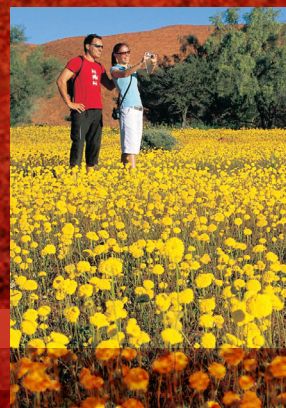


Shire of Cue

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.



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 townsite 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
<p>Encourage development that is in harmony with the cultural heritage value of an area, and that respects, integrates and enhances these values.</p>	<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: <p style="margin-left: 40px;">“to promote and safeguard the cultural heritage of the Shire by -</p> <ol style="list-style-type: none"> (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

- 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

- 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 'Commerical' 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"> Prepare a Concept Master Plan for Austin Street and key linking streets which documents hardwork upgrades, softwork and plant/tree species. Preparation of Entry Statement/Structure documentation. Seek funding and undertake upgrades and streetscape improvements in a staged approach as funding is made available.

3.5.3 Industrial Development Objectives

- 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"> 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'. 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"> 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. Release a range of new industrial lots on Robinson Road to encourage owners of non-conforming industrial uses within residential zoned land to relocate. Create a variety of lot sizes within industrial zoned land to accommodate a range of business types.

3.5.4 Rural Residential Development Objectives

- 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"> Work with DAFWA to identify suitable land for more intensive agriculture and / or rural residential lifestyle lots. Resolve land tenure issues associated with the subdivision and release of land for freehold rural residential use.

3.5.5 Mixed Use Development Objectives

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

- 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"> 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

- 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"> Rezone the Tuckannara locality to include an additional use relating to the construction of an electrical generation facility on a specific site has been identified. 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

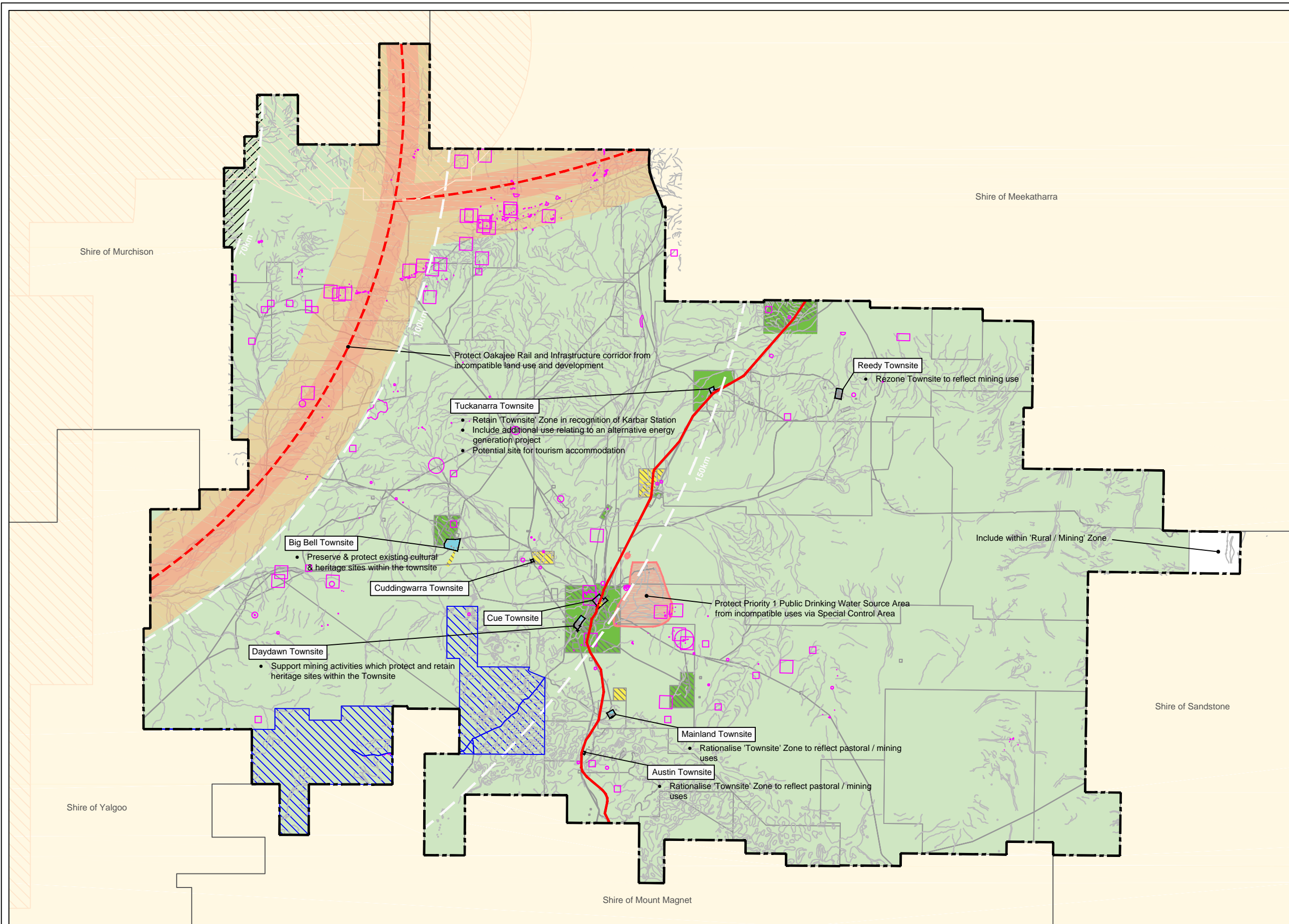


The Local Planning Strategy for the Shire of Cue is to be used as a strategic planning tool to assist the Shire, the State Government, service authorities and the local community in making decisions regarding future development, land use and infrastructure within the Shire. The Strategy sets out the 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



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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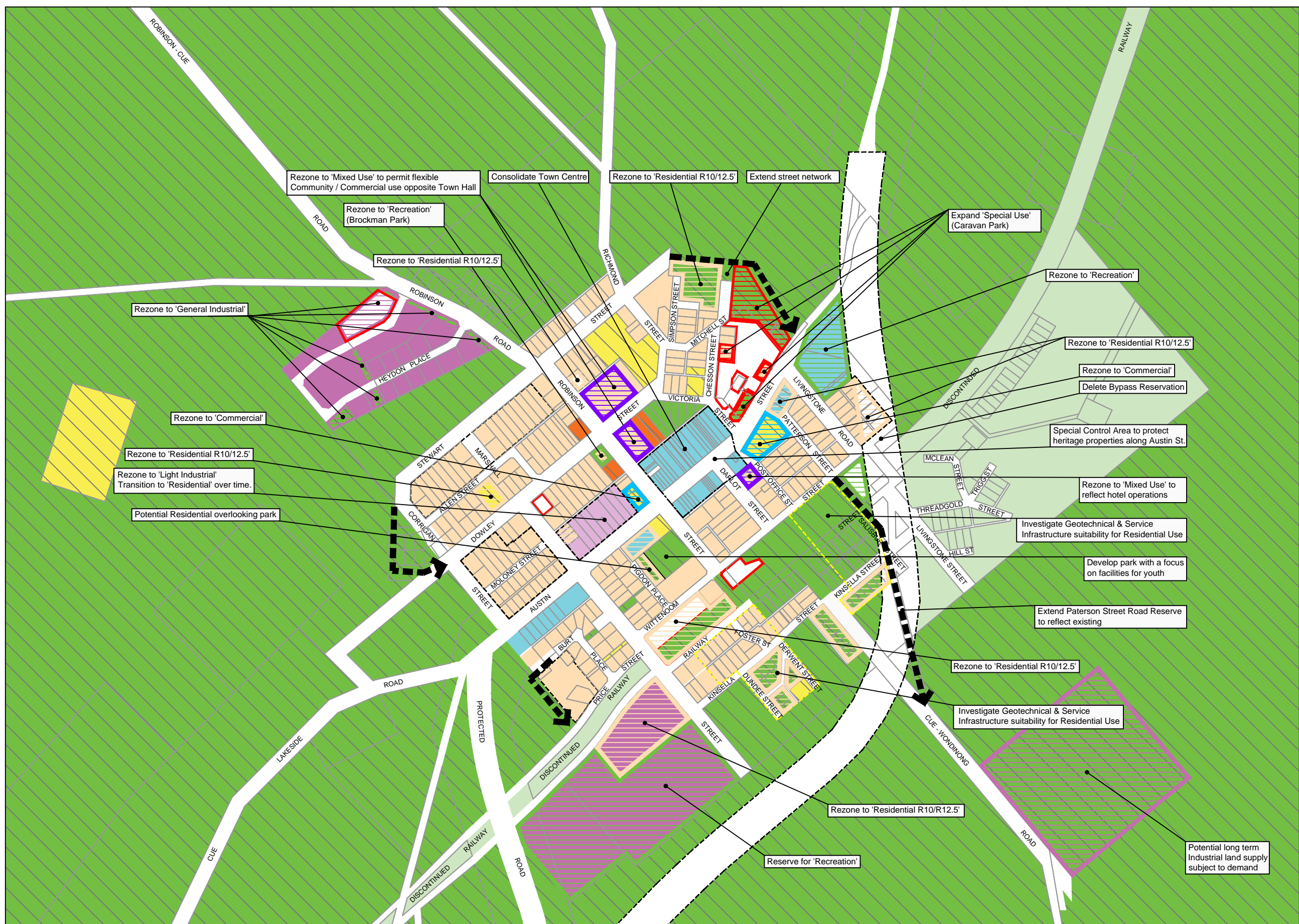


**SHIRE OF CUE
STRATEGY MAP 1
LOCAL PLANNING STRATEGY MAP**

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





TOWN PLANNING
URBAN DESIGN AND HERITAGE

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