

SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO. 6

Scheme Amendment No. 12

To include a 'tourist accommodation' land use as an additional use at

No. 200-202 Duke Street, Northam



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PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

SHIRE OF NORTHAM

LOCAL PLANNING SCHEME NO. 6
AMENDMENT NO. 12

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, to amend Shire of Northam Local Planning Scheme No. 6 by:

1. Inserting into Schedule 2 (Additional Uses) the following text:

No.	Description of Land	Additional Use	Conditions
A11	Lots 201 and 202 Duke Street West, Northam	Tourist Accommodation (‘A’)	<ol style="list-style-type: none">1. All development on the land shall be subject to an Application for Development Approval.2. All development and use shall be in accordance with any plans, conditions and management requirements approved by the local government.3. No alterations or extensions to the land use shall be undertaken without the approval of the local government.

2. Amending the Scheme Map accordingly.

Dated this _____ day of _____ 2017

Jason Whiteaker
Chief Executive Officer

INTRODUCTION

The subject of Scheme Amendment No. 12 to the Shire of Northam's Local Planning Scheme No. 6 (LPS6) is to include a tourist accommodation land use as an additional use at No. 200 & 202 Duke Street West, Northam.

The definition of *tourist accommodation* in the Shire's LPS6 is:

"tourist accommodation" means accommodation specifically catering for tourists such as chalets, farm stay, guesthouses and similar but does not include a hotel, motel or caravan park, and which is not to be occupied by a person for more than 3 months in a 12 month period.

The proposed additional use for tourist accommodation will allow diversity in land uses for the area, and allow the land owner to operate an extension of the tourist accommodation adjacent to the Due's Inn.

SITE DETAILS AND CONTEXT

Lot Description

The lots which are the subject of this proposed scheme amendment are Nos. 200-202 Duke Street West, Northam, which is located on the corner of Duke Street West and Morrell Street. The two lots are of equal size and have a combined land area of 1230sqm. The dimensions of the combined lots are 40.28m along the Duke Street frontage and 30.56m along Morrell Street. Both sites are currently vacant.



Figure 1: Aerial photo of subject site and surrounds

Site Context

The subject lots are surrounded to the north, east and west by Residential R30, however to the south of the site on the opposite side of Duke Street, is the Duke's Inn Hotel that currently is zoned 'Commercial'.

The lots are located within 400m of a large 'Mixed Use' zoned precinct along Wellington Street and within 800m of the Northam Town Centre.

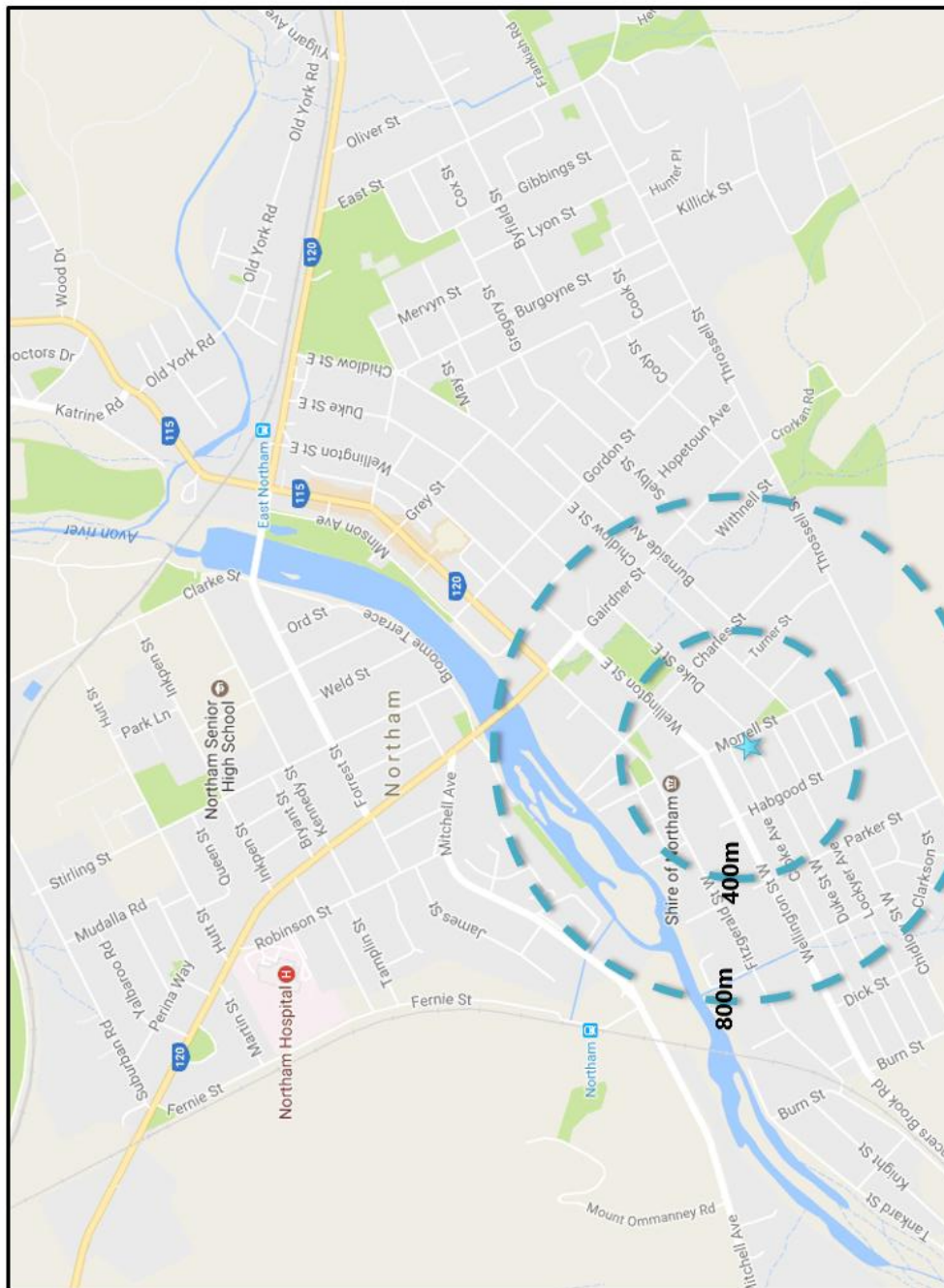


Figure 2: Northam Townsite

PROPOSED AMENDMENT

The proposed town planning scheme amendment is to include a tourist accommodation land use as an additional use at Nos. 200 and 202 Duke Street West, Northam.

The subject lots have recently been purchased by the current owner and operator of the adjacent Duke's Inn Hotel located at No. 197 Duke Street West. The purpose of the amendment is to allow for additional low scale tourist accommodation that is associated with the Duke's Inn.

JUSTIFICATION

The Shire's Local Planning Strategy (LPS) was first adopted in 2013 and identifies the following vision for tourism within the Shire:

"Develop the Shire's tourism potential so that it becomes an increasingly popular tourism destination, provides opportunity for local employment, complements established land uses and protects and enhances the natural environment and local heritage values."

In order for the Shire to implement their tourism objectives, the LPS provides the following strategies:

- *"Promote further development and diversification of tourism in the Shire by providing infrastructure support to encourage investment in tourism infrastructure and services.*
- *Make investment in tourism an attractive and simple proposition by recognizing tourism as a legitimate land use compatible with a range of existing land uses.*
- *Ensure that due consideration is given to protecting the natural environment and cultural heritage places and values in planning for tourism development.*
- *Ensure that all future tourism development is appropriately located so as to minimise the potential for any land use conflicts and/or any detrimental impacts upon the natural environment or buildings and places of heritage significance."*

The Shire's LPS6 provides the following objectives for the Tourist zone:

- *"Promote and provide for tourism opportunities on strategically located tourism sites in and around the Northam, Wundowie, Bakers Hill and Clackline townsites that will complement the existing natural and man-made features of the Shire.*
- *Encourage the location of tourist activities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.*
- *Provide for tourism development and uses associated with tourism development, including retailing and service facilities where such facilities are an integral part of the development and are of a scale appropriate to the needs of the development.*
- *Ensure that short stay tourist and holiday accommodation are the predominant uses in this zone."*

Based on the objectives of the Shire's LPS and overall objectives of the Tourist zone, it is considered that the scheme amendment proposal supports the Shire's strategic direction in that it provides additional tourism and local employment opportunities within the Shire.

Furthermore, the subject lots are considered to be within a strategically located tourism site as it is adjacent to an existing hotel and within a walkable distance to the Northam Town Centre and the future mixed use development precinct.

Given the Shire's strategic planning framework supports the proposal, the subject scheme amendment is considered a 'standard amendment' in accordance with clause 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CONCLUSION

In light of the above, it has been demonstrated above that the proposed scheme amendment to include tourist accommodation as an additional land use at Nos. 200-202 Duke Street, Northam is consistent with the Shire's strategic direction for the Northam townsite and for the Shire as a whole.

Should you require any further information please do hesitate to contact me on 0407 302 152 or daniella@urbanistaplanning.com.au.

Yours sincerely,



Daniella Mrdja | Director
Urbanista Town Planning

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

SHIRE OF NORTHAM

LOCAL PLANNING SCHEME NO. 6
AMENDMENT NO. 12

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4. Amending the Scheme Map accordingly.

Dated this _____ day of _____ 2017

Jason Whiteaker
Chief Executive Officer

ADOPTION

Adopted by Resolution of the Council of the Shire of Northam at the Meeting of the Council held on the

_____ day of _____ 2017

Steven Pollard
Shire President

Jason Whiteaker
Chief Executive Officer

APPROVAL

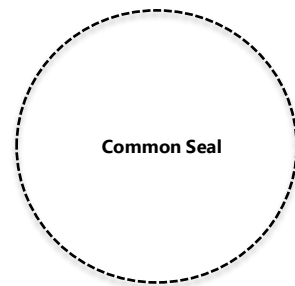
Approved by Resolution of the Council of the Shire of Northam at the Meeting of the Council held on

_____ day of _____ 2017

And the Common Seal of the Municipality was, pursuant to that Resolution, hereunto affixed in the presence of:

Steven Pollard
Shire President

Jason Whiteaker
Chief Executive Officer



Recommended / Submitted for Approval

Delegated under S.16 of the PD Act 2005

Date

Approval Granted

Minister for Planning

Date