

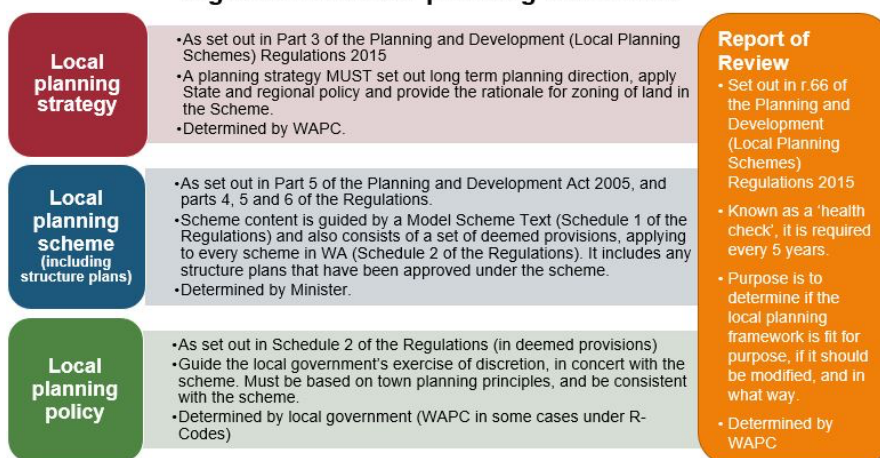
## Shire of Cue – Report of Review

### PART 1 - BACKGROUND

#### About the WA planning system

The Western Australian Planning system revolves around three key decision makers: the Minister for Planning, Western Australian Planning Commission (Commission) and local governments. These roles and responsibilities are also set out in legislation and regulation, principally the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). As shown in Figure 1, the local planning framework consists of three key components; a local planning strategy, a local planning scheme, and a suite of local planning policies that guide local government discretion in decision-making. Central to the operation of the local planning framework is a Report of Review.

**Figure 1 - the local planning framework**



#### What is a Report of Review?

A Report of Review is a health check for the local planning framework, which is required to be prepared every 5 years to assess how the framework is operating, and if adjustments need to be made. A Report of Review is required to consider whether a local government's local planning strategy and scheme, and any structure plans adopted under the scheme are:

1. Satisfactory in their existing form; or
2. Should be amended; or
3. Should be revoked and/or have a new one prepared.

It is also recommended that local planning policies be considered as part of this review, but it is at the local government's discretion.

Following the recommendation from the local government, the Commission is to decide whether the Commission agrees or disagrees with the Report of Review and notify the local government of its decision. The local government is required to publish the Report of Review and notice of the Commission's decision. The reasons for this is to increase transparency in the planning system and provide stakeholders and community members with a 'road map' of future changes (or not) to the local framework.

This Report of Review will examine the Shire of Cue's local planning framework and makes recommendations to the Commission.

## REPORT OF REVIEW - SHIRE OF CUE

### About the Shire of Cue

The Shire of Cue (Shire) is an inland local government area located approximately 650 kilometres northeast of Perth. The Shire has an area of 13,623 km<sup>2</sup> and is one of the 18 local governments within the State's Mid-West Planning Region. The Shire is surrounded by the Shires of Meekatharra (north), Sandstone (east), Mount Magnet (south), and Murchison and Yalgoo (west) (refer to **Figure 2 - Location plan**).

According to the Australian Bureau of Statistics, the Shire's Estimated Resident Population (ERP) population was 230 persons in 2022 (ABS, 2023). This accounts for approximately 0.4% of the population living in the Mid-West region. The key population centre is the Cue townsite, which according to the 2021 Census of Population and Households, had a population of 135 persons. There are other historical settlements such as Big Bell, Day Dawn, Cuddingwarra, Mainland and Austin, but these only have a small number of permanent residents.

### PART 2 - EXISTING PLANNING FRAMEWORK

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The Shire's Local Planning Framework consists of:

- Local Planning Strategy - The Shire's Local Planning Strategy (Strategy) covers the whole of the Shire and was endorsed by the Commission in 2015. The Strategy identifies key land use planning issues impacting the Shire and sets out strategic directions/actions to address these matters (refer to **Figure 3 - Local Planning Strategy Map**).
- Local Planning Scheme - the Shire's Local Planning Scheme No. 2 (Scheme) applies to the whole of the Shire and was gazetted in 2015. Since gazettal, the Scheme has been amended once to rezone land within the Cue townsite for industrial purposes. The detail of this amendment is summarised in **Appendix 1 - Amendments to Scheme (since gazettal)**
- Structure and development plans - the Scheme contains provisions requiring structure planning as a pre-requisite to development within the Rural Residential zone. There are no active structure plans or development plans in the Shire.
- Local planning policies - The Shire has three local planning policies ([Shire of Cue - Local Planning Policies](#)) prepared to address land use planning issues in the local context since the gazettal of the Scheme.

During 2023, the Shire undertook a review of its local planning framework, including a review of the Strategy and Scheme. This review has identified various actions the Shire intends to implement to ensure this is responsive to current requirements.

### PART 3 - PLANNING CONTEXT

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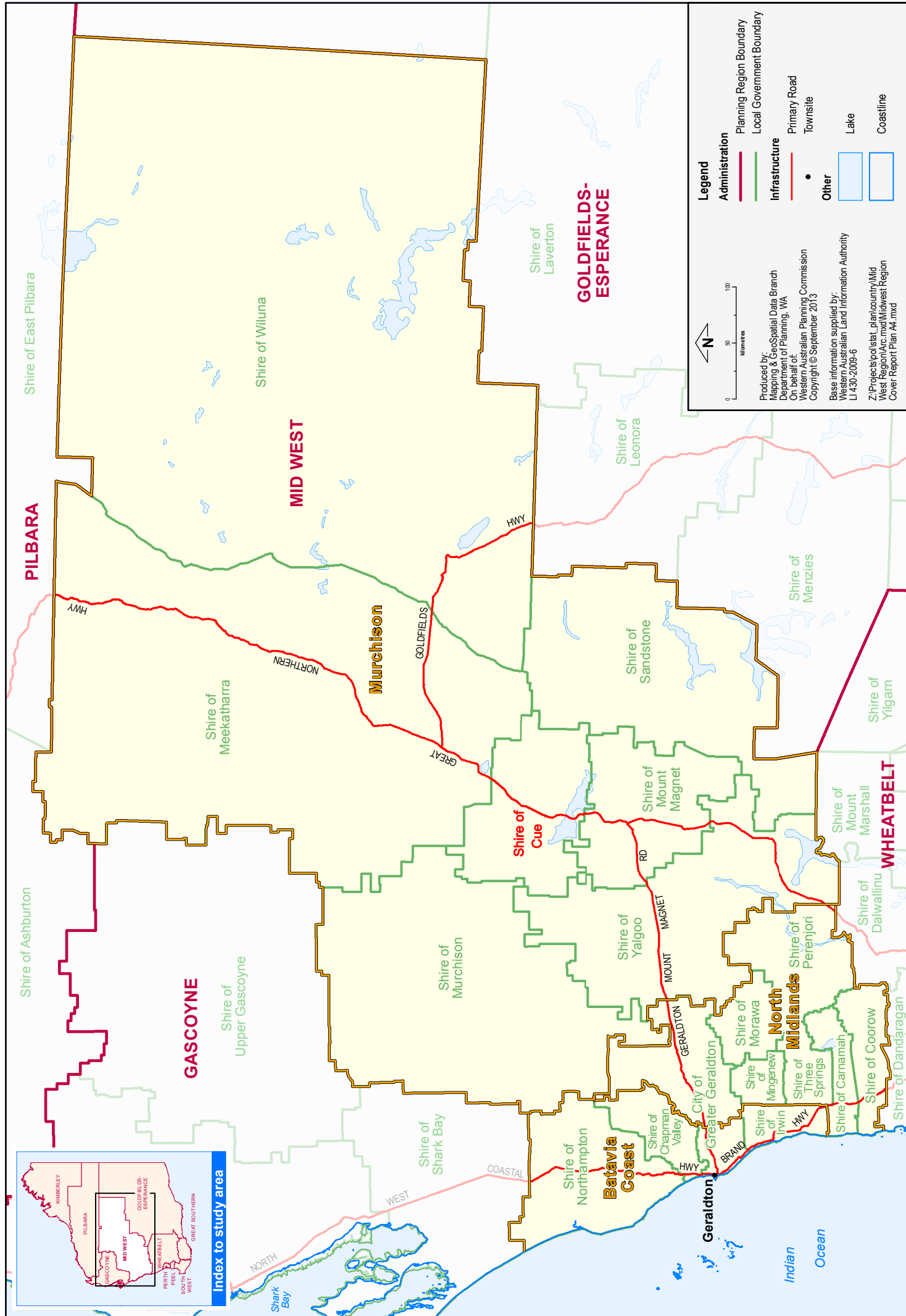
This section identifies anticipated drivers of change that are currently or are anticipated to have implications for future land use planning over the next 10-15 years.

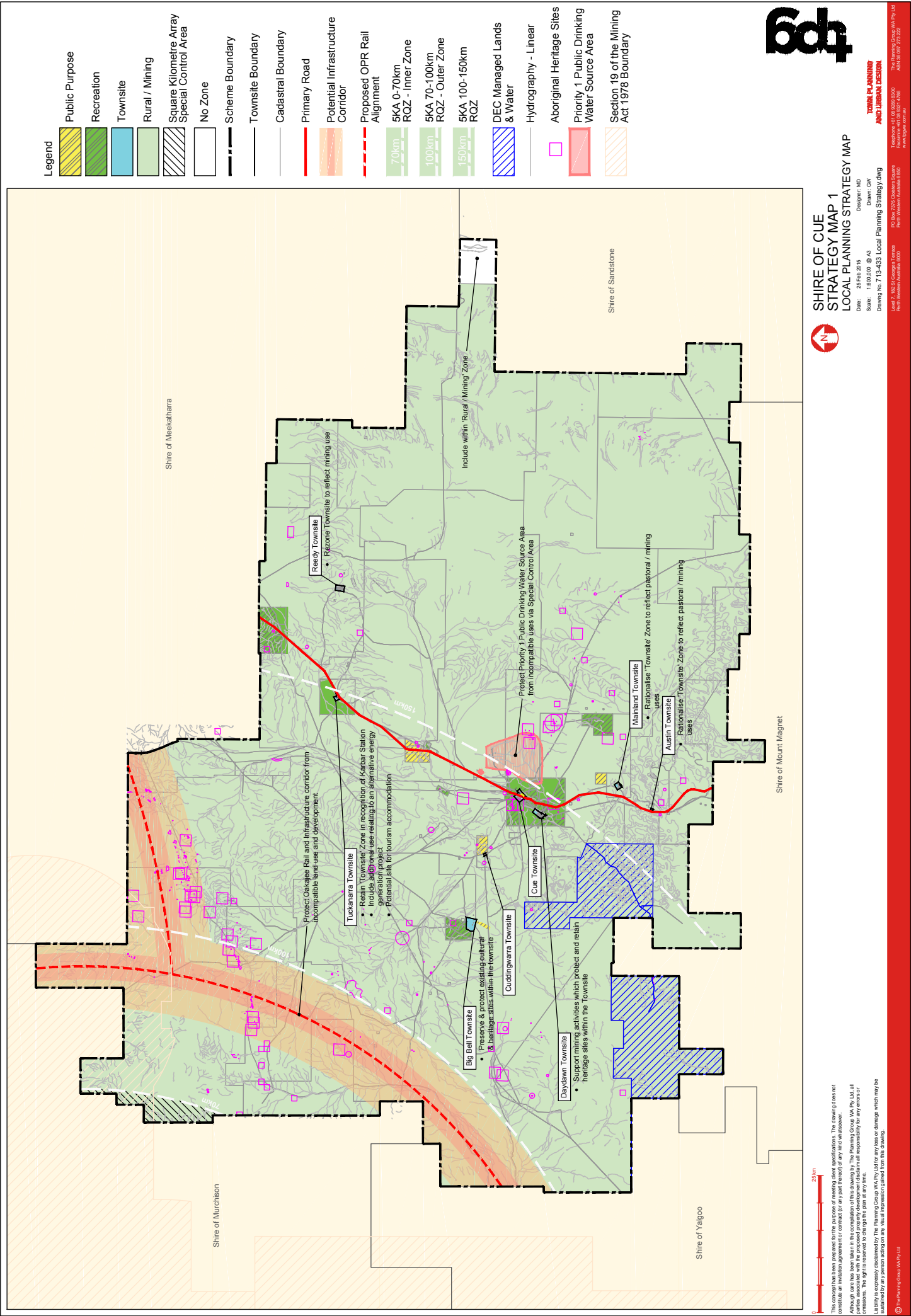
#### 3.1 Population

##### Historical trends and forecasts

The Cue townsite was established as a mining settlement during the gold rush of the late 19th century. During this time, the town's population exceeded 10,000 people. Over the last 100 years, however, the town's population has been steadily declining. For example, between 2001 and 2021, the Shire's Estimated Resident Population decreased from 396 persons to 228 persons or by -2.72% per annum. This rate of growth is lower than the State's average annual growth rate of 1.8% across this 20-year period (Refer to **Table 1**).

Population forecasts published by the WAPC as part of its Western Australia Tomorrow series (WAPC, 2018) indicate that the number of people living in the Shire between 2021 and 2031 is





# SHIRE OF CUE STRATEGY MAP 1 LOCAL PLANNING STRATEGY MAP



Design: MD  
Date: 25 Feb 2015  
Scale: 1:500,000 @ A3  
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TOMMY FLANNERY  
AND URBAN DESIGN

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# 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

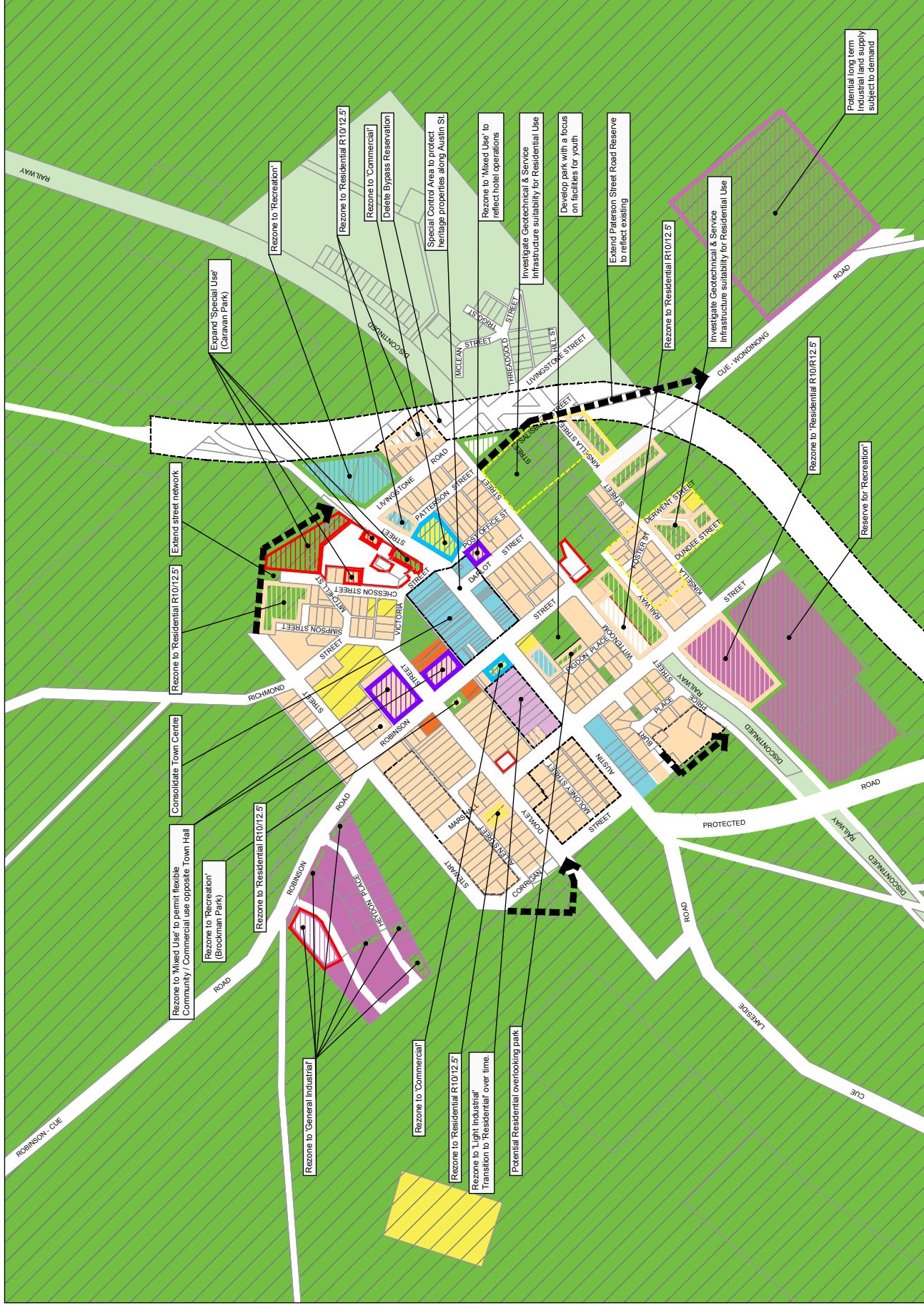


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## SHIRE OF CUE - TOWNSITE STRATEGY MAP 2 LOCAL PLANNING STRATEGY MAP

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## REPORT OF REVIEW - SHIRE OF CUE

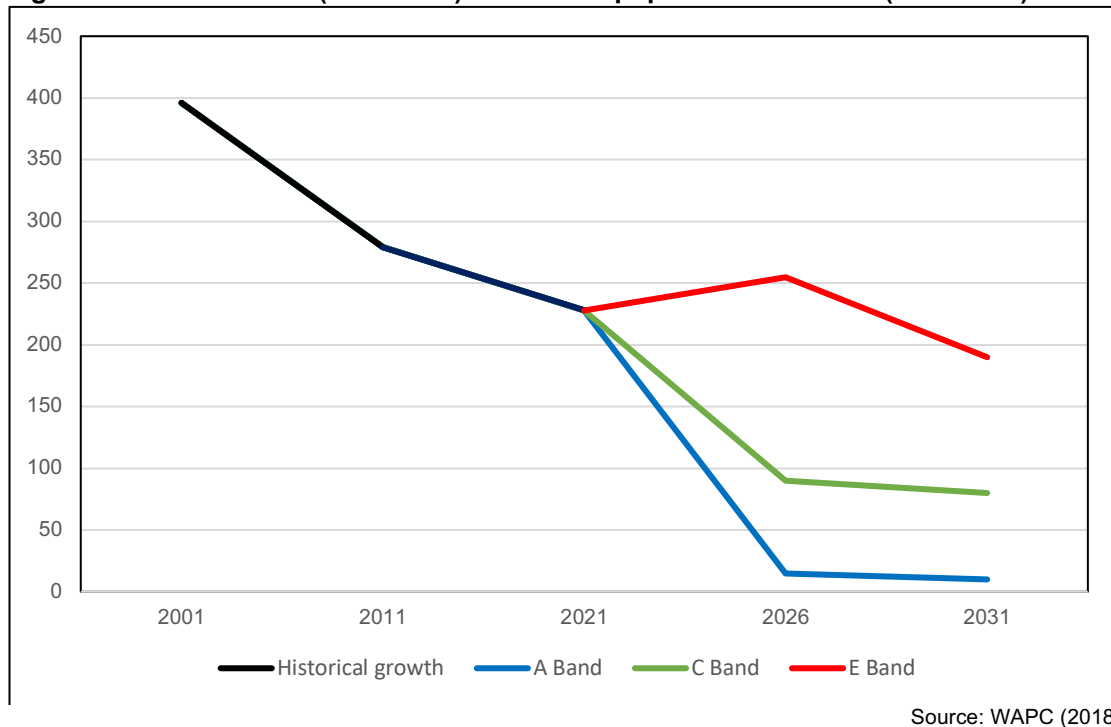
expected to decline by 148 persons (C Band) and 38 persons (E Band) (refer to **Table 1** and **Figure 3**).

**Table 1: Historical population change (2001-2021 and population forecasts (2021-2036)**

Band	ERP			WA Tomorrow forecasts	
	2001	2011	2021	2026	2031
A Band	396	279	228	15	10
C Band	396	279	228	90	80
E Band	396	279	228	255	190

Source: WAPC (2018), ABS (2023), DPLH (2023)

**Figure 3: Historical ERP (2001-2021) and WAPC population forecasts (2021-2036)**



Forecast population change (i.e. population decline) is not expected to generate demand for additional dwellings within the Cue townsite.

### Population distribution

The key population centre is the Cue townsite and this is expected to remain the case into the future. The townsite experiences significant population influxes from people who do not usually reside there (i.e. fly-in and fly-out workers). For example, according to the 2021 Census, there were 365 'visitors'. Most of these people stay in temporary workforce accommodation (TWA) facilities located within the town and operated either by Fenix Resources Ltd (Iron Ridge) or Westgold. Generally, the Shire does not support the establishment of permanent mining or drilling accommodation camps outside a 70km radius of the townsite of Cue except in exceptional circumstances.

There are mine-specific TWA facilities located outside of Cue. For example, workers associated with Westgold's Big Bell operations, Fenix Resources' Iron Ridge operations and Sinosteel's Weld Range project stay in remote TWA facilities within the respective mine sites. Depending on the size of specific mining operations, the number of people living in these facilities significantly exceeds the permanent population of Cue.

## REPORT OF REVIEW - SHIRE OF CUE

### Ageing of the population

Data from the 2021 Census shows that the proportion of the permanent population aged over 65 years of age has remained high over the last 20 years - 55% (2001) compared to 37.6% (2021). The Strategy acknowledges that this group has specific needs relating to accommodation and services that will need to be managed both now and into the future.

### **3.2 Economy**

In 2020, the Shire contributed approximately \$796m or 9.86% of the Mid-West region's output. The key sectors in terms of output and employment were 'Mining' (\$736m/350 jobs), Manufacturing (\$13m) and Construction (\$9.9m/27 jobs).

### Mining

Mining has been the Shire's key economic activity since the 19th century. The fortunes of the sector have fluctuated over the years due to commodity prices and changes in mining technology.

Today, there are eight gold mines in the Shire and these are predicted to continue operating into the longer term, with some mines having an estimated mine life of over 20 years. Iron ore is also a significant resource within the Shire. There are existing operations that are extracting and exporting iron ore from large deposits at Iron Ridge in the Weld Range, operated by Fenix Resources Ltd. The future expansion of these operations is unclear due to the lack of certainty around the construction of a port facility, such as Oakajee, although current estimates anticipate a mine life of six to ten years (Refer to **Figure 4 - Mine sites in the Shire**).

The Strategy recognises the significance of the mining to the local economy and outlines that the Shire can assist the sector in a number of ways, such as: ensuring there is sufficient industrial land (e.g. rezoning or identifying new areas) available within Cue to facilitate opportunities to service the sector; and by providing greater controls for workforce accommodation in the Scheme within the Cue townsite and more remote locations.

### Agriculture

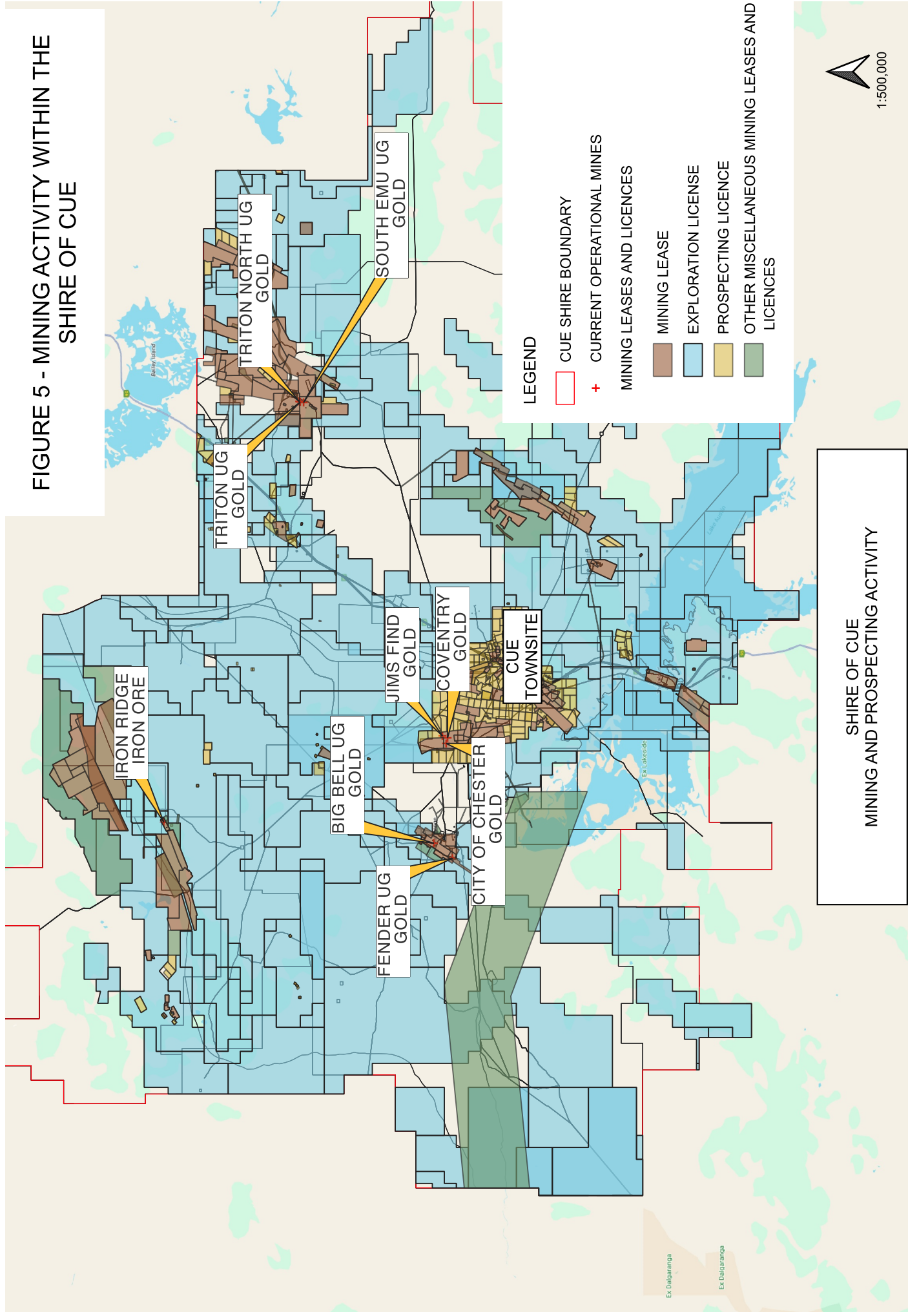
Sheep and cattle exported from the Shire's twelve pastoral stations account for most of its agricultural output (refer to **Figure 5 - Pastoral leases in the Shire**). The Strategy identifies that it will investigate and implement land use strategies and funding avenues to support the pastoral industry, including protecting agricultural lands from further fragmentation by subdivision, investigating opportunities to diversify the sector (e.g. intensification of agricultural production), and utilising innovation (e.g. technology) where appropriate. The Shire is also an active participant on the Murchison Regional Vermin Council, which has supported the construction of a dog fence to facilitate the re-introduction of small livestock into the region.

### Tourism

The Cue townsite offers a unique insight into the history of the goldfields, with its well-preserved late nineteenth-century buildings. The surrounding landscape also offers distinctive landforms such as Lake Austin and Walga Rock, which contains a cave displaying an extensive gallery of indigenous art dating back 10,000 years. The Shire is also known to contain numerous wildflowers, which are renowned internationally and attract tourists and scientists. Another opportunity relates to the nearby Square Kilometre Array (SKA) project to be located in the Shire of Murchison. Public access to the SKA is prohibited so there is an opportunity to promote the use and operation of the facility in surrounding towns and settlements such as Cue.

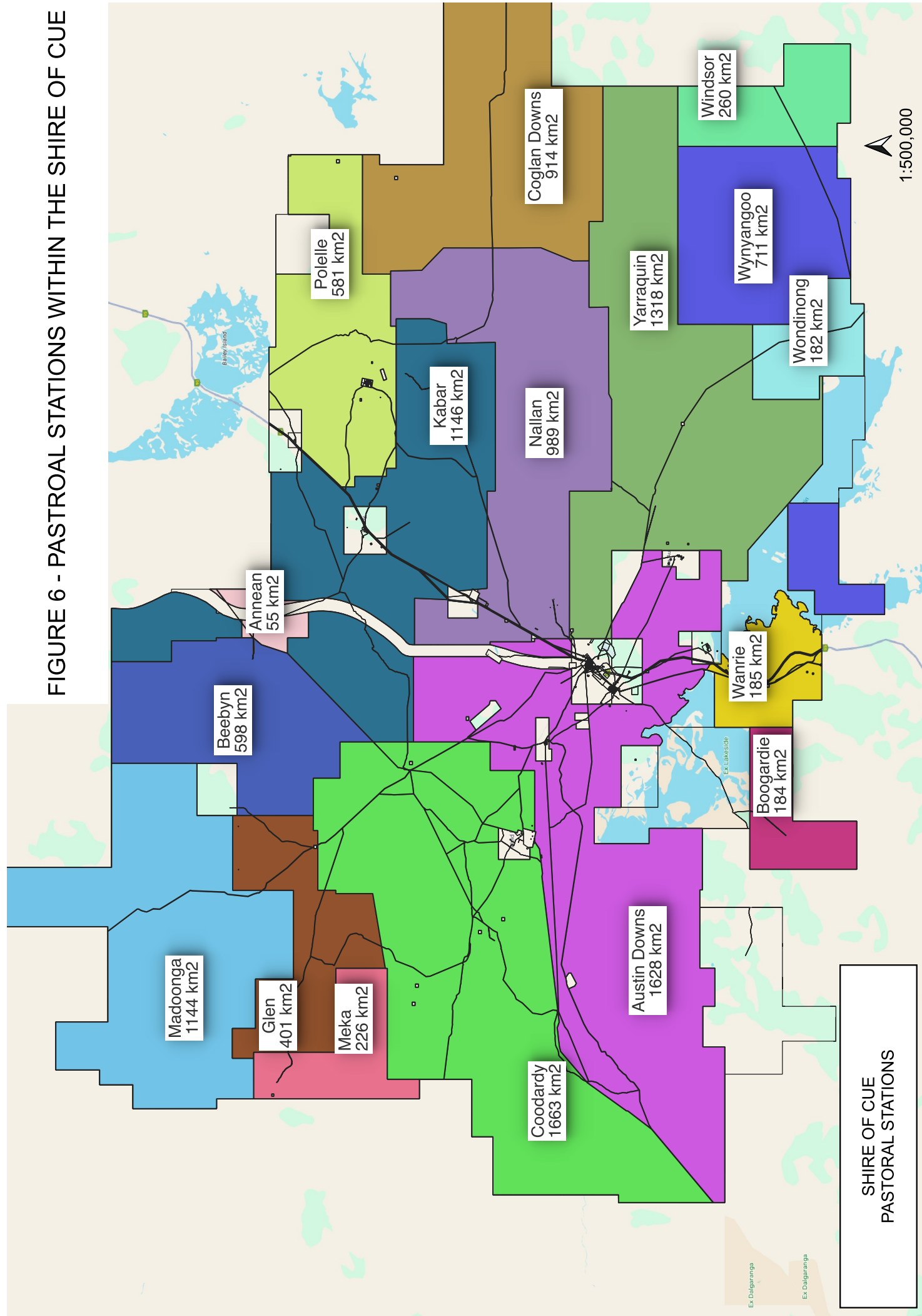
The Strategy identifies various land use related strategies/actions to assist the tourism sector. More specifically, the Strategy reports that most of the short-stay accommodation within the Cue townsite is at or near capacity during peak tourist season so additional capacity is required. To address the future needs of the sector, the Strategy identifies that the Shire will develop a local tourism strategy focusing on the Shire's unique European and Aboriginal history and that it will also participate in regional tourism initiatives coordinated by the Mid West Development Commission.

FIGURE 5 - MINING ACTIVITY WITHIN THE SHIRE OF CUE



SHIRE OF CUE  
MINING AND PROSPECTING ACTIVITY

FIGURE 6 - PASTROAL STATIONS WITHIN THE SHIRE OF CUE



## REPORT OF REVIEW - SHIRE OF CUE

### Renewable energy

Wind and solar conditions within the Shire are conducive to generating electricity through renewable energy technologies. The Strategy identifies that the Shire will also support the investigation into renewable energy resources and alternative ways of servicing future development and recommends that renewable energy generation be included as a discretionary use within the Rural zone. In 2023, the Shire approved a 257kwh solar collector array within the Heydon Place industrial area, which is being used to supplement the Shire electrical power needs.

### **3.3 Natural environment**

#### Biodiversity

The Shire of Cue is located within the Murchison Interim Biogeographical Regionalisation for Australia (IBRA). The region is broadly described as predominantly Mulga low woodlands on the plains, with reduced scrub on the hills and tree steppes on the sand plains. Significant flora includes priority ecological communities associated with banded ironstone formations associated within the Jack Hills and Weld Range and the Cue Grevillea. Threatened and priority terrestrial fauna species include the Mallee Fowl, Slender-Billed Thornbill, Major Mitchell's cockatoo, Rainbow Bee-eater, and the Long-Tailed Dunnart. Threatened subterranean fauna, including stygofauna and troglafauna, are also present.

#### Protection of water resources

Both minor and major water courses are present within the Shire, which ranges from Nallan Creek located near the Cue town site through to the Murchison River. Groundwater is the primary source of water supply within the Shire and is used for a range of purposes including potable water, pastoral activities, and mineral-related activities such as dust suppression and ore processing. Protection and sustainable use of these groundwater resources are critical, and the Scheme already addresses the protection of public drinking water sources through two Public Drinking Water Source Protection Areas (PDWSA), Priority 1 (P1) and Priority 2 (P2) are associated with the Cue Water Reserve. These existing Scheme provisions should be reviewed to ensure consistency with (draft) State Planning Policy 2.9 - Water resources.

#### Bushfire

Bushfire is a significant issue throughout the Shire with large areas designated as 'bushfire prone'. The local planning strategy identifies that land use planning in bushfire prone must occur within the context of *SPP3.7 - Planning in bushfire prone areas*. This may have implications for land use planning that occurred prior to this policy becoming operational, such as in the Shire's rural living estates.

## **PART 4 - LAND DEMAND AND SUPPLY**

This section evaluates land demand and supply requirements in response to the key drivers identified in **Part 3**.

### **4.1 New lot creation**

When the WAPC determines subdivision applications, these are typically given preliminary approval subject to conditions. When conditions have been fulfilled, applicants may proceed to final approval, where new lot titles are issued.

#### 4.1.1 Preliminary approvals

Since 2015, seven lots received conditional approval within the Cue townsite. Of these, one was for Residential land use, five for Industrial land use and one for Commercial land use (refer to **Table 2**).

#### 4.1.2 Final approvals

Since 2015, one lot (for Industrial use) received final approval (refer to **Table 2**).

## REPORT OF REVIEW - SHIRE OF CUE

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## REPORT OF REVIEW - SHIRE OF CUE

**Table 2: Preliminary and final approvals (no. of lots) by zone (2016-2022)**

	Res	Rural	Ind	Com	Other	Rural Living	Total
Preliminary	1	0	5	1	0	0	7
Final	0	0	0	1	0	0	1

*Source: DPLH (2023)*

### 4.2 Development activity

#### 4.2.1 Development approvals

Since 2016, 18 development approvals have been issued for Residential land uses. There were mostly for the upgrading of dwellings (such as new carports and sheds) and workers' accommodation for various companies based in Cue, such as transport and mining services-related companies. Development approval has been issued for 13 other forms of development, mostly for the construction of new facilities and upgrading of existing development (refer to **Table 3**).

**Table 3: Development approvals (2017-2022)**

Year	Development approvals (no.)	
	Residential	Com/Ind//Other
2022	1	1
2021	4	3
2020	5	5
2019	6	3
2018	1	0
2017	1	1
Total	18	13

*Source: Shire of Cue (2023)*

#### 4.2.2 Building commencements

Since 2016, approval has been issued for 59 buildings - 29 for Residential purposes for new dwellings (provided by government agencies and the Shire to meet the needs of workers) and 30 for other purposes (mostly for construction of new premises and the upgrading of existing facilities) (refer to **Table 4**).

**Table 4: Building commencements (2017-2022)**

Year	Building commencements (no.)		
	Total	Residential	Com/Ind//Other
2022	15	12	3
2021	11	5	6
2020	19	10	9
2019	4	1	3
2018	5		5
2017	5	1	4
Total	59	29	30

*Source: Shire of Cue (2023)*

#### 4.2.2 Development Assessment Panel

No applications have been considered by a Development Assessment Panel.

## REPORT OF REVIEW - SHIRE OF CUE

### 4.2.3 State Development Assessment Unit

No applications have been considered by the State Development Assessment Unit.

### 4.3 Future land supply requirements

To evaluate future land supply, this analysis utilises Landgate's Property Valuation Database. This dataset provides a comprehensive breakdown of land development status by classifying zoned land as 'developed', 'undeveloped/vacant' and 'unrated' (refer to **Table 5**). **Appendix 2** provides an explanation of the definitions used in the following section.

<b>Table 5 - Land development status ('developed', 'vacant' and unrated)</b>			
<b>Zone</b>	<b>Developed (lots)</b>	<b>Vacant (lots)</b>	<b>Unrated (lots)</b>
Residential	114	113	85
Commercial	18	2	5
Industrial	4	NA	2
Mixed Use	5	2	0

### 4.5 Residential land

#### 4.5.1 Residential zone

There are 312 lots zoned Residential within the Cue townsite, with most having an R-Code of R10/12.5. Of these lots, 114 lots are 'developed', 113 are 'vacant' and 85 are 'unrated'.

Most 'vacant' lots (97 lots) are 2,000m<sup>2</sup> or less, while 16 lots are larger than 2,000m<sup>2</sup>. There may be potential for these larger lots to be re-subdivided to yield approximately 100 additional lots. The absence of a reticulated sewerage network does restrict the potential for more intensive development.

As outlined in the Strategy, the cost of creating additional residential housing is estimated to be approximately \$500,000 per dwelling. Construction costs are a significant impediment to development, as dwellings in the town have a market value of only \$200,000.

#### 4.5.2 Responding to Demand

As presented in Part 2 of this report, Shire's population is expected to experience further declines between 2021 and 2031 so there is not anticipated to be demand for additional housing. There is sufficient existing vacant land to meet requirements, should this trend change,

The Shire is considering a tiny homes project to provide more permanent affordable accommodation within the townsite. Tiny homes would provide the opportunity for permanent housing for both itinerate workers and permanent residents. In addition, the Shire is also considering the implementation of a small-scale reticulated sewerage network to enable the larger vacant lots to be utilised for more intensive housing developments.

The Shire will also work closely with Development WA to establish a program to sell Crown residential and serviced lots within the Cue townsite. As there are many vacant and serviced Crown lots in the Cue townsite, an ongoing release program may provide the opportunity to increase the number of dwellings in the town.

### 4.6 Industrial land

There are two separate zoned industrial precincts within the townsite of Cue.

1. Heydon Road Industrial Precinct - this is the town's primary industrial precinct and is located off Robinson Street at the northern end of the townsite. The area contains 20 lots most of which are developed and zoned 'General Industry'. At the present time, five lots within the area are being utilised for the town's power supply facilities. Two of the larger lots, which are owned by the Shire have been conditionally approved for subdivision. The Shire is

## REPORT OF REVIEW - SHIRE OF CUE

currently in the process of meeting these conditions to enable the new lots to be created. Other lots within the area are being used for a variety of industrial purposes, including a road train assembly area and for a transport logistics business.

2. Austin Street Industrial Precinct - the is town's secondary industrial precinct and is located within the centre of town on Austin Street near to Cue's primary commercial and retail centre. Land within this area is being utilised for the Shire's depot and a range of light industrial activities.

The Strategy identifies the need to provide more land for industrial purposes throughout the townsite in the short term to facilitate local opportunities to service the mining sector. The Strategy identified an additional industrial precinct, located at the end of Marshall Street, on the southern side of town. The creation of this area has not progressed for several reasons, including the cost of providing services and the need to resolve environmental issues. Contrary to the intent expressed in the Strategy, the Shire is now seeking to consolidate and/or expand the existing Heydon Place industrial area by rezoning adjacent land parcels (mostly land that is currently reserved) to either General Industry or Light Industry. The Shire believes there is growing demand from industry for transport-related facilities to service the mining and pastoral industries, including provision for large hardstand areas and storage/servicing facilities to accommodate large road transport vehicles.

### 4.7 Mixed use

There are three 'developed' and two 'vacant' lots that are zoned Mixed Use in the Cue townsite. These existing lots presently accommodate a range of activities that service the needs of the local community. The Strategy identifies the need to rezone various land parcels throughout the Cue townsite to Mixed Use to provide greater land use flexibility. The Shire has, however, indicated that it now proposes to introduce a more flexible Rural Town Centre zone for the Cue townsite so land that is presently zoned Mixed Business would be reclassified to this new zone (see below).

### 4.8 Commercial land

Commercial activities, including retail, services and other businesses/administration functions are located within Cue's town centre (Austin Street) on land that is zoned Commercial. The current Commercial zone applies to an area greater than the town centre. Consequently, as outlined in the Strategy, there are numerous vacant lots or instances where land zoned Commercial is being used for Residential purposes. The Shire has indicated that it now proposes to introduce a more flexible Rural Town Centre zone for the Cue townsite so land that is presently zoned Commercial would be reclassified to this new zone (see below).

### 4.9 Rural Townsite

The Rural Townsite zone covers smaller historical townsites in the Shire such as Big Bell, Day Dawn, Cuddingwarra, Mainland and Austin, having only a small number of permanent residents. This zone is intended to provide for a range of land uses that would typically be found in a small country town. The Strategy identifies some specific actions for these settlements but these principally relate to ensuring heritage values are protected rather than identifying additional land requirements to accommodate population or economic drivers.

### 4.10 Rural living

While there is no land zoned for Rural living purposes (Rural Residential or Rural Smallholdings) in the Shire, the Scheme (zoning table) includes the Rural Residential zone and provisions in Part 4. The Strategy argues that land for rural lifestyle lots should be identified adjacent to the Cue townsite where services can be connected, the land tenure is appropriate, and the justification addresses all the requirements set out in State Planning Policy 2.5 - Rural planning (SPP2.5).

There are two historic small-scale farming properties that were originally established to provide fresh produce, including meat and dairy for local residents (Brega Wells and Dairy Wells). These

## REPORT OF REVIEW - SHIRE OF CUE

properties are Brega Wells and Dairy Wells. Both properties are held by the Crown and leased to individuals. While the properties are no longer used for agricultural production, the Shire supports these being retained for rural living purposes, as they provide additional housing choices in the Shire and help to preserve the history of the area.

### 4.11 Rural land

Outside of the Cue townsite most of the remaining land within the Shire is zoned Rural. There is a desire to introduce greater flexibility into the Rural zone to accommodate a wider range of uses and to facilitate better farming efficiencies through boundary realignments. The creation of homestead lots to accommodate the needs of retiring farmers needs to be supported.

### 4.12 Zoning in the town centre

Given that the town has limited services and facilities and that there is unlikely to be any significant demand in the foreseeable future, the Shire is of the view that it should simplify the existing local planning framework, particularly for the Cue townsite, to better reflect the aspirations of the local community, enhance administration of the scheme as it relates to the town centre, and to generate greater investment opportunities. The Shire is proposing to reduce the number of zones (Residential, Commercial, Mixed Use, and Special Use) that currently apply in the Cue town centre and replace these with one more flexible zone. Consideration will also be given to whether any new zone should also be applied to land that is currently reserved for Civic and Community Purposes and managed by the Shire (refer to **Figure 6 - Flexible zone for Cue town centre and industrial expansion**).

## PART 5 – OFFICERS COMMENTS

This part of the report evaluates the existing planning framework given the planning context presented in **Part 3** and the assessment of land supply and demand in **Part 4** and considers whether the Local Planning Strategy, Local Planning Scheme, Structure Plans/Development Plans and Local Planning Policies are: 1/ satisfactory in their existing form; or 2/ should be amended; or 3/ should be revoked and/or have a new documents prepared.

### 5.1 Local planning strategy

When it was endorsed by the WAPC in 2015, the Strategy was broadly consistent with strategic guidance and directions in the Shire's Strategic Community Plan 2014-2024 and the Department of Planning, Lands and Heritage (DPLH) Mid West Regional Planning and Infrastructure Framework (2015). In summary, the Strategy addresses the population, economic and environmental drivers that were briefly outlined in **Section 3** and **Section 4** of this report by defining strategic directions/actions relating to:

- current and future functions of the Cue townsite and other smaller settlements across the Shire;
- managing population/demographic change (i.e. declining numbers and ageing of the population) within the Cue townsite;
- supply of land (i.e. residential, commercial, industrial, and mixed-use) to meet demand within the Cue townsite;
- provision of a range of housing/accommodation types, including aged persons accommodation and short-stay accommodation, in the Cue townsite;
- diversifying the Shire's economy (e.g. agricultural production and tourism activities) and generating employment opportunities across the Shire;
- protecting the Shire's European and Aboriginal heritage assets and values;
- managing climate change and impacts of development on the natural environment; and
- consult with stakeholders regarding current and future requirements for infrastructure

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### planning

As outlined in this Report, an evaluation of the local planning framework has identified upgrades/changes to the Strategy document that was endorsed in 2015. These key new initiatives include: the introduction of greater flexibility in the Cue townsite through the introduction of a more flexible zone in the town centre; increasing the supply of industrial land around the townsite; and reflecting the Shire's new Strategic Community Plan 2023-2038. Updating the Strategy to reflect these changes could be progressed through an amendment to the Strategy document in accordance with the process for amending a local planning strategy as set out in the Regulations.

### 5.2 Local Planning Scheme No.2

The Strategy and subsequent review of the local planning framework, have identified various actions relevant to the local planning scheme, including:

- aligning Scheme structure and content with the Model and Deemed Provisions of the Regulations;
- normalising existing zones to the model zones and including the Environmental Conservation zone from the Model Provisions,
- based on further analysis, and subject to the approval of the Minister for Planning, introducing a more flexible zone over the town centre by defining objectives; formulating specific development provisions; and applying this to the Cue town centre by reclassifying identified land parcels that are currently zoned Residential, Commercial, Mixed Use, and Special Use to Rural Town Centre.
- providing more opportunities for industry by (re)zoning land or changing the classification of reserved land around existing industrial areas.
- providing infill opportunities in the Residential areas within the Cue townsite where reticulated sewerage is or may be made available;
- updating land use permissibility in the zoning table;
- ensuring the Scheme contains appropriate general development provisions relating to workforce accommodation; renewable energy facilities; flexible provisions to promote greater opportunities for aged care and short-stay accommodation in the Cue townsite;
- reviewing existing special control areas and introducing new area controls (if required); and reviewing existing local planning policies and formulating new local planning policies (for various land use/development matters).

Making the identified changes can be achieved through an omnibus amendment to the Scheme in accordance with the processes set out in the Regulations.

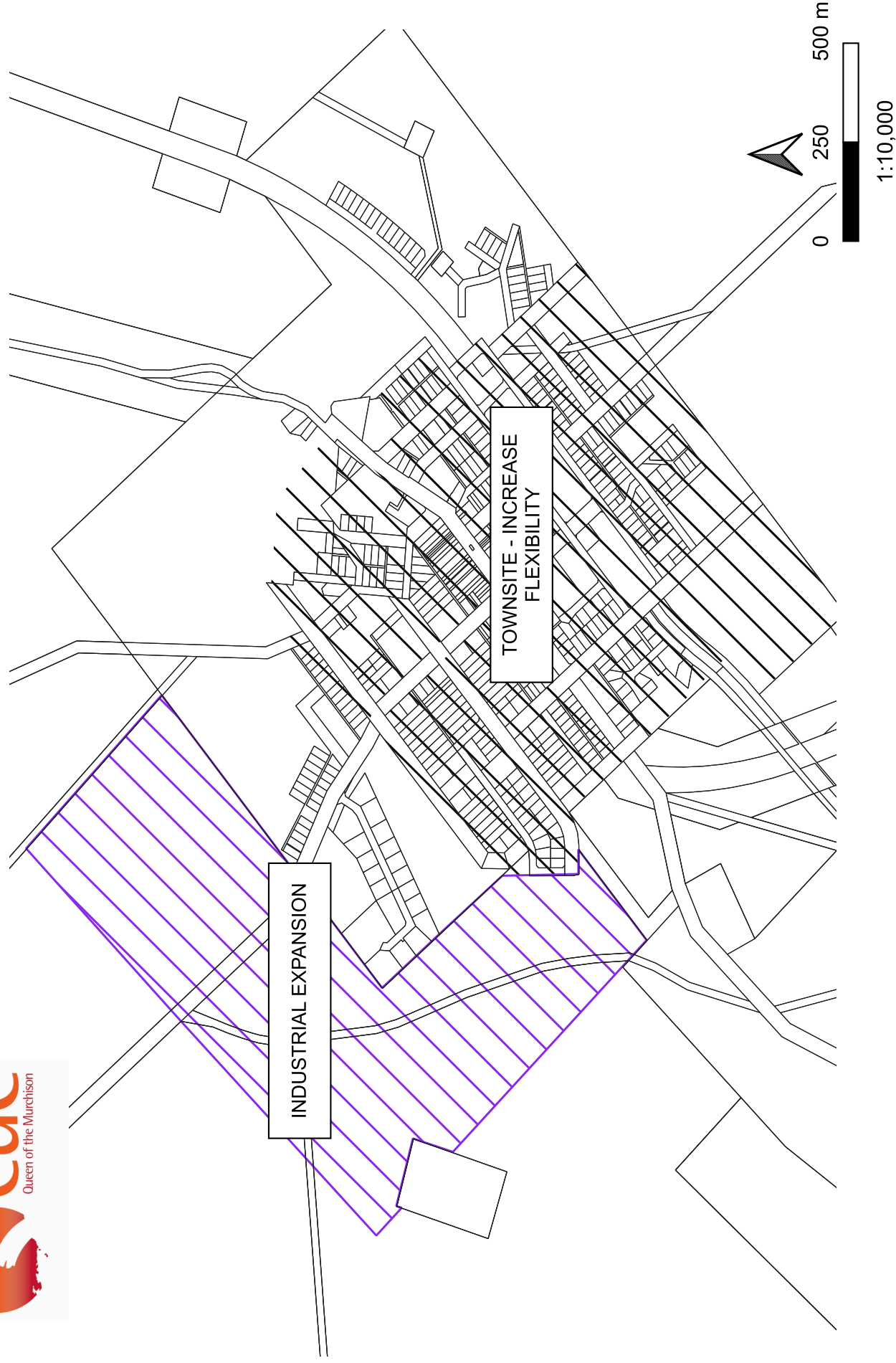
### 5.3 Structure Plans

No structure plans have been prepared under Scheme 2.

### 5.4 Local Planning Policies

Several of the Shire's policies are dated (prepared from 2001 onwards) while others deal with

FIGURE 7 - SHIRE OR CUE SCHEME REVIEW OBJECTIVES



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issues in a manner that is at odds with the Regulations. The current suite of local planning policies should be reviewed to identify:

- obsolete policies or where existing policies that address common issues can be consolidated;
- policies that need to be updated or new policies to address current best practices; and/or
- policies that are not specific to land use planning that can be adopted as general Council policies or local laws under the *Local Government Act 1995*.

### PART 6 - RECOMMENDATION

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That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that the:

1. Shire of Cue's Local Planning Strategy is not satisfactory in its present form and should be amended to address the expansion of the Heydon Place industrial area and the requirement for greater land use flexibility within the Cue townsite.
2. Shire of Cue's Local Planning Scheme No. 2 is not satisfactory in its present form and should be amended via an omnibus amendment to:
  - a. Provide for greater flexibility for uses within the Cue townsite;
  - b. Accommodate the expansion of the Heydon Place industrial area; and
  - c. Ensure the Scheme's compliance with the Model provisions under the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. As part of amending the Scheme, assess the relevance of existing local planning policies to determine which policies (if any) should be amended/revoked and whether any new policies are required.

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### Appendix 1 - List of amendments to LPS 2 (since gazettal)

Amendment No.	Gazettal Date	When	Details
New scheme	23/10/15	27/01/16	New scheme
1	31/5/2022	31/5/2022	Rezoning the portions of Heydon Place that have been constructed on land zoned General Industry to the Local Road reserve; Rezone the portion of the General Industry zone required to realign the extension of Heydon Place through Lot 9000, including provision for a 42- metre-wide cul-de-sac head within Lot 9000, from General Industry zone to Local Road reserve; and Rezone the portions of Local Road reserve that have been included within existing lots 593, 594, 595, 596, 641 and 9000 and do not form part of the revised alignment, from Local Road reserve to General Industry zone; Amend the Scheme Map accordingly.

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### Appendix 2 - Explanation of land supply data (Landgate vacant land data)

The Landgate Property Valuation Database gives each cadastral lot in the Residential, Industrial and Commercial zones one of three values (developed, undeveloped or unrated). These values are defined below:

<b>DEVELOPED</b>	<b>Developed</b> refers to lots that are zoned for development for the purposes of the specified primary land use category (Residential, Industrial and Commercial) for which premises valuation information is captured in Landgate's property valuation database.
<b>UNDEVELOPED</b>	<b>Undeveloped</b> refers to lots that are zoned for development for the purposes of the specified primary land use category (Residential, Industrial and Commercial) for that are recorded as vacant in Landgate's property valuation database.
<b>UNRATED</b>	<b>Unrated</b> refers to lots that are zoned for development for the purpose of the specified primary land use category (Residential, Industrial and Commercial) for which no vacant land or premises valuation information has been captured in Landgate's Property Valuation Database. This may include State or local government owned lots or premises exempt from rates, Crown allotments, common property within lots on survey, newly created lots on survey, land otherwise exempt from rates and some public roads which are zoned for the primary land use category (Residential, Industrial and Commercial) under the local planning scheme.