropriate to incorporate in the Scheme.
- Ensure that appropriate level of planning is carried out for larger land parcels prior to any subdivision or development approval.

Actions

- 1 To prepare a new Local Planning Scheme incorporating the provisions of the Model Scheme Text (*Town Planning Amendment Regulations 1999*).
- 2 Include broad category zones in the Scheme to ensure a level of flexibility without necessitating excessive Scheme Amendments.
- 3 Include a 'Townsite' zone over all non-government land except the 'other settlements' to ensure a greater degree of flexibility within the smaller townsites.
- 4 Classify all parts of inactive townsites where the land is currently Vacant Crown Land or Crown Reserves, to 'Conservation' or 'Parks and Recreation' local reserves.
- 5 To develop and adopt a series of Local Planning Policies dealing with specific issues deemed inappropriate to be included in the Scheme. These are detailed in Part 7 of this Strategy.

5.2 AGRICULTURAL AREAS AND RURAL INDUSTRY

GENERAL

Objective

To promote a diversification of economic activities in the rural areas of the Shire.

Strategies

- To provide for sustainable use of agricultural land within the Shire.
- Encourage the broadening of the agricultural economic base.
- Discourage the reliance of the rural industry on a single crop.
- Promote the research of establishing the most appropriate crop for specific land capability types within the district.
- Support the establishment of Bed and Breakfast type uses in the rural areas to assist in supplementing the farm income and attract visitors to the district.
- Ensure that rural transport routes used to move grain and fertilisers are appropriately maintained to a safe and responsible standard.
- Recognise the agricultural industry as having economic and social significance to the Shire.
- Ensure the protection of agricultural resources by restricting subdivision of agriculture land that would remove it from being used for agricultural purposes.

- Allow for subdivision of agricultural land in accordance with the prevailing lot size for the locality (or a minimum of 100ha if the prevailing lot size is less than 100ha) and the subdivided lot would allow for continued rural land use. *

* Individual lots comprising a farming property are not considered to reflect the prevailing size of lots for subdivision under this strategy.

Actions

- 1 Explore the options available to farmers to vary their reliance on a single crop, and make the findings available to all farmers in the district.
- 2 Research best practice techniques and optimum crops as appropriate to the various land types throughout the District.
- 3 Program road maintenance projects in areas where the most need dictates.
- 4 Identify and appropriately zone CBH facility and establish any buffer requirements.
- 5 Do not support inappropriate subdivision of land that will remove it from agricultural use.

HOMESTEAD LOTS

Objective

To allow for the creation of homestead lots in agricultural areas to assist in the retention of population in these areas.

Strategy

- Support the creation of homestead lots, generally 4 – 10 hectares in area.
- The creation of only one homestead lot from an original farming location or lot will be supported.
- Where this is more than one lot or location, the creation of a homestead lot via boundary realignment (rather than the creation of a new lot) will be required.
- Homestead lots will be required to have access to an existing road and be able to be access all other essential infrastructure and services (including rubbish collection services).

5.3 POPULATION GROWTH AND SETTLEMENTS

Objective

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

Strategies

- Recognise the town of Trayning as the Shire's cultural, recreation, business, social and administrative centre.
- Recognise the towns of Trayning and Kununoppin as the **key settlements** where urban development would be supported.
- Provide for further development in the towns of Trayning and Kununoppin.
- Provide for the strategic direction for the expansion of the key settlements.
- Ensure adequate accommodation, service infrastructure and social amenities are available to the key settlements.
- Recognise Yelbeni as an **other townsite** within the Shire;
- Consider reclaiming lots in 'other townsites' to ensure dispersed settlements do not occur across the Shire that are not sustainable.

- Encourage the development and consolidation of aged persons accommodation and relevant backup services in the key settlements to cater for the projected increases in the older age brackets.
- Promote creation of employment opportunities in the region focussing on cultural and tourism near the settlements with other primary industries or energy production elsewhere.
- To provide for **Caretaker's Dwellings** in industrial areas in limited circumstances and subject to appropriate planning controls, including;
 - a Caretaker's Dwelling is not to be developed and /or occupied on a lot unless that lot has been developed and is being used in accordance with the Scheme;
 - only one Caretaker's Dwelling is permitted on a lot; for purposes of this clause 'lot' excludes a strata lot or survey-strata lot created under the Strata Titles Act 1985;
 - a Caretaker's Dwelling is to have a total floor area that does not exceed 100m² measured from the external face of the walls;
 - positioning of a Caretaker's Dwelling on a lot shall be so that the Caretaker's Dwelling is located behind the front building line of the industrial building; and
 - open verandas may be permitted but must not be enclosed by any means unless the total floor area remains within the 100m² referred to in paragraph (c).
- Support **rural residential** development where development complies with the following criteria:
 - Proximity to services, amenities and facilities of either Trayning or Kununoppin
 - Avoids areas required for the future expansion of either Trayning or Kununoppin
 - Assessment of land capability demonstrates that land is of fair to high capability of sustaining residential development
 - Where an appropriate potable water supply can be provided, in accordance with WAPC policies
 - Where bushfire risk can be appropriately managed
 - Where land is not located within a flood plain
 - Where the risk to land and water degradation is minimal and the development will not lead to any environmental impacts, and environmental protection and repair are encouraged
 - Where it will not conflict or reduce the agricultural potential of adjoining land;
 - Where the land is not subject to a buffer from an adjoining use
 - There is a demand for lots and the proposed development adds to the diversity of residential development in the Shire

Actions

1. Recognise the town of Trayning as the central location for administration, cultural, business, recreation and social infrastructure.
2. Promote the key settlements as the region's centre for aged and frail accommodation and aged care facilities.
3. Establish a working relationship with the essential service agencies.
4. Request assistance for the promotion of employment opportunities in the region.

5.4 LAND SUPPLY

Objective

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

Strategies

Residential

- Ensure that the local government has promoted, or provided for, a variety of lifestyles throughout the Shire. These lifestyles may include:
 - i) Smaller lots in key townsites to provide for denser residential developments where an adequate effluent disposal system is available (say 300m² lot size per dwelling). These lots will require connection to a satisfactory off-site effluent disposal system and reticulated water.
 - ii) Residential lots of around 1,000 - 2,000m² for those requiring space for hobby activities not involving animals. These lots may require connection to a satisfactory off-site effluent disposal system and reticulated water.
 - iii) Larger residential lots of around 4,000m² for those requiring a degree of separation and space to conduct certain types of hobbies or other activities. These lots will require connection to reticulated water.
 - iv) Rural-residential lots of 2 hectares or more for those requiring even more space for themed estates (eg: equestrian).
- Encourage plans of subdivision or development that:
 - Provide lots orientated for dwellings to take advantage of prevailing winds, allowing improved energy efficiency.
 - Allowing for high surveillance and increased safety.
 - Incorporate pedestrian links to the town centre.
 - Incorporate water sensitive urban design elements in new residential development, including recycling and re-use of stormwater and wastewater consistent with Department of Water requirements.
 - Encourage retention of large native trees that provide shade.
 - Promote residential development that identifies a range of building styles and housing types to avoid visually monotonous streetscapes.
 - Encourage a range of housing designs to meet a range of housing needs, with particular focus on cultural, climatic and affordability elements.
- Provide for accommodation for tourists in caravan parks that may include caravan bays, camping grounds, short term accommodation for visitors in on-site vans or chalet/unit type developments and motel/hotel type units.
- Provide for accommodation for workers involved in the mining industry including campsite units and associated facilities. Sites may require some separation from residential areas due to the irregular working hours of the industry workers.

Commercial

- Ensure that there is adequate area for commercial development in the key settlements to meet the future needs of the projected population.
- Provide for the Council to use its discretion in the key settlements to permit the use of land for mixed townsite uses.
- Encourage the consolidation of commercial (shops and offices) uses to create a compact and attractive environment.
- Ensure there is adequate parking provided for the range of uses in the commercial area. This may include off-street and street parking bays.
- Provide for higher density residential development in commercial areas where the residential development does not occupy an area best suited for commercial uses like shops, other retail or offices. The residential development density will be determined

according to the appropriateness of the design, amenity and the impact on the surrounding uses as determined by the Council.

Industrial

- Provide for a variety of industrial land in and around Trayning. These types include light industrial areas that are suitable to be in settlements as their activities are not permitted to produce excessive dust, smell, noise etc. A degree of separation may be required on the basis of visual incompatibility.
- Consider supporting the creation of a general industrial estate for the town of Trayning where a demand can be demonstrated.

Recreation, Civic and Cultural

- Select land for public purposes in key settlements.
- Support the preparation of a recreation strategy to ensure that the provision, development and on-going management of recreation areas will be sustainable in the future. The strategy should ensure that there is an overall design of a pedestrian and cycle network that interconnects strategic recreation areas.
- Examine the multiple use of recreation and other public purpose assets.
- Ensure that new residential subdivisions either incorporate public open space developed to an appropriate standard, or provide cash-in-lieu of open space. This will allow the Council to consolidate its resources in fewer, but better serviced, open space areas.
- Develop public open space areas that are well located, convenient and safe. Such areas should address the needs of a range of local user and age groups in the area. This may include both passive and active open spaces as well as areas that incorporate natural and cultural elements.
- Incorporate stormwater treatment measures into public open space areas, where appropriate.

Other

- Identify land areas where rates remain unpaid and, either negotiate with owners for payment, or reclaim ownership (to Council) in lieu of payment. Where the owner cannot be contacted the land should be reclaimed by the Council under the provisions of the *Local Government Act*.
- Provide an appropriate level of discretion in the approval of certain classes of development. This will include dealing with approval of dwellings where they conform to the R Codes and are considered compatible with the existing or desired amenity of the area.
- Ensure that the local government has a series of local planning policies dealing with specific issues that may not be appropriate to incorporate in the Scheme.
- Promote the examination of the use of Crown Land in the district and assess if the lands may be excess to their respective vesting authorities. If so, it may be advantageous for the Council to acquire these properties for future uses as determined by the Council.

Actions

- 1 Classify adequate residential, commercial, townsite, industrial and public purpose areas in the Local Planning Scheme.
- 2 Allocate residential density codings to reflect the desired variety of lifestyle choices.
- 3 Negotiate with LandCorp, and others, for assistance in creating a variety of lot sizes in and around the key settlements of the Shire.
- 4 Prepare a schedule of land areas where rates remain unpaid.
- 5 Negotiate with owners of land with unpaid rates to either pay rates or transfer land to the Council as payment for unpaid rates.

- 6 Reclaim land where an owner cannot be contacted in accordance with the provisions of the *Local Government Act*.
- 7 Examine the opportunity for the local government to gain control of Crown land where it is excess to government requirements.
- 8 Research opportunities for future industrial areas to service the town of Trayning.
- 9 Prepare a recreation strategy.

5.5 HERITAGE (SITES AND OTHER AREAS)

Objective

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

Strategies

- Ensure that a schedule of culturally significant sites is appropriately recorded with the Department of Indigenous Affairs.
- Ensure that these sites are recognised with the relevant level of protection.
- Provide advice to developers of their obligations under Section 17 of the Aboriginal Heritage Act 1972 regarding sites protected by this Act whether they are known to the Department of Indigenous Affairs or not.
- Ensure that the Council's Heritage Register is properly maintained.
- To protect buildings and places recognised as having heritage value.

Actions

1. Setup and maintain a close liaison with the Department of Indigenous Affairs to ensure the continued currency of the Schedule of heritage sites.
2. Insert Local Planning Scheme provisions to reinforce compliance with reporting and protection of sites.
3. Provide standard advice to all developers of their obligations under the Aboriginal Heritage Act 1972.
4. Update the Council's Heritage Register.
5. Include appropriate heritage protection provisions in the Local Planning Scheme.

5.6 ENVIRONMENT AND NATURAL RESOURCE MANAGEMENT

Objective

To recognise and protect areas identified as environmentally significant.

Strategies

- Identify areas of significant and sensitive flora or fauna.
- Ensure appropriate fire management measures are maintained.
- Encourage maintenance of vegetated buffers adjacent to watercourses to prevent erosion and maintain habitat (*State Planning Policy 2.9 – Water Resources*).
- Ensure activities that may raise salinity levels (that may jeopardise continued vegetation growth) are restricted.
- Encourage planting of new vegetation areas including broad-acre saline land, revegetation areas, street trees, local community parks, wind rows, amenity planting and buffer screens.
- Liaise with Department of Environment and Conservation to identify land that warrants protection through Scheme provisions.
- Continue to support strategic partnership with State regional and industry bodies through North Eastern Wheatbelt Regional Organisation of Councils (NEWROC).

- Prioritise significant conservation improvements in the Avon River Basin (ARB) to achieve NEWROC's conservation aspirations.
- Support environmental assessment of lands and environment in the Shire.
- Provide for buffers to sensitive uses from impact creating activities.
- Support the Strategies as outlined in the Local Area Environmental Plan 2005-2010.
- Subdivision of land subject to salinity and /or containing remnant vegetation will not be supported for development / subdivision prior to appropriate land management plans being developed, outlining how the development / subdivision will assist in land management.
- Identify, and protect as appropriate, Basic Raw Materials sites within the Shire.

Actions

- 1 Protect identified areas of environmentally significant land from adverse development by including such areas in a Local Scheme Reserve of the Local Planning Scheme.
- 2 Require developers to identify, assess and protect designated flora, fauna and remnant vegetation prior to the initiation of Scheme Amendments.
- 3 Protect sensitive areas from development that may be subject to wind or water erosion, land use conflicts or groundwater pollutants.
- 4 Protect wetlands, watercourses and other surface waters from inappropriate uses that may have a detrimental impact on those areas.
- 5 Support the preparation of studies to identify environmentally significant areas.
- 6 Seek the assistance of local environmental officers for measures to reduce or mitigate any further occurrence of any degradation problems in order that they may provide information to people in areas that have been identified as having salinity problem areas.
- 7 Resolve to not support activities and practices that are likely to increase the onset of salinity problems, or the conditions that cause salinity problems.
- 8 Support current recommended practice management strategies to control, or even eliminate, any further increases to salinity levels.
- 9 The Shire will consider the future of the 'Public Purpose Reserves' identified on the Strategy Map in order that their Scheme designation more accurately reflects their existing use or proposed use. A Scheme Amendment may be necessary if this is considered appropriate.
- 10 Implement the Actions as outlined in the Local Area Environmental Plan 2005-2010.
- 11 Identify and map the location of Basic Raw Materials and incorporate provisions into the Scheme, as appropriate, in conjunction with the Department of Mines and Petroleum and Main Roads WA.

5.7 EMPLOYMENT, BUSINESS AND TOURISM

Objective

To promote employment, business and tourism in the Shire.

Strategies

- Generally encourage new employment opportunities within the Shire.
- Ensure that the Shire can capitalise on the potential visitor economy by providing for a variety of tourism accommodation types.
- Ensure that the activities are developed, and sites are appropriately protected and managed, in order to maximise their interest value and tourism appeal.
- Encourage the development of a range of accommodation types to cater for the range of visitors likely to be attracted to the region.
- Ensure that the increasingly popular isolated landscapes are appropriately catered for in a sustainable and responsible manner.

- Where appropriate, ensure that each settlement has serviced land available in an appropriate location for future business activities.

Actions

1. Cooperate with the appropriate tourism planners to facilitate the outcome for tourism in the region.

5.8 MINING

Objective

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

Strategies

- Support the setting up and establishment of mining operations in the Shire except those involving the use and storage of nuclear materials.
- Where appropriate, encourage co-operation between the mining operations and the Traditional Owners of the land.
- Ensure that mining transport routes used to move minerals are appropriately maintained to a safe and responsible standard.
- Ensure that any mining activities have no detrimental social impacts on the residents of the established settlements.
- Only support the use of a fly in/fly out operation as a last option to the establishment of a permanent workforce.
- Support the provision of industrial mining services within mining leases where they **only** service the mining activity. Where the mining service industry services mainstream clients as well, the use shall only be permitted on freehold land with an appropriate zoning and public access.
- Ensure that any mining camp sites are established within easy access to services and supply outlets of an established settlement.
- Ensure that any mining camp does not detrimentally impact on the essential services, residential environment or amenity of the established settlement.
- Ensure that mining activities have no detrimental impacts on the surrounding landscape or environment.

Actions

1. Include provisions in the local planning scheme to exclude the use and storage of nuclear materials in the Shire, but allow the extraction of nuclear resources.
2. Facilitate negotiations between Traditional Owners and mining operators.
3. Maintain a close working relationship with mining operators to ensure that their planning takes due consideration of existing settlement environments.
4. Prepare a Local Planning Policy relating to how the Council will consider mining exploratory work, mining operations and mining camps.

5.9 TRANSPORT AND INFRASTRUCTURE

Objective

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

Strategies

- To facilitate on-going negotiations and co-operation between the Shire and the essential service agencies.

- Support the forward planning of essential services to ensure land in settlements can be properly serviced when required.
- Promote the integration of land and water planning in accordance with the framework identified in *Interim Approach for Integrating Urban Water Management with Land Use Planning within the Southern River Area – Guidance for Developers (Essential Environmental Services, Feb 2006)* and *Better Urban Water Management and Stormwater Management Manual for Western Australia (Department of Water, 2007)*.
- Protect sensitive land uses from undesirable impacts from specific activities like rubbish tips, chlorine stores and the like.
- Protect all public drinking water sources and associated infrastructure.
- Ensure that local road networks for new development are safe for all users.
- Encourage the provision of underground power and telecommunications infrastructure for new subdivisions.
- Promote re-use and recycling of water, particularly stormwater and wastewater.
- In assessing development applications for dwellings and other sensitive uses, in proximity to industrial uses (including grain storage and handling facilities) the Council will give consideration to the required buffers from the industrial use, and the impact the establish of the dwelling (or other sensitive use) may have on the ongoing operation of the industrial use.
- In assessing development applications for new industrial uses, the Council will give consideration to the required buffers from sensitive uses, and shall ensure that the industrial development does not impact on adjoining sensitive uses.

Actions

1. Setup service liaison relationships with relevant service agencies.
2. Provide for appropriate buffers between uses with environmental impacts and sensitive uses.
3. Require that new development proposals demonstrate adequate provision of: vehicle access, electricity, potable water and solid and waste water disposal.

6 STRATEGY PLANS

6.1 SHIRE STRATEGY PLAN

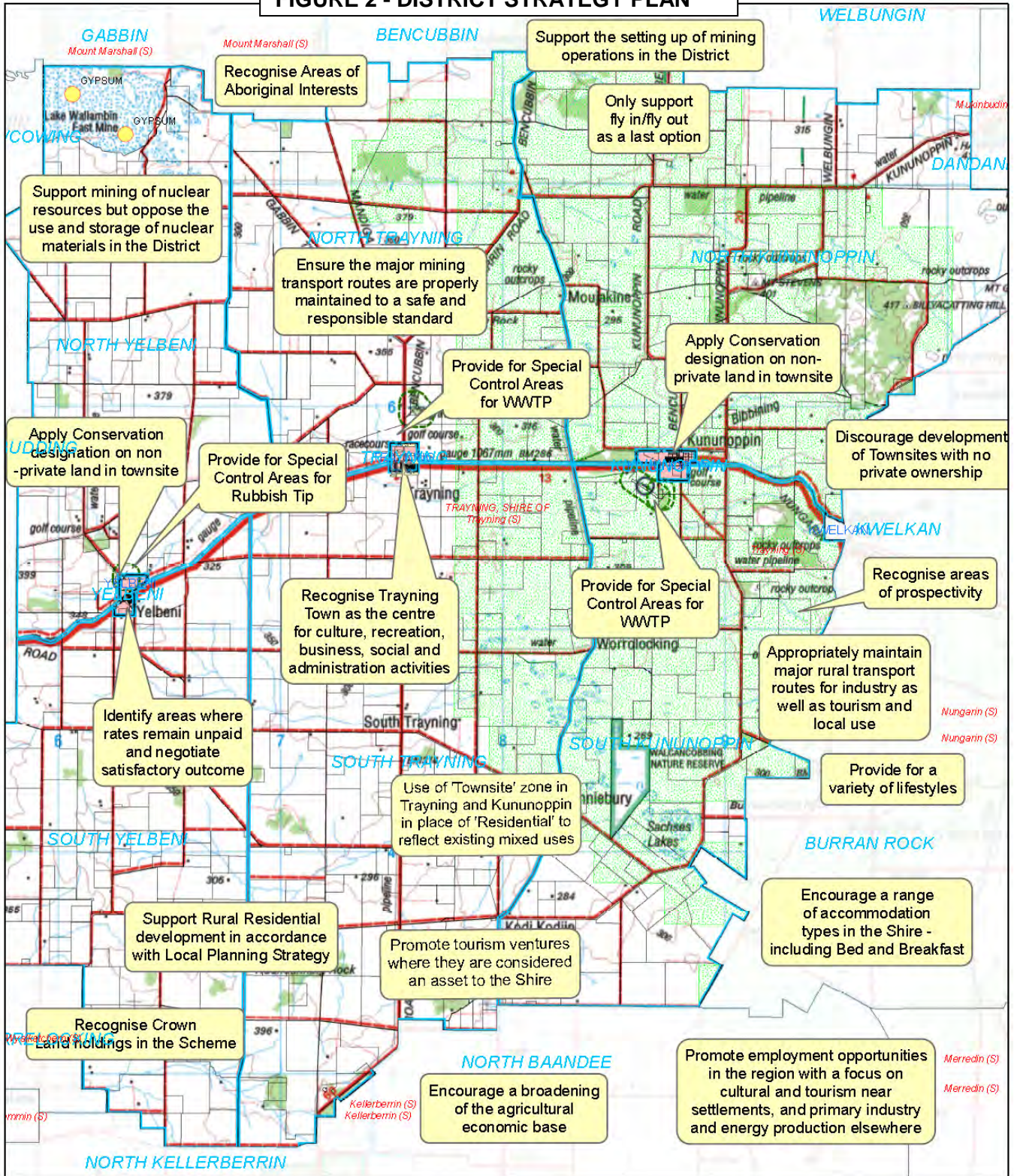
The Shire Strategy Plan (**Figure 2**) provides an overview of the strategy proposals following the preceding analysis of the district.

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

The main components of the Strategy Plan include the identification of;

- Crown Reserves,
- Waterways, lakes and vegetated areas,
- Spot heights and contours'
- Main roads, minor roads and some other features,
- Localities,
- Mining operations,
- Mineral tenement areas (live and pending),
- Special Control Areas,
- Major transport routes, and
- Key townsites.

FIGURE 2 - DISTRICT STRATEGY PLAN



Legend

- LGA Boundary
- Locality
- Townsites
- Crown Reserves and VCL

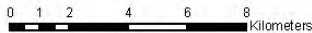
Mining tenement status

- Live
- Pending

Mineral extraction



SCALE 1: 180,000 (at A4)



PLANWEST (WA) Pty Ltd

SHIRE OF TRAYNING LOCAL PLANNING STRATEGY



October 2012

6.2 TRAYNING (TOWNSITE) STRATEGY PLAN

Figure 3 overleaf shows the future land use allocation for Trayning Townsite. These proposals are based on existing uses, built environment, landform, land tenure and vegetation.

Residential

The townsite currently has over 20 vacant residential lots. The strategy proposals provide for a direction for development - if and when additional demand is proven. A wider choice of lifestyles will be more attractive to would-be settlers. The Council will monitor the take-up rate of various lot sizes to gauge the need for additional land releases in each lot size range. The release will depend largely on demand, the availability of services and funding to create new lots. The current rate of development applications indicates that additional lots for new houses may not be warranted for many years.

Residential areas are divided into two categories - residential and townsite. The residential designation is intended to be retained for only housing (and to be reflected in the Scheme). The townsite areas are intended to allow for a degree of flexibility for the use of the land for other mixed townsite activities. The Council is concerned that if all the residential areas in the town are restricted to housing there will be no land available for other activities when clearly the Council needs to be accommodating as possible for new development.

The cost of creating new areas for development is prohibitive. Existing lots struggle to be sold for \$20,000 whereas new lots are unlikely to be created for less than \$50,000.

The new areas for development will not be included in the Scheme as the appropriate research needs to be carried out in terms of environment, design, services and land capability. The aim of the strategy is to consolidate residential areas in the existing town area.

Commercial

The commercial area of Trayning is very small. The location of the centre off the main road does not help capture passing trade. Again the demand for new shops or offices is expected to be minimal. In the event additional commercial land is required the existing commercial strip should be either redeveloped or consolidated.

Light Industry

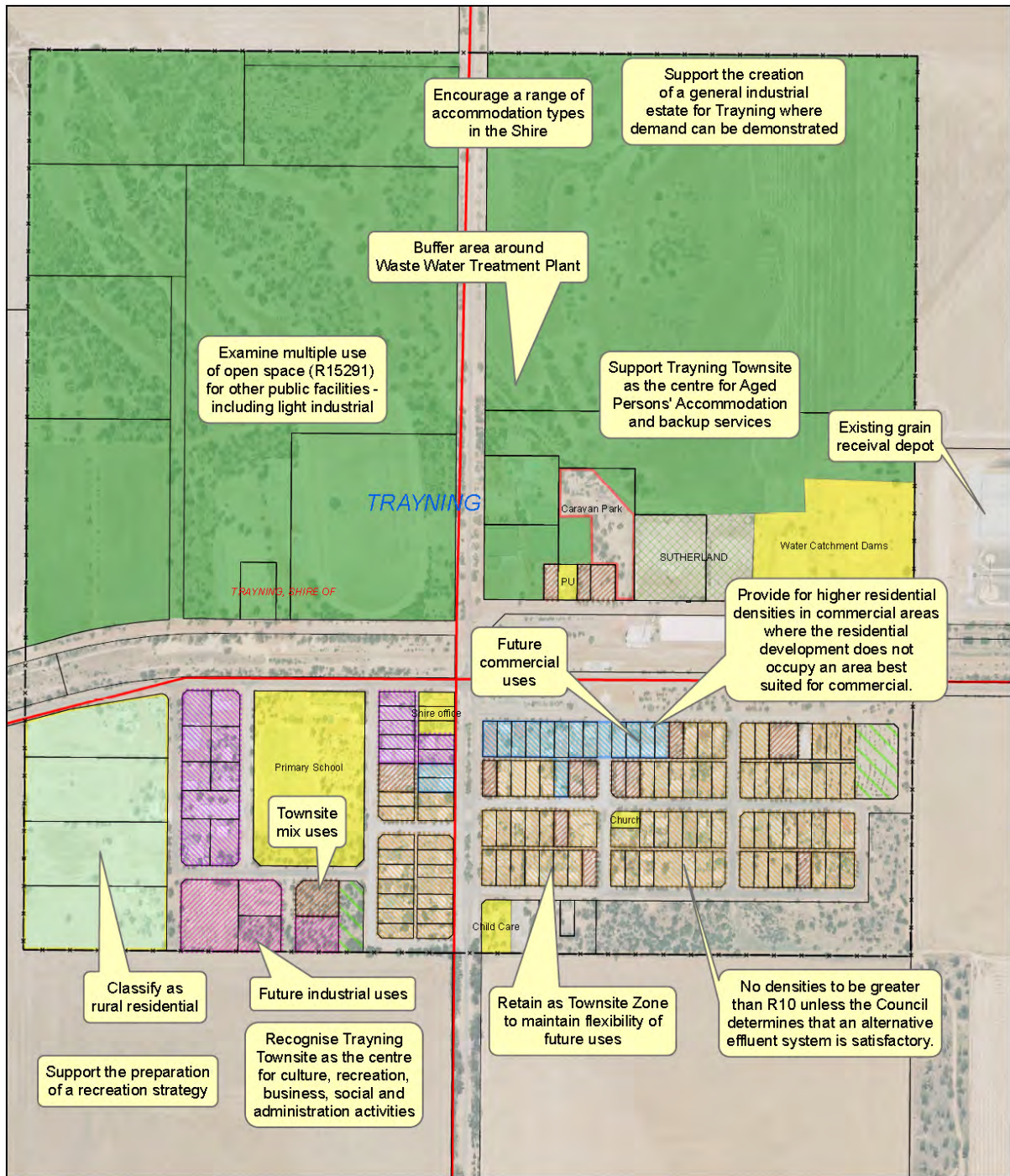
The existing industrial type uses currently surround the primary school site. Although this is not ideal the traffic and activity volume is not enough to warrant any relocation. However, if there was to be a demand, the land to the south of Cooper Street provides a few extra lots. Any further expansion should be contiguous and therefore extend into the farming area further south. The types of activities permitted in this area should maintain compatibility with sensitive uses. Recent planning commitments south of the school require this lot to remain 'townsite'.

Current investigations are examining the merits of changing the use of part of Reserve 15291 (cnr Sutherland and Bencubbin-Kellerberrin Road, Trayning) from open space to light industrial.

General Industry

The wheatbins to the east of the town may be a reasonable core for further general industrial lots. Having said this, it is expected that the excessive costs of setting up and servicing such lots would make such a proposal unsustainable.

FIGURE 3 – TRAYNING STRATEGY PLAN

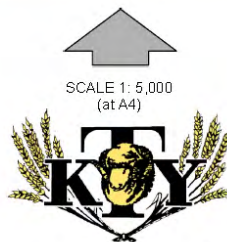


Legend

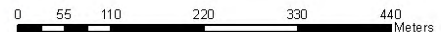
Future Town Strategy

- Townsite mix
- Residential
- Future Urban
- R5 density Lots (2000m2)
- Future Rural-Residential
- Commercial Centre
- Future Commercial Area

- Existing Industry
- Future Industry
- Conservation
- Existing Rural Residential
- Recreation
- Future Recreation
- Public Purposes
- Special Use



**TRAYNING
TOWNSITE
STRATEGY**



Public purposes and recreation

These are several sites earmarked for various public purposes including a police site, Shire depot, water supply, recreation and drainage. The existing recreation centre either side of Bencubbin-Kellerberrin Road extends over several reserves and should remain the centre for these types of activities.

Rural Residential

The land that currently is made up of 1.5 hectare lots in Trayning should be designated as Rural Residential. Not all of these lots are developed suggesting that there may not be a significant demand. However, if there was to be a demonstrated demand the extension shown in **Figure 3** should be assessed.

Further Rural Residential development will not be supported beyond 10 kilometres from Trayning. A local Planning Policy outlines the Council's position on future development of this type. To ensure that developments are serviced with an internal road system that permits access to lots, independent of Goomalling-Merredin Route, where possible. Connection to this route should be minimised, and where possible limited to one local road / main road intersection.

6.3 KUNUNOPPIN (TOWNSITE) STRATEGY PLAN

Figure 4 overleaf shows the future land use allocation for Kununoppin Townsite. These proposals are also based on existing uses, built environment, landform, land tenure and vegetation.

Residential

The townsite currently has nearly 80 single residential lots vacant. The strategy proposals anticipate no demand beyond these vacant lots as this would virtually treble the number of dwellings in the town if they were all developed. Much of the townsite has been designated as townsite mix to allow the Council the discretion to allow a mix of uses. The exception occurs around the hospital site that needs to be secured for quiet residential (only) uses including aged persons' accommodation.

In addition to these single residential lots (about 1,000m²) there are 8 developed lots of around 2-3,000m². The strategy suggests that the undeveloped lots of this size range be made available should a demand be demonstrated. This wider choice of lifestyles will be more attractive to would-be settlers. The Council will monitor the take-up rate of various lot sizes to gauge the need for additional land releases in each lot size range. The release will depend largely on demand, the availability of services and funding to create new lots. The current rate of development applications indicates that additional lots for new houses may not be warranted for many years.

The aim of the strategy is to consolidate residential areas in the existing town area.

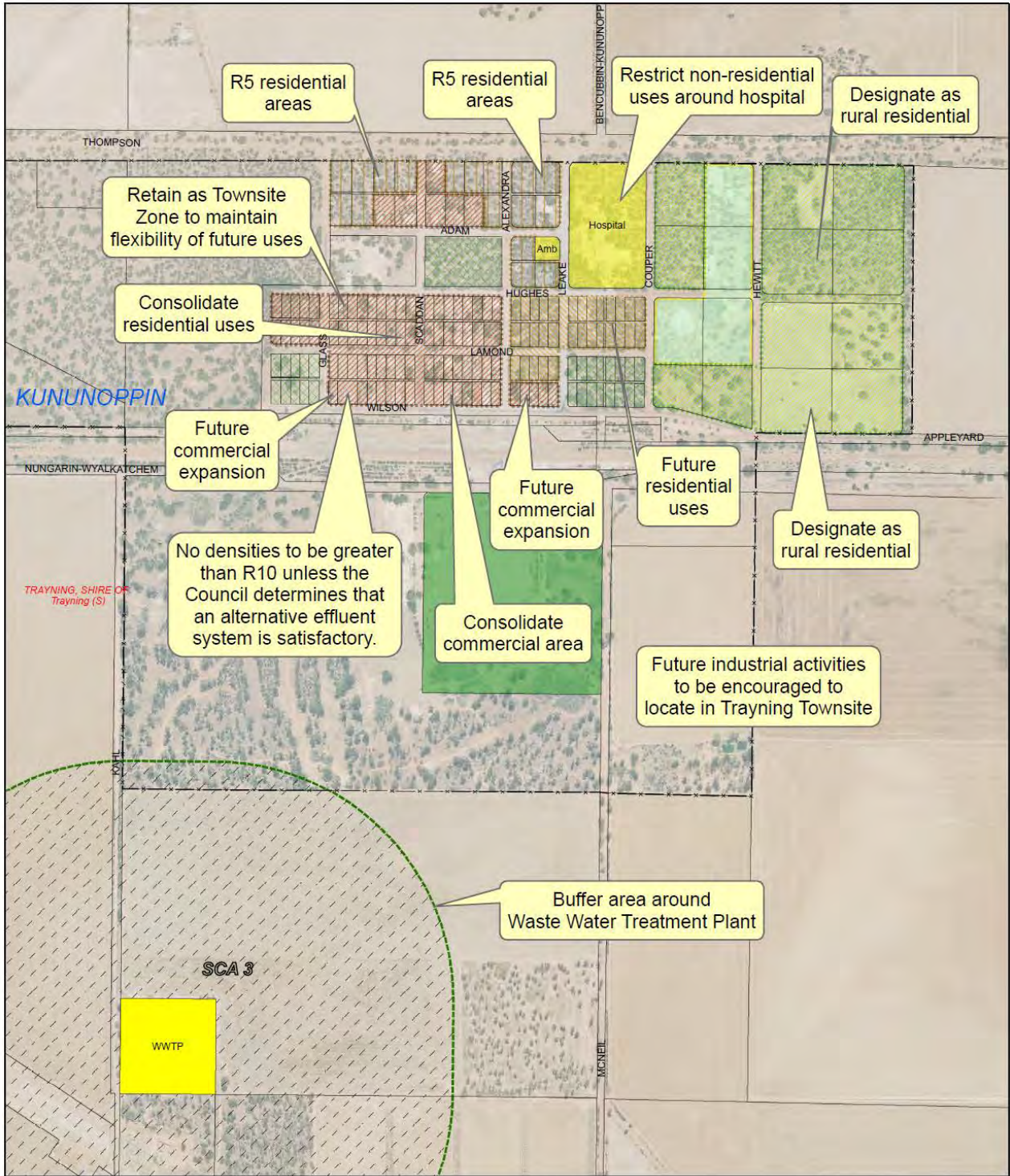
Commercial

The commercial area of Kununoppin is also very small. Again the location of the centre off the main road does not help capture passing trade. Again the demand for new shops or offices is expected to be minimal. In the event additional commercial land is required the existing commercial strip should be developed as a consolidated group of shops or offices.

Light Industry

There are no light or general industrial areas in the town. This suggests that there is no demand. It is recommended that no industrial areas be allocated in Kununoppin and that they be steered towards the Trayning centre to help consolidate such uses.

FIGURE 4 – KUNUNOPPIN STRATEGY PLAN

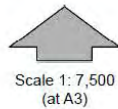


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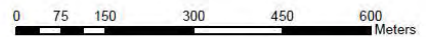
Future Town Strategy

-  Townsite mix
-  Residential
-  Future Urban
-  R5 density Lots (2000m2)
-  Future Rural-Residential
-  Commercial Centre
-  Future Commercial Area

-  Existing Industry
-  Future Industry
-  Conservation
-  Existing Rural Residential
-  Recreation
-  Future Recreation
-  Public Purposes
-  Special Use



**KUNUNOPPIN
TOWNSITE
STRATEGY**



Public purposes and recreation

These include several sites earmarked for various public purposes that are spread around the townsite. Included are the hospital, St John's Ambulance, FESA, hall and child care. It is not suggested that any action be taken in this area, however it is good planning to try and group some of these uses as there are synergies that can benefit all users if the uses are kept together.

Rural Residential

The land that currently is made up of 1-1.5 hectare lots in Kununoppin should be designated as Rural Residential. Not all of these lots are developed suggesting that there may not be a significant demand. However, if there was to be a demonstrated demand the extension shown in **Figure 4** should be assessed (this includes 2 hectare lots – many of which are currently VCL).

Further Rural Residential development will not be supported beyond 10 kilometres from Kununoppin. A local Planning Policy outlines the Council's position on future development of this type.

To ensure that developments are serviced with an internal road system that permits access to lots, independent of Goomalling-Merredin Route, where possible. Connection to this route should be minimised, and where possible limited to one local road / main road intersection.

6.4 YELBENI (TOWNSITE) STRATEGY MAP

Most of Yelbeni is to be designated as 'Conservation' in the Scheme as it is currently either Vacant Crown Land or Crown Reserves. The exceptions are the existing cemetery and rubbish tip located on the northern part of the townsite area. The latter use will have a 500 metre Special Control Area around the facility to prevent any sensitive uses being established in proximity to the operation. The other land in private ownership is designated as 'Townsite' zone to maintain a good degree of flexibility. **Figure 5** shows the Yelbeni Townsite Strategy Plan.

6.5 OTHER STRATEGY COMPONENTS

The policies, views and positions put forward in this Local Planning Strategy are deemed to form part of the Shire's strategy for the Local Government Area.

7 IMPLEMENTATION, MONITORING AND REVIEW

7.1 WAYS OF IMPLEMENTING THIS STRATEGY

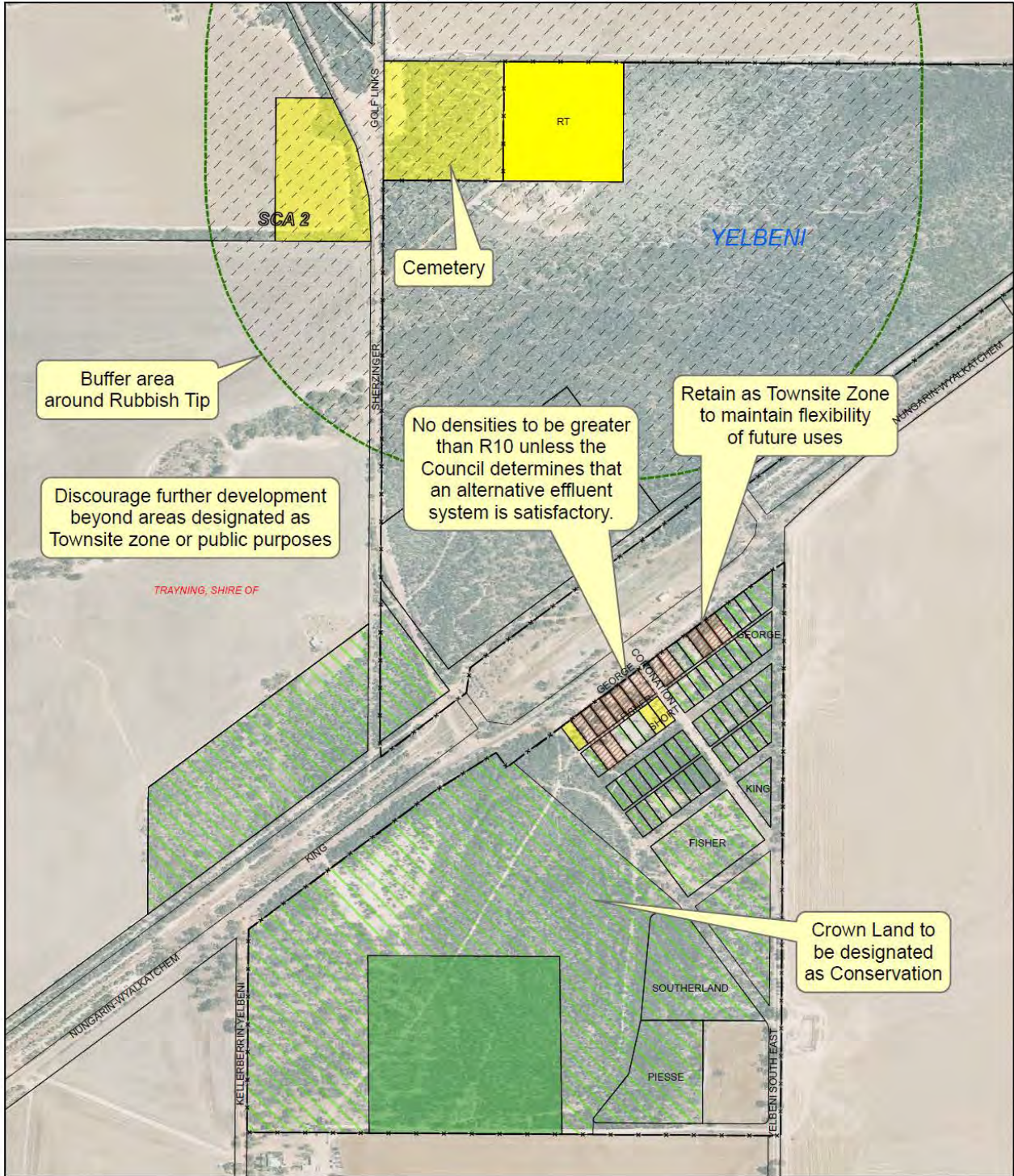
7.1.1 Local Planning Scheme

The Shire will review its Town Planning Scheme based on the Model Scheme Text as outlined in the *Town Planning Amendment Regulations 1999*.

The Shire considers that it is important to maintain a statutory control of all development in the Shire and will further examine ways in which to determine development on Crown land and mining leases. Current legislation suggests that development can occur on Crown Reserves without the Shire's input being adhered to. Whilst there is an obligation for Crown Land administrators to consult with Local Government there is no obligation to comply with the Shire's requests.

Part 6 of the *Planning and Development Act (2005)* states that public works on Crown land will need have regard to any planning scheme, proper and orderly planning and the preservation of the amenity of the locality.

FIGURE 5 – YELBENI STRATEGY PLAN



Legend

Future Town Strategy

- Townsite mix
- Residential
- Future Urban
- R5 density Lots (2000m2)
- Future Rural-Residential
- Commercial Centre
- Future Commercial Area

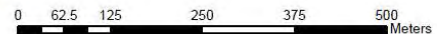
- Existing Industry
- Future Industry
- Conservation
- Existing Rural Residential
- Recreation
- Future Recreation
- Public Purposes
- Special Use



Scale 1: 6,000
(at A3)



**YELBENI
TOWNSITE
STRATEGY**



September 2010

7.1.2 Shire Policy

The Shire has a position on the following topics and has prepared local planning policies;

1. The Council's position on moveable buildings.
2. The delegated authority to the CEO to determine certain planning approvals.
3. The Council's position on bed & breakfast, and tourism developments.
4. The Council's requirements for Plantations.
5. The Council's criteria for selecting future Rural Residential areas.
6. The Council's position on caretaker's dwellings in industrial areas.

7.2 MONITORING AND REVIEW OF THE STRATEGY

This Strategy will be monitored and reviewed when either;

- New data becomes available or,
- When the Council considers an issue requires review due to a change of circumstances or,
- When the Local Planning Scheme is reviewed.

Proposals set out in this Strategy will be incorporated into the Shire's new Local Planning Scheme as considered appropriate.

The time period envisaged by this strategy is between 10 - 15 years that sets out the Shire's general intentions for future long term growth and change. It has been developed from the analysis of current key issues and those likely to have impact in the future as outlined in the background data.

New opportunities and challenges may arise during this time and some of the changes may not be foreseen today. They may result from factors such as innovations in technology, restructuring of the economy, new crop species and also changing community needs and aspirations.

It is essential that Council responds to change in a planned manner to ensure that benefits to the Shire's community are maximised. This should reduce ad hoc approaches, and in turn, reduce any potential negative impacts on the community.

This local planning strategy should not be viewed as a fixed plan. Rather it will require continual review. On this basis it is suggested that the strategy be reviewed every five years, coinciding with a review of the town planning scheme. Any review should measure how successful the strategy has been in terms of:

- Achieving the stated land use and development objectives.
- The level of guidance provided by the strategies to assist in land use and development decision making and the extent to which this results in achieving the land use and development objectives.
- The extent to which the stated actions have been undertaken and achieved.

7.3 ENDORSEMENT PAGES

The Strategy is adopted when signed by the President and Chief Executive Officer on behalf of the Shire Council. The Strategy will become a recognised strategic document once endorsed by the WA Planning Commission.

ADVERTISING

The Shire of Trayning Local Planning Strategy certified for advertising on 24 August 2010.

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 Trayning 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 24 July 2012.

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

Date _____