



**SHIRE OF TRAYNING
LOCAL PLANNING STRATEGY
BACKGROUND REPORT**

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SHIRE OF TRAYNING LOCAL PLANNING STRATEGY

1 INTRODUCTION

Regulation 12A(3) of the Town Planning Amendment Regulations 1999 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.

2 PREAMBLE

The Shire of Trayning's Local Planning Strategy has been prepared in two parts. The First Part (the 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 (this part) 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.

3 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, and;
- a basis on which the Local Planning Scheme may be reviewed.

4 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.

The town of 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 town of Trayning will continue to be supported as maintaining its role as a residential and business centre servicing the important passing trade (both business and tourism).

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, geo-thermal power exploration, 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 and land management issues.

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

Figure 1 also shows the Shire boundary, adjacent Shires, localities, CALM reserves, roads and townsites. The Shire of Trayning covers an area of 1,632 square kilometres with its closest border located about 190 kilometres 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.

The Local Government Directory (2010) provides some additional Council Statistics (2008-9) including the following;

Population	433
Number of dwellings	241
Length of sealed roads	181.2km
Length of unsealed roads	593.7km
Area	1,632km ²
Distance from Perth	235km
Number of Employees:	20
Number of Electors:	341
Total Rates Levied:	\$510,943
Total Revenue:	\$3,550,492

The area experiences an average rainfall of 300 mm per annum which, with the average farm size of 2500 hectares, is enough to grow wheat and sheep as well as some oats, barley and lupins.

6 STATUTORY AND STRATEGIC CONTEXT

6.1 State Sustainability Strategy

The State Sustainability Strategy (2003) establishes a sustainability framework containing principles, visions and goals. It seeks to ensure that sustainability is considered and incorporated into decisions and actions for the future of Western Australia at all levels. It should underpin future planning for the Shire of Victoria Plains.

6.2 State Planning Strategy

The State Planning Strategy was released in 1997 and describes the following vision for the Wheatbelt Region:

In the next three decades, the Wheatbelt Region will be characterised by a range of expanded towns linked by improved transport and commuter links to Perth. A range of consolidated service centres will grow throughout the region. The Wheatbelt will become an area of innovation in agriculture, environmental management and the development of downstream processing of agricultural and mining products. The region will develop stronger inter-regional, intra-regional and interstate linkages for both road and rail. Extensive rehabilitation of environmental damage to farmlands in the region will be undertaken.

Strategies identified to realise the vision include:

- Ensure that agricultural land is managed sustainably;
- Protect natural resources (especially water resources) and prime agricultural land from incompatible development;
- Protect landscape and cultural heritage values;

- Promote opportunities to develop a range of communities;
- Promote improved educational facilities;
- Promote opportunities for economic development;
- Address the concerns arising from the decline of small rural settlements, leading to the loss of service delivery of regional infrastructure to a highly dispersed population.
- Provide a strategic transport network within and to the Wheatbelt Region.

6.3 Draft Wheatbelt Regional Strategy (WRS)

In 2009 the WA Planning Commission prepared a directions paper for a draft WRS. The draft document suggests future needs and policies be based on the region rather than administrative boundaries. The document suggests several possible directions including those relating to remnant vegetation, retention of valuable agricultural land, buffers, plantations, tourism, raw materials, land supply, settlement hierarchy, and servicing issues. Local Planning Strategies should be consistent with the WRS.

6.4 State Planning Policies

State Planning Policies (SPP) are prepared and adopted by the WA Planning Commission. The WA Planning Commission and local governments must have due consideration for these policies when making decisions on planning matters. The following State Planning Policies are relevant to the Shire of Victoria Plains:

SPP 2 Environment and Natural Resource Planning

This is a broad policy that is supported by more specific policies. It details guiding objectives for water resources, air quality, soil and land quality, biodiversity, agriculture and rangelands, minerals, petroleum and basic raw materials, marine resources and aquaculture, landscapes, greenhouse gas emissions and energy efficiency.

SPP 2.4 Basic Raw Materials

While this policy is not specific to areas outside of Perth and adjoining areas, the main objectives of identifying and protecting the location of land for the extraction of basic raw materials is relevant to the Shire of Victoria Plains. The Council does not operate a quarry in the Shire.

SPP 2.5 Agriculture and Rural Land Use Planning

The main objective of this policy is to protect productive agricultural land from activities that will threaten its productivity, whilst acknowledging a need to accommodate urban expansion and other important uses. The SPP established a number of objectives for planning in agricultural areas including the following.

- 1. *Protect agricultural land resources wherever possible by:***
 - (a) discouraging land uses unrelated to agriculture from locating on agricultural land; and
 - (b) minimising the ad hoc fragmentation of rural land; and
 - (c) improving resource and investment security for agricultural and allied industry production.
- 2. *Plan and provide for rural settlement where it can:***
 - (a) benefit and support existing communities, and
 - (b) have access to appropriate community services and infrastructure.
- 3. *Minimise the potential for land use conflict by:***
 - (a) providing adequate separation distance between potential conflicting land uses.
 - (b) introducing management requirements that protect existing agricultural land uses;

- (c) identify areas that are suitable and capable of intensive agricultural pursuits as agricultural priority areas; and
- (d) avoid locating new rural settlements in areas that are likely to create conflict with established or proposed agricultural priority areas.

4. Carefully manage natural resources by -

- (a) discouraging development and/or subdivision that may result in land or environmental degradation;
- (b) integrating land, catchment and water resource management requirements with land use planning controls;
- (c) assisting in the wise use of resources including energy, minerals and basic raw materials;
- (d) preventing land and environmental degradation during the extraction of minerals and basic raw materials; and
- (e) incorporating land management standards and sequential land use change in the land use planning and development process.

Only two small areas are designated as Agricultural Priority Management Areas in the Shire. These are reflected on the Strategy maps and include the westernmost extreme of the Shire (west of Mogumber) and an area south east of Bolgart.

SPP 2.9 Water Resources

This policy aims to protect, conserve and enhance water resources that have significant economic, social, cultural and/or environmental values. It also aims to assist in ensuring the availability of suitable water resources to maintain living environments, while maintaining or improving water resource quality and quantity.

SPP 3 Urban Growth and Settlement

This is a broad policy that is supplemented by more specific policies. It details guiding policy measures for creating sustainable communities, managing urban growth across Western Australia, planning for liveable neighbourhoods, coordinating services and infrastructure, managing rural-residential growth and planning for the Shire particularly in relation to historic townsites.

SPP 3.1 Residential Design Codes

The Residential Design Codes detailed in this policy assist with planning for residential development. This policy is incorporated in all Western Australian town planning schemes, requiring Council's to have regard to it's content when considering approvals for residential development.

1.5 Draft Country Sewerage Policy

This policy although in draft form has been endorsed by State Cabinet and forms part of the recognised planning framework. The main objective of the draft Country Sewerage Policy is to protect public health.

7 BRIEF HISTORY

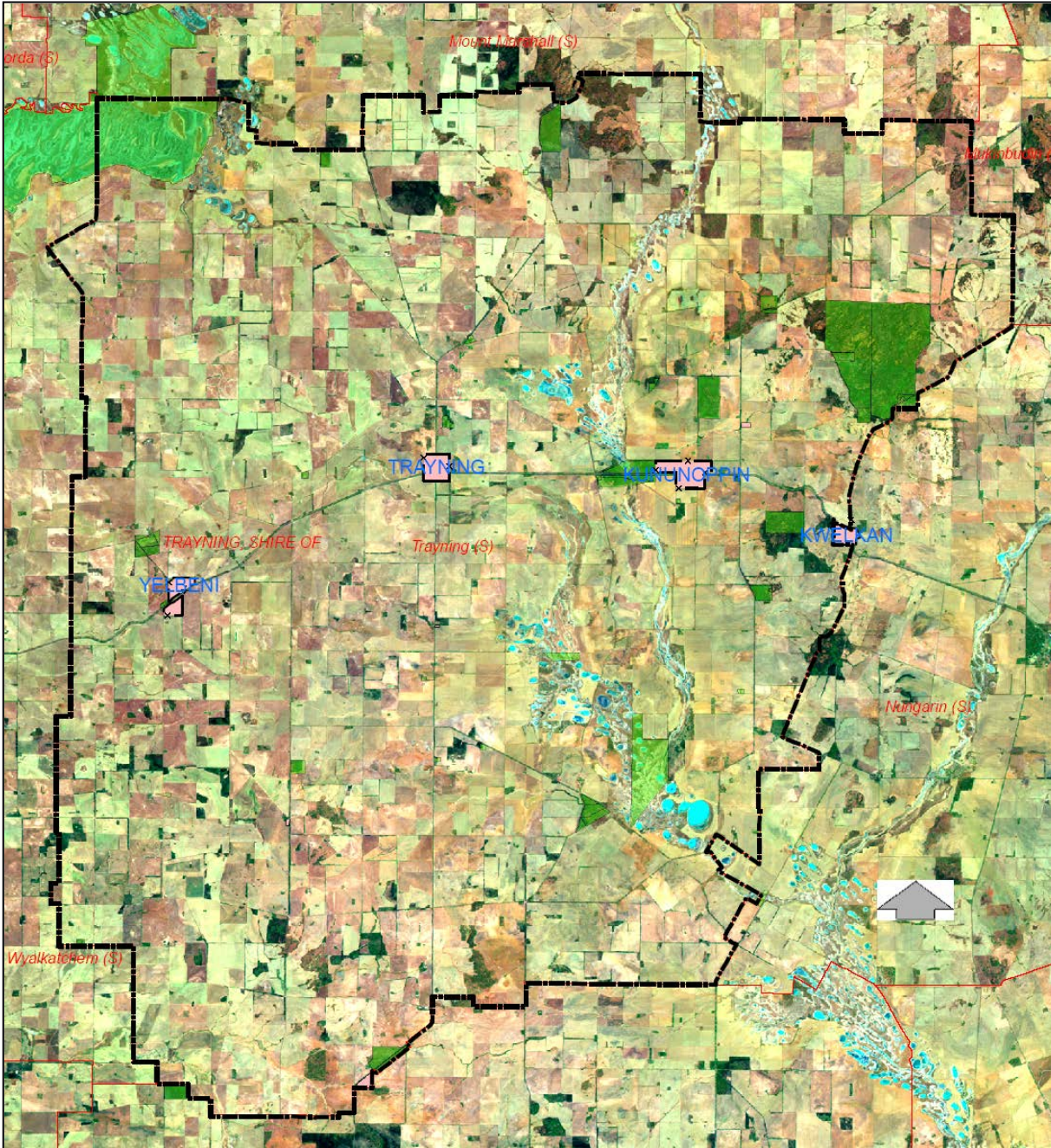
The town came into existence in the late 1880s with the movement of prospectors and fossickers through the area on their way to the Goldfields. It was common to stop at the Trayning Well which was an important water source between Wyalkatchem and Mukinbudin. It is said that the word 'trayning' is a corruption of the Aboriginal words 'dur-iring' which, according to local folklore, meant 'snake in the grass by the campfire'.

The well was located 5 km north of the present townsite which was gazetted in February 1912.

8 LANDFORM

The landform of the Shire varies from 270 metres (AHD) in the south eastern part of the district (Sachses Lakes area) up to about 400 north of Campion (NE extreme part of the Shire). Other higher areas around 400 metres include the edges of Billyacatting Hill and Hamersley Hill in the northeast. The satellite imagery (Figure 2) clearly demonstrates the lake system.

FIGURE 2 – SATELLITE IMAGERY



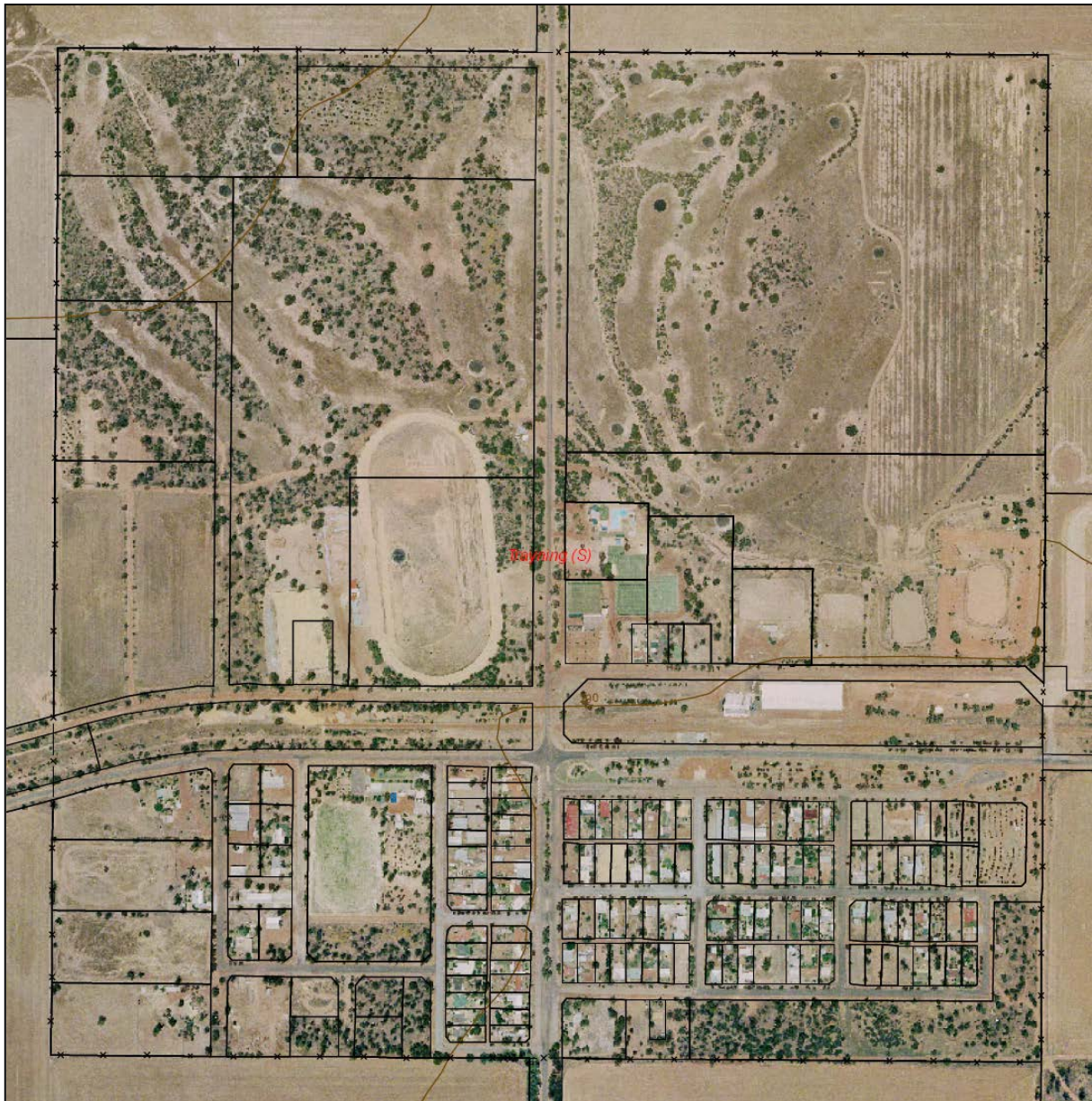
Source: Landgate 2008

9 SETTLEMENTS

The Shire currently has three townsites, three of which are based along the existing railway line. The main town is **Trayning** located on the Amery-Merredin rail line located about midway between the western and eastern boundaries of the Shire. **Figure 3** provides an aerial photograph of the townsite showing the urban area, golf course, oval, wheat bins, western industrial area and the proximity of farming land.

The other two townsites are Yelbeni to the west and Kununoppin in the east. Kwelkan appears to be located on the Shire's eastern boundary however the townsite is actually in the Nungarin Shire.

FIGURE 3 – TRAYNING TOWNSITE



Source: Landgate 2008

The townsite covers an area of 157.8 hectares and is located at about 290 metres above sea level. The townsite has numerous properties that remain vacant. In the residential areas there are at least 20 lots that appear to be available for development albeit still held as VCL;

in the commercial area there are only 2 or 3 properties vacant, but the area could be better used if there was a demand for land. This does not include properties that are clearly developed but remain unused.

Figure 4 overleaf shows an indicative land use plan of the townsite.

FIGURE 4 – TRAYNING LANDUSE



Source: PLANWEST 2008

Figure 5 provides a basic tenure map showing Vacant Crown Land (VCL), Crown Reserves and Shire owned land. The information will assist the Council to acquire government land for future development, or allow it to create lots for sale. The Figure shows the smattering of Shire owned properties in town.

FIGURE 5 – TRAYNING OWNERSHIP



Source: Landgate 2008

Yelbeni townsite is located about 5 kilometres east of Trayning Shire border and 13 kilometres west of Trayning townsite, and is about 330m above sea level. The townsite is 140.5 hectares and is currently substantially undeveloped as can clearly be seen from **Figure 6** below. The townsite is surrounded by farming land.

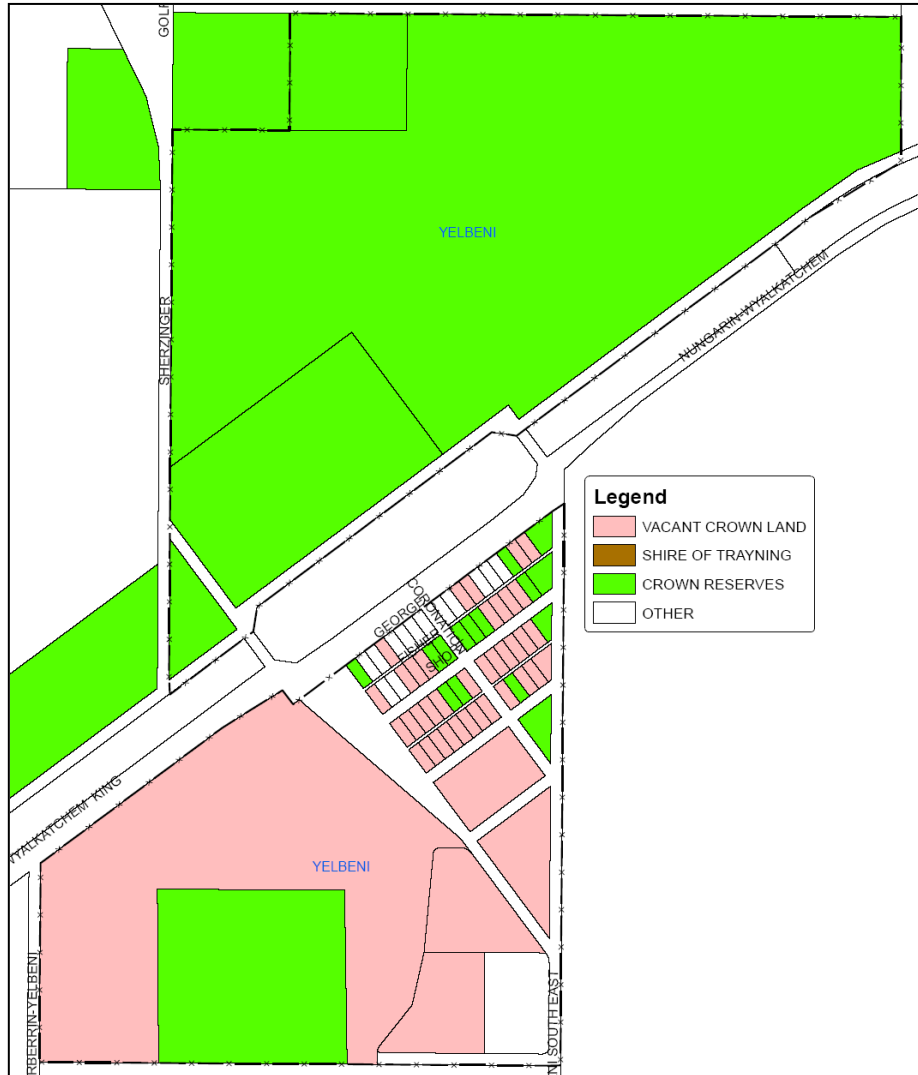
FIGURE 6 – YELBENI TOWNSITE



Source: Landgate 2008

Figure 7 shows the existing land tenure in Yelbeni is substantially Crown Reserves and Vacant Crown Land (VCL).

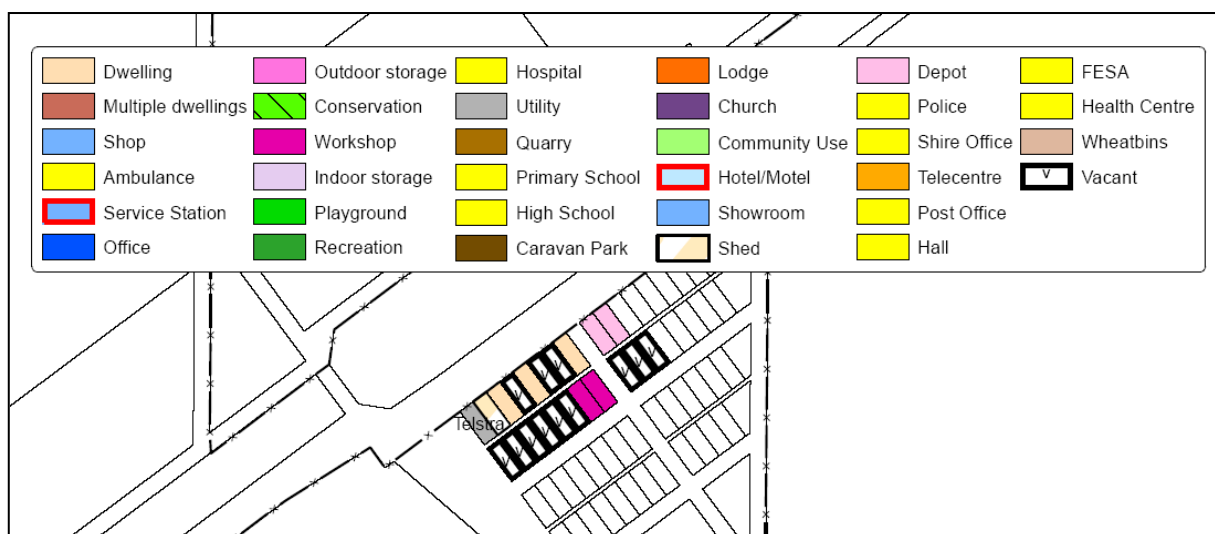
FIGURE 7 – YELBENI OWNERSHIP



Source: Landgate 2008

Figure 8 shows an indicative landuse for the built part of the townsite.

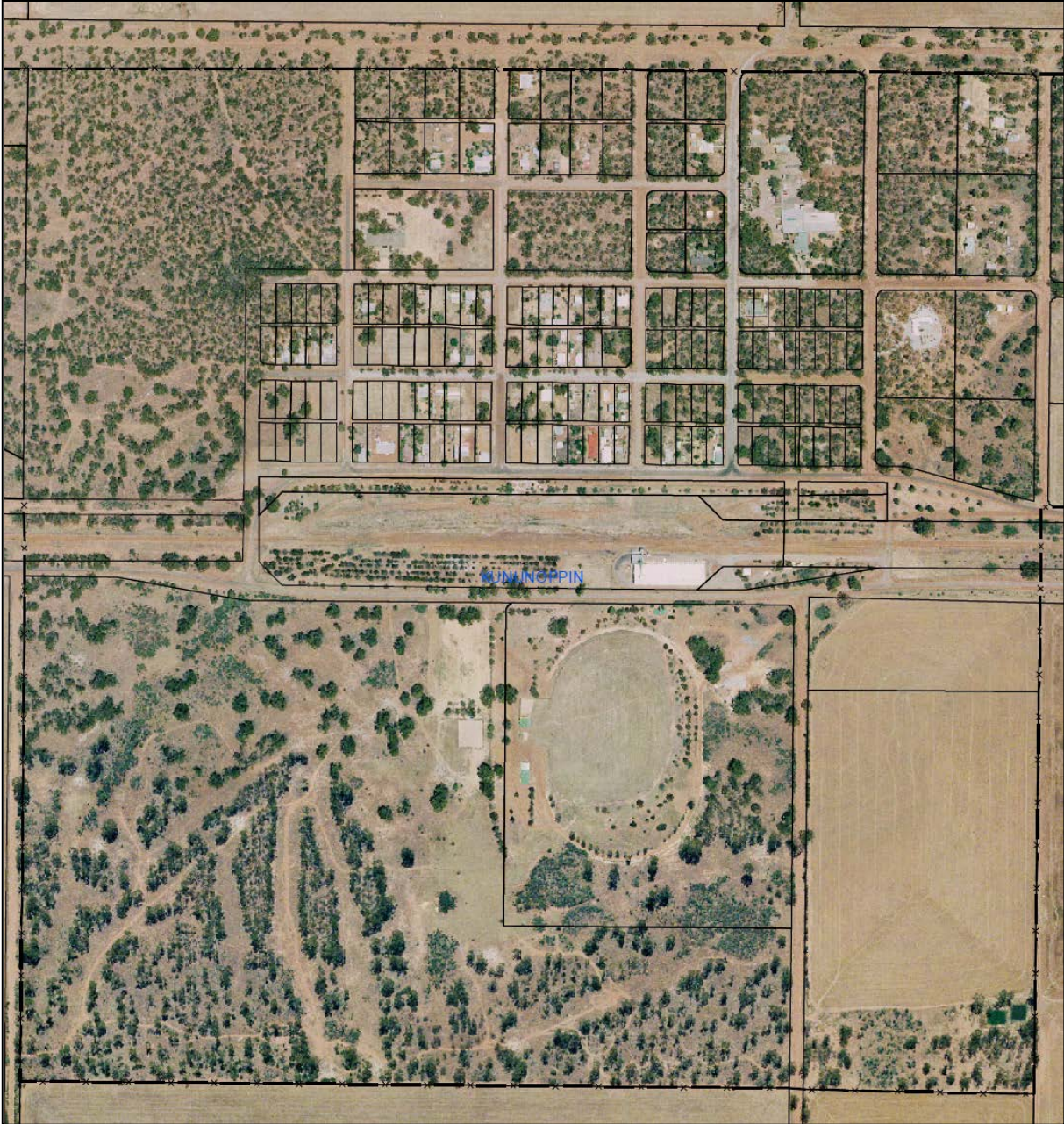
FIGURE 8 – YELBENI LANDUSE



Source: PLANWEST 2008

Kununoppin townsite is located on the Merredin-Trayning Road about 12.5 kilometres east of Trayning and about 5 km west of the Shire boundary. The townsite is the largest in the Shire with 250.9 hectares and is 290 metres above sea level. **Figure 9** shows an aerial photograph of the town with its single dwelling and sheds.

FIGURE 9 – KUNUNOPPIN TOWNSITE



Source: Landgate 2008

The town has over 40 dwellings but has no school. It does, however, have a childcare centre and a hospital. The town is well treed and the development appears well spread. This suggests that the land in-between is serviced and would be available for development – if there were to be a demand.

Figure 10 shows the land ownership categories, and **Figure 11** provides an indicative landuse plan.