

**SHIRE OF CUBALLING
LOCAL PLANNING STRATEGY
(AMENDMENT)**

**PREPARED BY
LANDVISION**



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1.0 INTRODUCTION

Council's Local Planning Strategy (LPS) was prepared in 2002 and was approved by the WAPC in 2004 at the same time as Council's Town Planning Scheme No. 2.

Clause 1.6 of the Shire's Local Planning Strategy (LPS) acknowledges that the LPS is a dynamic document which can be reviewed at any time by Council.

The amendment to the LPS is proposed to reflect changes in the Shire since 2002. When this amendment is considered for endorsement by the Western Australian Planning Commission the details of the amendment will replace relevant sections of the existing LPS, including maps. A review of Section 5 of the LPS including aims, strategies and actions, may also be required.

When prepared the Shire was not under any pressure for growth and the LPS though recognising growth scenarios reflected a position to generally retain the status quo.

The growth of the area was generally viewed in the following context.

The State Planning Strategy's vision for the region inter alia sees the:

- Development of a range of expanded and consolidated towns linked by improved infrastructure.
- Maintenance and enhancement of vibrant viable inland communities.

Essentially the LPS sees Cuballing as the main focus for population growth by providing a variety of housing opportunities.

The LPS recognised;

“the need to encourage further growth within the existing townsites to maximise the use of the existing facilities and limit the potential infrastructure costs that would be placed on Council”.

It further recognises that;

“One of the attractions of living in the Shire of Cuballing is the provision of a range of lot sizes. It is therefore important that while the Council encourages some consolidation that it maintains a balance of various lot sizes.”

“The Clifford Street area in Cuballing is especially recognised where Council seeks to retain and enhance the amenity in this area.”

In support of the above, Council has adopted a Natural Resource Management Policy which seeks to ensure that development is appropriately managed to meet sustainability objectives.

Subject to an appropriate assessment of demand, rural residential development is promoted where there is adequate access to service and infrastructure.

The LPS recognises the potential for rural residential development on the eastern boundary of the Cuballing townsite and also the desirability of limiting the sprawl of rural residential lifestyle blocks along the Great Southern Highway towards Narrogin.

It is within the above context that Council has been dealing with a number of proposals which prudent planning requires provision for managed growth. In this respect Council is sensitive to the need to accommodate and respond to pressures for growth in a balanced way to ensure that the low key lifestyle of the Shire's two major townsites is maintained.

Table 1 provides building statistics for the Shire and the towns of Cuballing and Popanyinning since 2004/2005.

Table 1: Shire of Cuballing Building Approvals

	Cuballing	Popanyinning	Rural	Total		
					Dwellings	Value \$'000
2004/05	22	3	13	38	13	1879
2005/06	25	4	7	36	12	1551
2006/07	27	6	20	53	11	1766
2007/08 (4 months)	10	1	7	18	5	994

Currently Town Planning Scheme No. 2 in combination with WAPC Rural Policy No. 3.4 prevents subdivision in both the Cuballing and Popanyinning townsites as well as the rural areas of the Shire except in exceptional circumstances.

These pressures have necessitated a review of the Local Planning Strategy. Accordingly this document has been prepared as an amendment to the LPS to be read with and form part of it.

This amendment is consistent with and supports the above framework for growth and the LPS's objectives. The LPS objectives relevant to growth pressures can be summarised as:

1. The consolidation of growth in the existing townsites of Cuballing and Popanyinning.
2. The attraction of employment opportunities to the Shire.
3. To manage the demand for rural residential development in areas that can be adequately serviced and which do not detract from rural amenity.
4. To prevent the loss of productive agricultural land to the development of lifestyle lots.
5. To promote the location of the Great Southern Highway and railway to the advantages of the Shire.

2.0 MANAGED GROWTH

Within the above context Council has considered the following growth strategy for the Shire. (See Figure 1)

1. Cuballing

Council has considered a number of options for the consolidation and expansion of the town centre with additional areas to the south and north of town identified for residential and rural residential expansion.

To facilitate consolidation of the town centre it is proposed that some of the lower density areas around the town centre be made available for subdivision at R10 density (ie. doubling of the current lot density). The road layout is available for existing lots to be subdivided in two, to achieve the above without the need for additional road reserves or for altering the existing town grid layout.

Two land parcels, one to the north and one to the south of the townsite are identified for possible rural residential development subject to satisfactory land capability and environmental investigations.

The size of the rural residential lots proposed to the north and south of town will depend on a detailed land capability assessment and the possibility of connection to the water supply network which runs alongside the highway. In either event the size of lots will be determined in accordance with WAPC policy as it stands at the time of application.

Notwithstanding 2 hectare lot sizes would generally be regarded as the average.

Areas of vegetated land currently in the rural townsite zone are proposed to be transferred to the rural residential zone where building controls and clearing restrictions can be implemented. The combination of these measures provides for growth but within a confined area.

The development of these areas will result in the following potential lot yield.

Existing townsite	- (R10)	22*
Townsite expansion south	- (R5)	56
Rural residential north	- R5	71
Rural residential south	- <u>SR</u>	<u>12</u>
		161

* Additional potential for 27 - R30 aged persons units

The town centre area of Cuballing townsite is to be recognised in Council policy for encouraging commercial development and cottage industry as well as aged persons living. A provision is to be added to the Rural Residential provisions of the Scheme to indicate that R2 provisions are to apply for development control purposes.

It is further proposed to protect the Cuballing watercourse through the introduction of a Special Control Area into TPS No. 2 which restricts development and provides a minimum setback to the watercourse. This will depend on the outcome of flood investigations to be carried out by Council. Affected properties may have subdivision options assessed favourably to facilitate the above.

Other vegetated areas in the townsite are either proposed to be reserved for Recreation and Open Space (Crown or reserved land) or transferred to the rural residential zone (freehold

land) with appropriate development controls regarding clearing, building envelopes and fencing.

This will provide a green backdrop to the town and help to define the rural townsite land uses.

The Clifford Street Policy Area is recognised in the LPS as particularly sensitive and this addendum allows Council to provide strict clearing and building controls over this area prior to subdivision and development.

Public purpose reserves in the townsite that are surplus to requirements have been identified and are proposed to be either reserved for Recreation and Open Space or included in an appropriate residential development zone.

Figure 2 indicates the proposed modifications that would be needed to TPS No. 2 over time including those which would be subject to an amendment immediately upon the adoption of this addendum.

Figure 3 indicates a possible subdivision layout for the town and its expansion to the south.

Detailed plans will be formulated when and only after appropriate investigations into the required infrastructure are completed and plans are in place for their implementation.

Council will be seeking advice from both Western Power and the Water Corporation in respect to the above prior to formulating development concepts.

2. Popanyinning

Provisions are proposed for modest expansion in the Popanyinning townsite by rezoning surplus areas allocated for public purposes into low density residential lots.

The potential increased lot yield for Popanyinning is 42 comprising 11 lots at R5 (2000m² min) and 31 lots at R10 (1000m² ave). This is infill development only (see Figure 4).

The few additional lots proposed in Popanyinning require no additional road or services to those that would need to be available to development of the existing lots. If the capacity of the power supply is limited then Council or the owner of the lots (the Crown) will need to determine the feasibility of upgrading services before considering development.

3. Yornaning

A rural industry policy area is to be included in the Local Planning Strategy at Yornaning.

The strategic location of Yornaning between the two townsites and located centrally within the Shire makes it attractive for rural industry which Council is trying to attract to the area. A site has been identified which has direct access to the highway, power and scheme water supplies (see Figure 5). Should this be successful Yornaning Townsite opposite the proposed rural industry precinct would be available to provide small lots for support industry. Irrespective it is proposed that Yornaning Townsite be included in an

appropriate industrial zone in TPS No. 2 to ensure that residential development does not occur there which may jeopardise industrial options. There are currently no residences in the townsite.

4. Rural Subdivision - Homestead Lots

Homestead lots may be created consistent with WAPC policy to enable an existing house on a farm to continue to be occupied provided that:

- (a) the land is in the Wheatbelt agricultural policy area;
- (b) the population in the locality is declining or relatively static;
- (c) the homestead lot has an area between 1 and 4 ha, or up to 20 ha where it is desirable to respond to the landform or to include existing outbuildings or water sources;
- (d) there is an adequate water supply for domestic, land management and fire management purposes;
- (e) the homestead lot fronts a constructed public road;
- (f) the homestead lot contains an existing residence; and
- (g) a homestead lot has not been exercised from the farm in the past.

3.0 CRITERIA FOR DETERMINING A SCHEME AMENDMENT

Prior to determining a proposal to rezone land for residential development, Council will consider the criteria listed below;

1. The land is capable of being provided with essential services and agreement has been reached between the developers and service providers with regard to the staging and financing of services;
2. Planning is sufficiently advanced to depict an acceptable overall design to guide future development;
3. The proposed development represents a logical progression of development;
4. Community requirements (such as major roads, open space and public purposes) have been satisfied or provision made for them; and
5. Any constraints to development can be satisfactorily addressed.

Also future amendments will be subject to the provisions of section 48A of the *Environmental Protection Act 1986*.

Council may require following information prior to determining an application to rezone land:

Justification

- A clear description, explanation and justification for the proposed change;
- Evidence, in terms of the development of nearby property and the provision of existing infrastructure services, that the proposed change represents a logical extension of development; and
- Details relating to the specific characteristics of the land and pertaining to its proposed use.

Land and ownership

- The land to which the amendment applies;
- Ownership details;
- Clearly annotated plan/s depicting the land involved and other features as appropriate; and
- The extent of agreement of landowners to the proposal.

Natural environment

- An accurate description of the land including the natural environment;
- Description of the physical conditions of the land;
- Identification of the means by which natural features (such as wetlands and remnant vegetation) will be protected; and
- Identification of any environmental issues which may impact on future development (such as noise, water catchment, contaminated land and air pollution).

Services

- Information regarding the way in which the land will be serviced by water, drainage, sewer, power and other optional services; and
- Information regarding the servicing of the area by road including information regarding how the development will be accommodated within the wider road system.

Public uses

- Details regarding the areas required for school sites (primary and secondary), public utilities and community facilities.

Consultation

- Details regarding any consultations undertaken with relevant service providers and agreement reached.

4.0 SUMMARY

This report has been prepared to identify areas to which pressures for growth can be directed or accommodated and lists criteria to be met to Councils' satisfaction prior to an amendment being initiated to Councils' Town Planning Scheme.

In summary the modifications promote or accommodate the following:

Cuballing:

1. The consolidation of the town centre (increased densities dependent upon provision of adequate effluent treatment systems).
2. Rural Residential development to north and Rural Townsite and Rural Residential development to the south of the town (subject to land capability and environmental assessment).
3. The introduction of controls over vegetated areas identified for future development in the townsite.
4. The introduction of controls over development of flood prone land and the protection of riparian vegetation in areas affected by the main drainage lines which traverse the townsite.

Popanyinning:

1. Modest residential development in the current undeveloped portion of the existing townsite.

Yornaning:

1. A rural industry precinct adjacent the highway at Yornaning with supporting industry located in the former Yornaning townsite.
2. A Special Control Area over Yornaning Townsite to control the possible mix of residential and industrial type uses.

The above proposals will allow Cuballing to increase its population from its current 400 to approximately 800 and for Popanyinning to increase its population from its current 100 to 200 – 250 in a controlled and managed manner.