



# SHIRE OF TRAYNING LOCAL PLANNING SCHEME No 1

## AMENDMENT No 1

Trayning Reserves

July 2013

# PLANWEST

(WA) PTY LTD A.B.N. 77 665 477 168

**CONSULTANTS IN PLANNING,  
DESIGN AND MANAGEMENT**

**PLANNING & DEVELOPMENT ACT 2005**

**RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

**Shire of Trayning**

**LOCAL PLANNING SCHEME No 1**

**AMENDMENT No 1**

RESOLVED that the Council in pursuance of Section 75 of the Planning and Development Act 2005 amend the above Local Planning Scheme by:

- 1) reclassifying Reserve 18036 Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Civic and Cultural' and 'Public Purposes - Cemetery' local scheme reserves;
- 2) reclassifying portion Reserve 15291 Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Recreation and Community Purposes' and 'Conservation' local scheme reserves and 'Light Industry' zone;
- 3) reclassifying Reserve 15718 off Sutherland Street, **Trayning**, from 'Public Purposes – Public Utility' local scheme reserve to 'Parks and Recreation' and 'Public Purposes – Cemetery' local scheme reserves;
- 4) reclassifying portion of unnamed road off Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'No zone';
- 5) reclassifying portion Reserve 22662 and Reserve 17909 Bencubbin-Kellerberrin Road, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Water Supply' and 'Public Purposes – Recreation and Community Purposes' local scheme reserves;
- 6) reclassifying Reserve 40117 Sutherland Street, and Lots 88 and 149 Bencubbin-Kellerberrin Road, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Recreation and Community Purposes' local scheme reserve; and
- 7) reclassifying portion P182355 Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve and 'Special Use – Caravan Park' zone to 'Parks and Recreation' and 'Public Purposes – Recreation and Community Purposes' local scheme reserves;

as more clearly shown on the Scheme Amendment Map.

Dated this ..... day of .....20...

.....  
Chief Executive Officer

.....  
Date

**MINISTER FOR PLANNING**

**PROPOSAL TO AMEND A SCHEME**

1. **LOCAL AUTHORITY:** Shire of Trayning
2. **DESCRIPTION OF TOWN PLANNING SCHEME:** Local Planning Scheme No. 1
3. **TYPE OF SCHEME:** District Zoning Scheme
4. **SERIAL NUMBER OF AMENDMENT:** Amendment No. 1
5. **PROPOSAL**  
To;
  - 1) reclassifying Reserve 18036 Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Civic and Cultural' and 'Public Purposes - Cemetery' local scheme reserves;
  - 2) reclassifying portion Reserve 15291 Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Recreation and Community Purposes' and 'Conservation' local scheme reserves and 'Light Industry' zone;
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as more clearly shown on the Scheme Amendment Map.

## REPORT BY: Shire of Trayning

### 1 INTRODUCTION

The Shire of Trayning seeks the WA Planning Commission's support and the Hon. Minister's approval to a Scheme Amendment that seeks to 1) reclassify Reserve 18036 Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Civic and Cultural' and 'Public Purposes - Cemetery' local scheme reserves; 2) reclassify portion Reserve 15291 Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Recreation and Community Purposes' and 'Conservation' local scheme reserves and 'Light Industry' zone; 3) reclassify Reserve 15718 off Sutherland Street, **Trayning**, from 'Public Purposes – Public Utility' local scheme reserve to 'Parks and Recreation' and 'Public Purposes – Cemetery' local scheme reserves; 4) reclassify portion of unnamed road off Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'No zone'; 5) reclassify portion Reserve 22662 and Reserve 17909 Bencubbin-Kellerberrin Road, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Water Supply' and 'Public Purposes – Recreation and Community Purposes' local scheme reserves; 6) reclassify Reserve 40117 Sutherland Street, and Lots 88 and 149 Bencubbin-Kellerberrin Road, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Recreation and Community Purposes' local scheme reserve; and 7) reclassify portion P182355 Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve and 'Special Use – Caravan Park' zone to 'Parks and Recreation' and 'Public Purposes – Recreation and Community Purposes' local scheme reserves; as more clearly shown on the Scheme Amendment Map.

### 2 BACKGROUND

The Shire of Trayning Scheme No 1 was recently gazetted on 24 June 2013. The Council's local planning strategy was endorsed by the WA Planning Commission on 25 July 2012.

Part of the local planning strategy was an 'Action' (No 9 – see below) to review the Shire's Crown reserves in an endeavour to better designate the Crown Reserve uses to reflect their current landuses, and at the same time more appropriately designate these in the Scheme.

*9 The Shire will consider the future of the 'Public Purpose Reserves' identified on the Strategy Map in order that their Scheme designation more accurately reflects their existing use or proposed use. A Scheme Amendment may be necessary if this is considered appropriate.*

The Shire of Trayning Local Planning Strategy advertised on the 24 August 2010 identified the Council and businesses desire to open up industrial land at the disused recreation ground along Sutherland Street.

In August 2010 the then Regional Development & Lands Department invited the Shire to look at the possibility of rationalising reserves bordered by Sutherland Street and the Bencubbin-Kellerberrin Road (The recreation grounds and surrounds). This rationalisation was seen as an ideal opportunity to realign the reserve boundaries to best reflect the Shire of Trayning present and future needs especially the future prospects of light industrial precincts. Reserves were amended, adopted by Council and submitted to the then Regional Development & Lands Department and is moving along to resolution.

In December 2012 information was presented to Council during Public Question Time that the fuel service in the town of Trayning would no longer be continued as of the 14 March

2012. This was due to the recent regional compliance inspections by the Department of Mines and Petroleum which deemed the fuel station as non-compliant and in need of upgrades; the cost of upgrade could not be met and the service ceased.

In March 2013 a community meeting held in Council Chambers and which was well attended highlighted in no uncertain terms the 'no fuel' situation to be causing grief and concern to people living in the Shire as well as visitors finding out fuel is no longer available. The Shire President and CEO determined all efforts will be expended to resolve the no fuel situation and that funding is currently being investigated to provide a fuel service for the Shire.

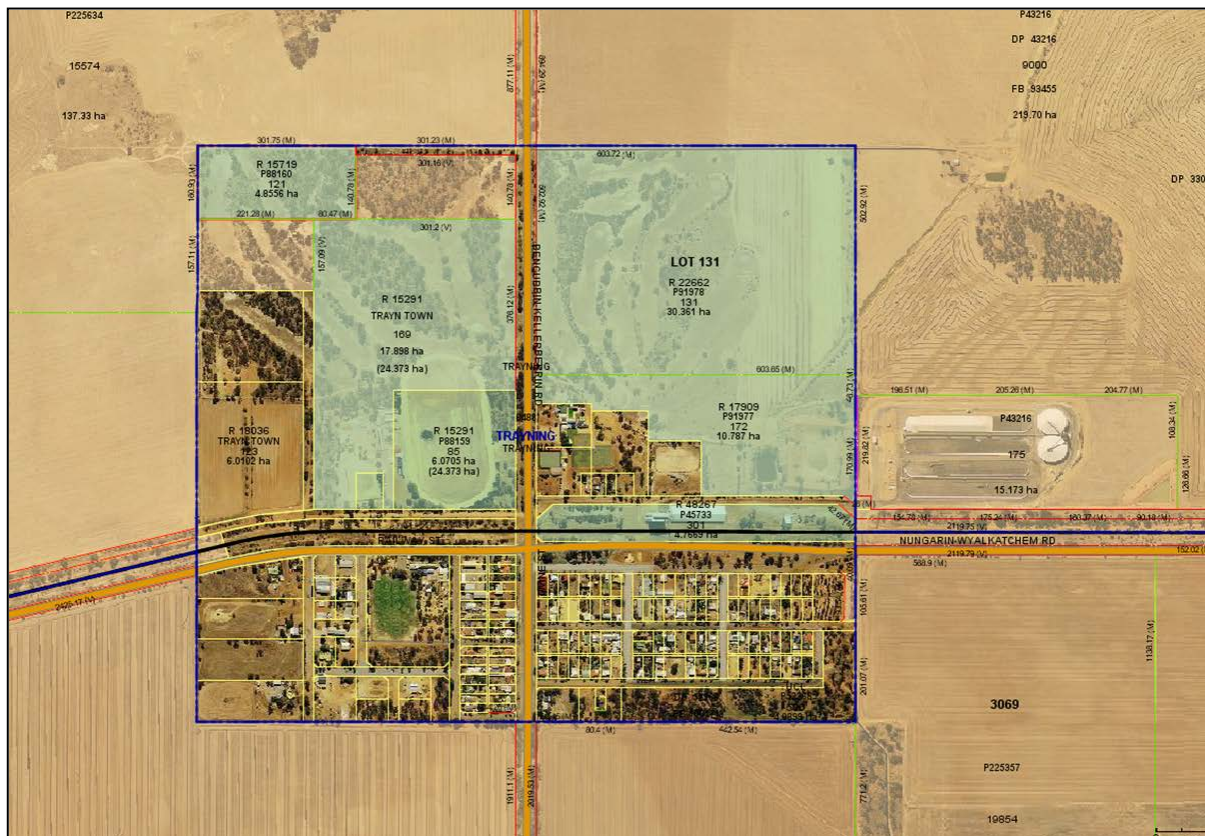
During subsequent discussions it was agreed that the best two places for a fuel depot would be land on the railway reserve and land on the recreation oval. At the Ordinary Meeting of Council held on the 20 of March 2013 the following was resolved: *'That Council makes the request to Regional Development and Lands for the changing of the Trayning town recreation reserve 15291 vesting to have 'power to lease'.*

Recent discussions with the Department of Regional Development & Lands revealed the Shire's application for power to lease land at the recreation ground which would facilitate a fuel depot was, when sent out to agencies, knocked on the head by the Western Australian Planning Commission as the use was not zoned for that purpose. Although the use is highlighted in the Planning Strategy this is deemed as future forecasting and not in itself a law to do so.

### 3 THE SITE

Figure 1 shows the location of the property in relation to the Trayning Townsite.

**FIGURE 1 - LOCATION OF SITE**



Source: Landgate, Planwest

The land subject of this amendment is located in the northern part of the Trayning townsite and includes about 45 hectares of land over several land holdings. As can be seen from the existing scheme map, the majority of the area is currently classified as 'Parks and Recreation' local scheme reserve. The exception, on the west side of the Bencubbin-Kellerberrin Road, is the existing Cemetery Reserve (R15718), which is currently designated as 'Public Purposes – Public Utility'.

On the east side of the Bencubbin-Kellerberrin Road the only area not 'Parks and Recreation' local scheme reserve in this Amendment is the 'Special Site – Caravan Park' which is part of P182355.

The land subject of this amendment is composed of a mix of Crown Reserves, Crown land, roads and Unallocated Crown Land and is shown in **Figure 2** bounded by a yellow broken border.

#### **4 DISCUSSION**

Much of the townsite's recreation area has been disused for many years, with alternative arrangements being made for the caravan park and grassed oval. The decline in team sports has also seen areas fall into disuse – including hockey, football and cricket.

Horse racing has been discontinued and the likelihood of these being restarted is negligible.

The original discussion regarding redevelopment of the area centred on the possible use of the cleared areas as light industrial. The initial target area was the eastern side of the old oval/trotting track area, with access off the Bencubbin-Kellerberrin Road.

In recent discussions the Council considers it an opportune time to look at proposals and set some future direction for development. The plans do not need to be absolute, but an approved concept would enable necessary documents such as the Local Planning Strategy to be amended in time, a policy to be considered to give guidance a framework for more detailed proposals to be considered.

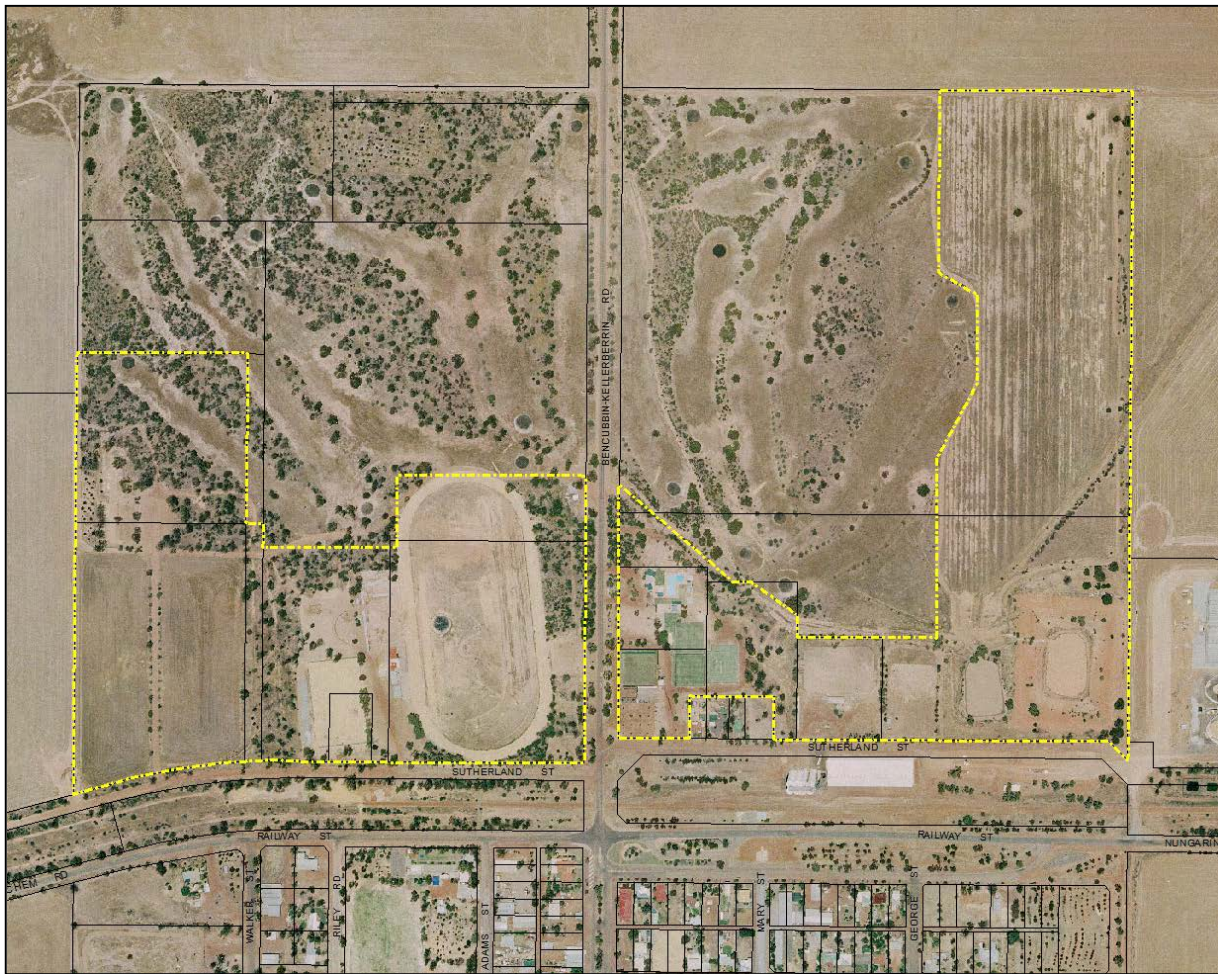
Internal roads only need to be graded and defined at this stage, as gravelling can be done when there is sufficient need, and any bitumen is quite some distance away. The Community Shed people may be willing to demolish the necessary portion of the old stables, and relocate the fence.

The Council supports this concept and will need to

- a) update made to the Local Planning Strategy
- b) zoning changes made to the Local Planning Scheme
- c) relocation of the southern boundary fence of the stables area, and demolition of a portion of the stables
- d) new reserve created for industrial development, with power for Council to lease
- e) new road reserve.

The physical development of light industrial facilities in the area will take some time, although several people may be interested in workshop space. No commitment has been given to them, or by them. As an interim measure, prior to formal changes to the Planning Strategy, any concept adopted by Council should be considered as a Policy to ensure that it is not overlooked and regular review.

**FIGURE 2 - AERIAL PHOTOGRAPH OF AMENDMENT AREA**



Source: Landgate, Planwest

## 5 PROPOSAL

In view of the proposals outlined in Part 4 the Shire seeks to rationalise these areas for the following reasons;

### *On the western part*

- The area currently designated for a cemetery is in excess to the Shire's requirements and part of the land is already used for the golf course;
- The town has insufficient land allocated for light industrial activities; the new areas designated in this amendment will better use the area currently seen in **Figure 2** as a race track;
- An area of vegetation on Bencubbin-Kellerberrin Road will be secured with a 'Conservation' designation; and
- The designation of 'Recreation and Community Purposes' provides the Council with more flexibility in determining the mix of community uses in these areas.

### *On the eastern part*

- The eastern third of the site is currently used for water supply purposes and will be designated as such in the scheme;
- The south western part of this area will also be designated as 'Recreation and Community Purposes' to provide a degree of flexibility for the Shire to allocate these public uses and facilities.

The scheme amendment will leave the existing golf course in the 'Parks and Recreation' local scheme reserve.

## **6 CONCLUSION**

The Council considers that this Amendment should be advertised once a response from the Environmental Protection Authority is received.



# PLANNING AND DEVELOPMENT ACT 2005

## Shire of Trayning

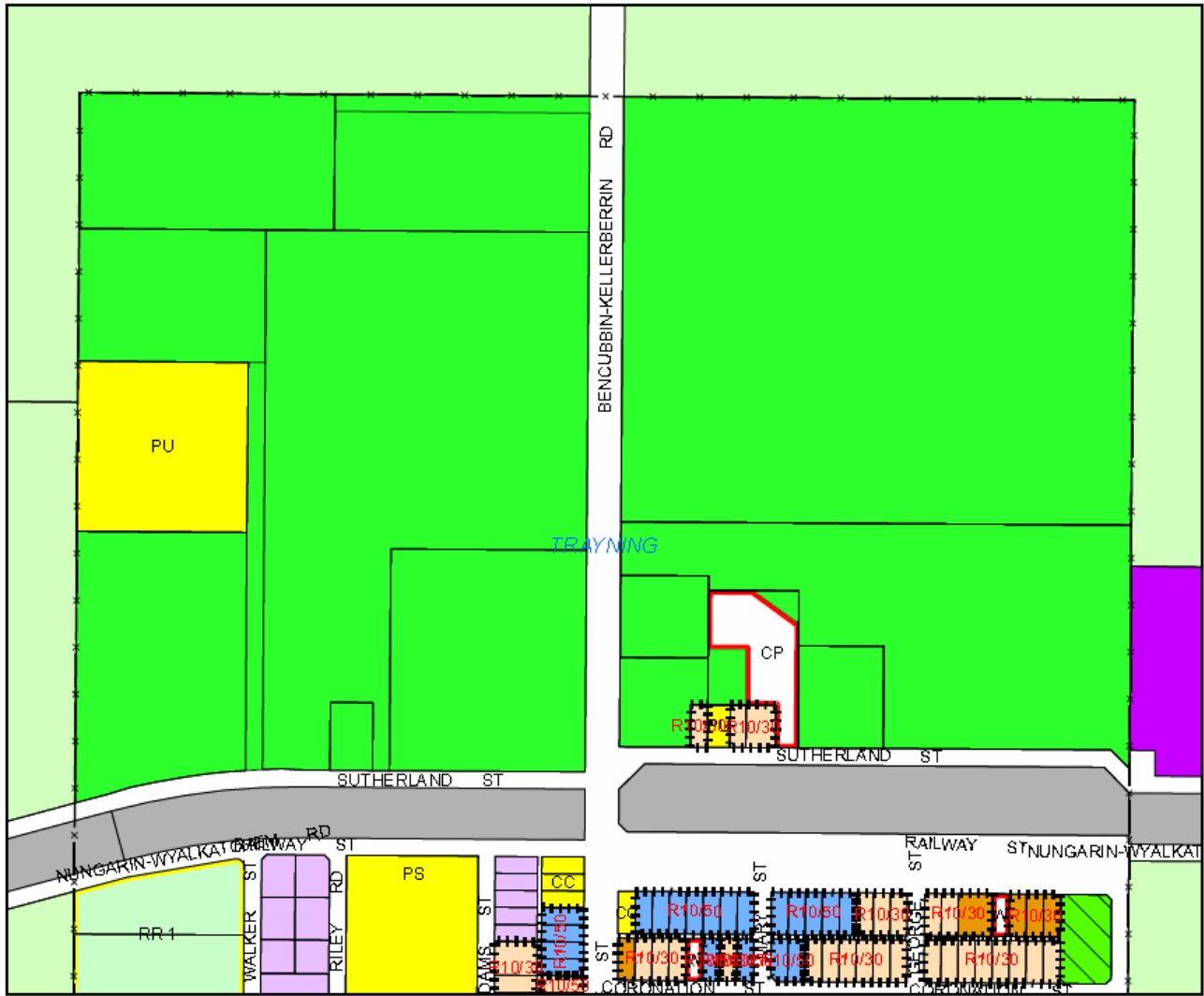
### LOCAL PLANNING SCHEME No. 1

### AMENDMENT No 1

The Trayning Shire Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Local Planning Scheme by:

- 1) reclassifying Reserve 18036 Sutherland Street, **Trayning**, from 'Parks and Recreation' local scheme reserve to 'Public Purposes – Civic and Cultural' and 'Public Purposes - Cemetery' local scheme reserves;
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as more clearly shown on the Scheme Amendment Map.



**SHIRE OF TRAYNING  
LOCAL PLANNING SCHEME No 1  
AMENDMENT No 1**



**ZONES**

- Residential
- Commercial
- Light Industry
- General Industry
- Townsite

- Rural Residential
- Rural
- Special Use
  - A Airfield
  - W Place of Worship
  - CP Caravan Park

**OTHER**

- Special Control Area (see Scheme Text)
- Scheme Boundary
- Townsite Boundary
- R Code Boundary

**LOCAL SCHEME RESERVES**

- Parks and Recreation
- Conservation
- Railway
- Public Purposes (See uses adjacent)
  - Amb Ambulance
  - C Cemetery
  - CC Civic and Cultural
  - D Depot
  - FESA FESA
  - H Hospital
  - P Police
  - PreS Pre School
  - PS Primary School
  - PU Public Use
  - RT Rubbish Tip
  - WWTP Wastewater Treatment Plant



Scale (at A4)  
1: 7,000



**EXISTING SCHEME MAP**



**SHIRE OF TRAYNING  
LOCAL PLANNING SCHEME No 1  
AMENDMENT No 1**




**ZONES**

-  Light Industry
-  No zone

**LOCAL SCHEME RESERVES**

-  Parks and Recreation
-  Conservation
-  Public Purposes  
(See uses adjacent)
- C Cemetery
- CC Civic and Cultural
- RCP Recreation & Community Purposes
- WS Water Supply

 Area of Amendment

  
Scale (at A4)  
1: 7,000

**SCHEME AMENDMENT MAP**

**PLANNING & DEVELOPMENT ACT 2005**

**Shire of Trayning**

**LOCAL PLANNING SCHEME No. 1**

**AMENDMENT No. 1**

**ADOPTION**

Adopted by resolution of the Council of the Shire of Trayning at the Ordinary Meeting of the Council held on the ..... day of .....20....

.....  
SHIRE PRESIDENT

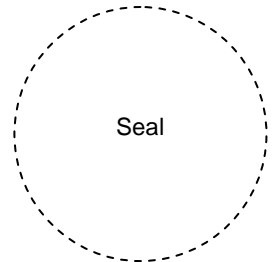
.....  
Date

.....  
CHIEF EXECUTIVE OFFICER

.....  
Date

**FINAL APPROVAL**

Adopted for final approval of the Shire of Trayning at the meeting of Council held on the ..... day of ..... 20.... and the Common Seal of the Shire of Trayning was hereunto affixed by the authority of a resolution of the Council in the presence of:



.....  
SHIRE PRESIDENT

.....  
Date

.....  
CHIEF EXECUTIVE OFFICER

.....  
Date

**RECOMMENDED/SUBMITTED FOR FINAL APPROVAL**

.....  
WAPC, Delegated under S. 16 of PD Act 2005

.....  
Date

**FINAL APPROVAL GRANTED**

.....  
MINISTER FOR PLANNING

.....  
Date