



Shire of Northam

Local Planning Scheme No. 6

Amendment No. 21

*Standard amendment to rezone
Lots 279 & 280 (No. 50) Boronia Ave, Wundowie
from Commercial to Rural Townsite*

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Northam Local Planning Scheme No. 6 Amendment No. 21

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Inserting new clause 3.2.13 – 'Rural Townsite Zone' to read as follows –

Rural Townsite Zone

- To provide for a range of land uses that would typically be found in a small country town.
- To encourage the growth of tourism businesses and experiences in the rural townsites of Northam which are compatible with the rural character of the locality.

2. Amending clause 3.3 – 'Table 1: Zoning Table' as follows –

LANDUSE	RURAL TOWNSITE
Abattoir	X
Aged Persons Hostel	D
Agriculture – Extensive	X
Agriculture – Intensive	X
Agroforestry	X
Amusement Parlour	A
Animal Establishment	X
Animal Husbandry – Intensive	X
Art Gallery	P
Bed & Breakfast	P
Betting Agency	D
Boarding House	D
Brewery	A
Bulky Goods Showroom	X
Caravan Park	X
Caretaker's Dwelling	I
Carpark	X

LANDUSE	RURAL TOWNSITE
Childcare Premises	A
Cinema/Theatre	A
Civic Use	D
Club Premises	A
Commercial Vehicle Parking	X
Community Purpose	D
Consulting Rooms	D
Convenience Store	D
Corrective Institution	X
Dry Cleaning Premises	D
Educational Establishment	D
Equestrian Activity	X
Exhibition Centre	A
Family Day Care	D
Fast Food Outlet	A
Fuel Depot	X
Funeral Parlour	A
Garden Centre	D
Health Studio	D
Holiday Accommodation	D
Home Business	P
Home Occupation	P
Home Office	P
Home Store	D
Hospital	A
Hotel	A
Industry – Cottage	D
Industry – Extractive	X
Industry – General	X
Industry – Light	A
Industry – Mining	X
Industry – Primary Production	X
Industry – Rural	X
Industry – Service	A
Landscape Supplies	X

LANDUSE	RURAL TOWNSITE
Laundromat	D
Liquor Store – Large	X
Liquor Store – Small	D
Lunch Bar	D
Market	X
Medical Centre	A
Motel	A
Motor Vehicle, Boat or Caravan Sales	D
Motor Vehicle Repair	A
Motor Vehicle Wash	D
Motor Vehicle Wrecking	X
Museum	D
Nightclub	X
Nursing Home	A
Office	P
Place of Worship	D
Power Generation	X
Produce Stall	X
Public Utility	P
Reception Centre	D
Recreation – Private	D
Renewable Energy Facility	X
Residential	
- Aged & Dependent Persons Dwelling	D
- Ancillary Dwelling	I
- Grouped Dwelling	P
- Holiday Home	D
- Multiple Dwelling	D
- Single House	P
Residential Building	D
Restaurant	D
Restricted Premises	X
Roadhouse	X
Rural Home Business	X
Rural Pursuit	X
Salvage Yard	X

LANDUSE	RURAL TOWNSITE
Service Station	A
Shop	P
Showroom	A
Small Bar	A
Stockyards	X
Storage	X
Tavern	A
Telecommunications Infrastructure	D
Tourist Accommodation	D
Tourist Development	D
Trade Display	D
Trade Supplies	D
Transport Depot	X
Tree Farm	X
Vehicle Recovery & Towing	A
Veterinary centre	A
Warehouse	X
Waste Disposal Facility	X
Waste Storage Facility	X
Winery	X
Workers Accommodation	X

3. Rezoning Lots 279 and 280 (No. 50) Boronia Avenue, Wundowie from 'Commercial' to 'Rural Townsite'.
4. Amending the scheme maps accordingly.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. It is consistent with the objectives of the revised draft Local Planning Strategy;
2. It is anticipated to have minimal impact on surrounding land; and
3. It is anticipated to have no significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this 7^S day of August 207M


(Chief Executive Officer)

LOT 279 AND 280 BORONIA AVENUE₅ WUNDOWIE

SCHEME AMENDMENT NO. 21

SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO. 6 AMENDMENT REQUEST REPORT



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Prepared for:

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July 2024

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Revision 3	<i>Final v2</i>	JPA	SD	17.07.24	SD	17.07.24

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1. INTRODUCTION

This submission has been prepared by Hex Design and Planning on behalf of Lisa and Desmond Biglin, the owner of Lots 279 and 280 Boronia Avenue, Wundowie (the subject land), in the townsite of Wundowie which is located approximately 54km north-east of Perth within the Shire of Northam.

The subject land is zoned 'Commercial' under the Shire of Northam (the Shire) Local Planning Scheme No. 6 (LPS6). The property's zoning is commensurate with its status as a Townsite under the Shire's existing Local Planning Strategy (LPS).

The purpose of this report is to provide the Shire and the Department of Planning, Lands and Heritage (DPLH) with sufficient information to initiate an amendment to the Shire's LPS6 to rezone the subject land from 'Commercial' to 'Rural Townsite' and update Table 1: Zoning Table to reflect the land use permissibility of the 'Rural Townsite' zone. This rezoning is requested to initiate the recommended zoning of the subject land under the Shire's Draft Local Planning Strategy (Draft LPS) to enable more flexible land use permissibility and greater development potential within the town centre of Wundowie.

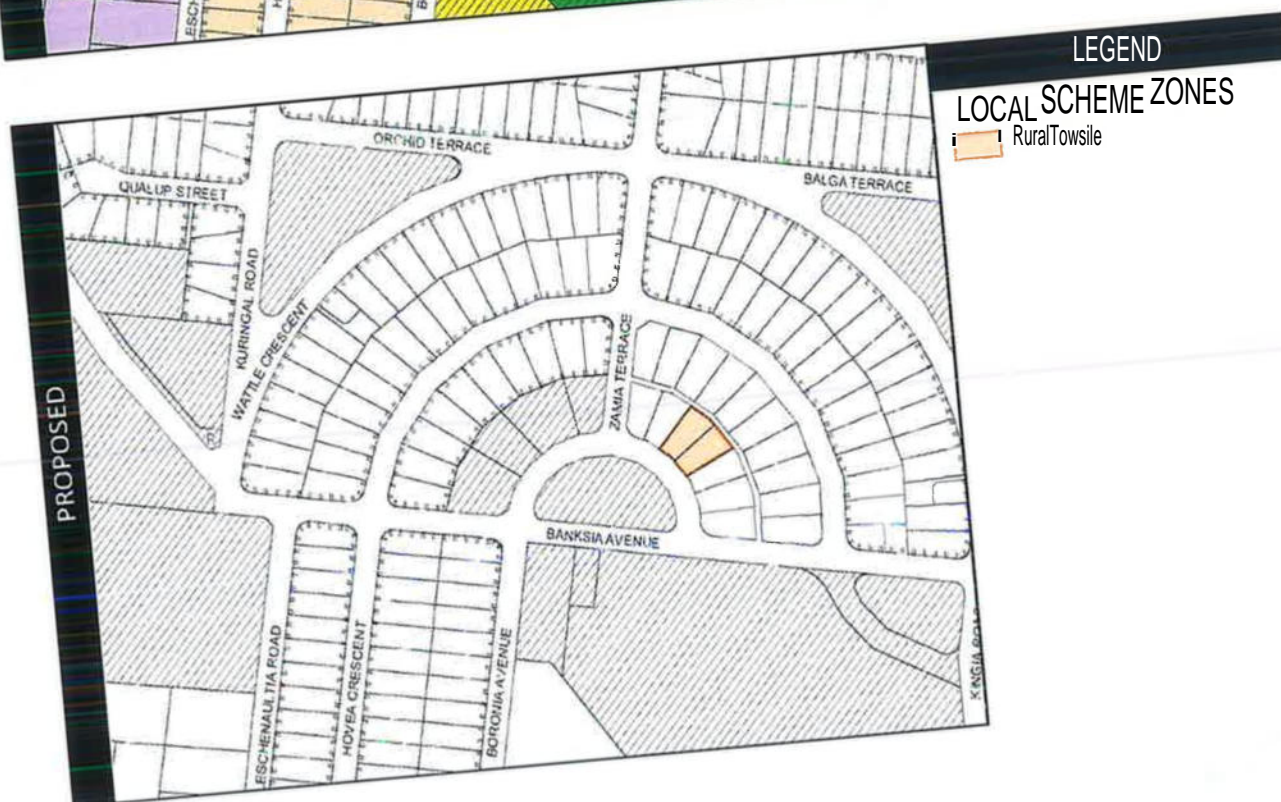
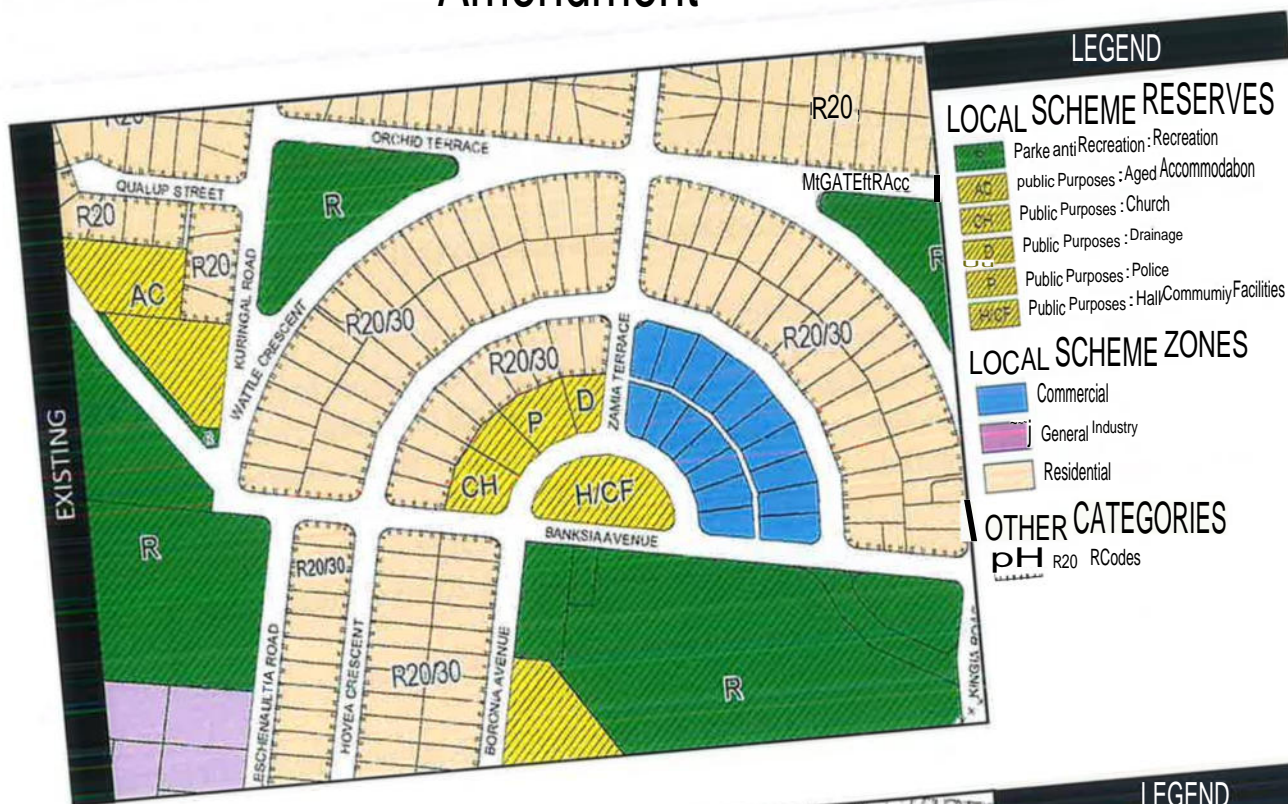
This report sets out the background and the rationale for the rezoning.

This amendment is to rezone Lots 279 and 280 Boronia Avenue, Wundowie, comprising 1,856m², from a 'Commercial' zone to a 'Rural Townsite' zone to align with the recommended zoning for the area under the Shire's Draft LPS (refer to **LPS6 Amendment Plan** overleaf). Furthermore, the amendment also seeks to update Table 1: Zoning Table of LPS6 to include the 'Rural Townsite' zone and the corresponding land use permissibility (refer to Appendix C for Draft Rural Townsite Zoning Table).

SHIRE OF NORTHAM

LOCAL PLANNING SCHEME No. 6

Amendment No. 21



2. BACKGROUND

2.2 SUBJECT LAND - LOCATION

The subject land measures approximately 1,856m² and exists as two (2) rectangular northeast southwest facing lots with a commercial building on-site. The subject land has frontage to Boronia Avenue to the southwest.

The subject land is located approximately 23km southwest of Northam CBD within the township of Wundowie (refer to Figure 1 below). Pursuant to the Shire's Draft LPS, Wundowie is planned to be expanded with additional residential, rural residential, rural enterprise and light industry around the existing town centre whilst portions of the town centre are proposed to be rezoned to revitalise the precinct within the township. Given the size of the subject land and its prime location in the town centre, it can accommodate a range of commercial land uses that would be complementary to the community of Wundowie.

The location of the subject land is indicated in Figure 2 – Location Plan (overleaf).

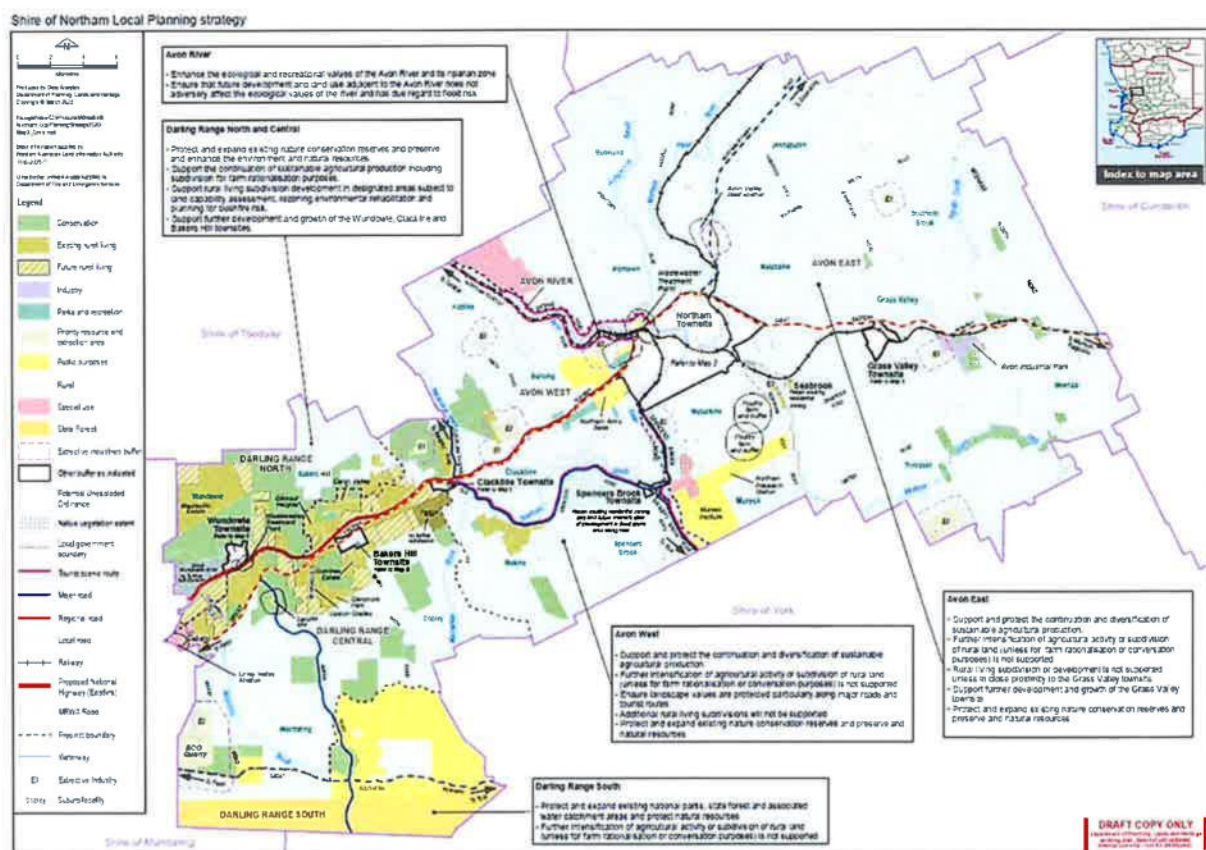


FIGURE 1 - NORTHAM SHIRE (SHIRE OF NORTHAM DRAFT LPS)



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    try {
        // ...
    } catch (Exception e) {
        // ...
    }
}

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DESIGN PLANNING

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2.3 LEGAL DESCRIPTION, OWNERSHIP & CURRENT LAND USE

The land subject of this rezoning request is legally described as Lot 279 on Deposited Plan 165486 on Certificate of Title Volume 1827 Folio 85 and Lot 280 on Deposited Plan on Certificate of Title Volume 1827 Folio 86. The Certificates of Title for both lots are included as **Appendix A – Certificates of Title**. The subject land is also shown in Figure 3 below.

As evidenced by the Certificates of Title, both lots are owned by Lisa and Desmond Biglin, having been acquired in 2013.

Both lots exist with a single commercial building on-site that straddles the adjoining boundary between Lots 279 and 280 and operates as a hardware store. This landholding has previously operated as a mechanic historically and is currently vacant.

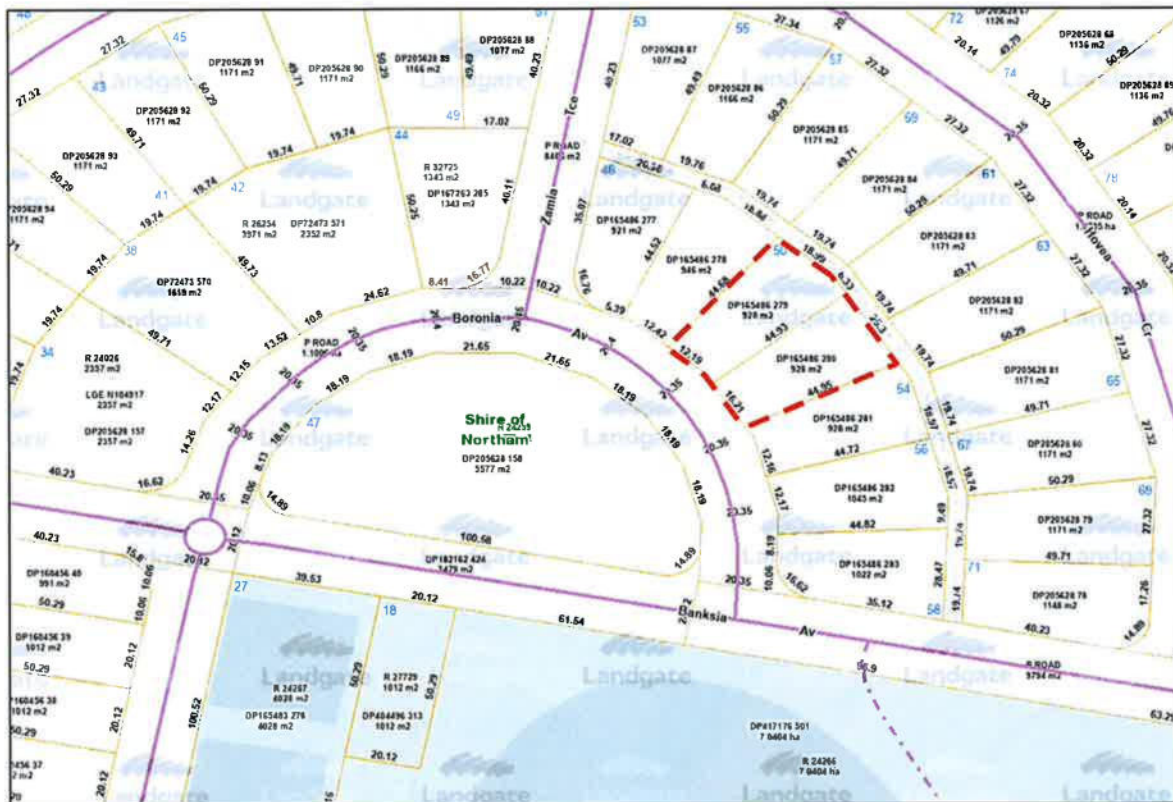


FIGURE 3 - SUBJECT LAND (LANDGATE 2024)



Figure 4 - Aerial Context Plan

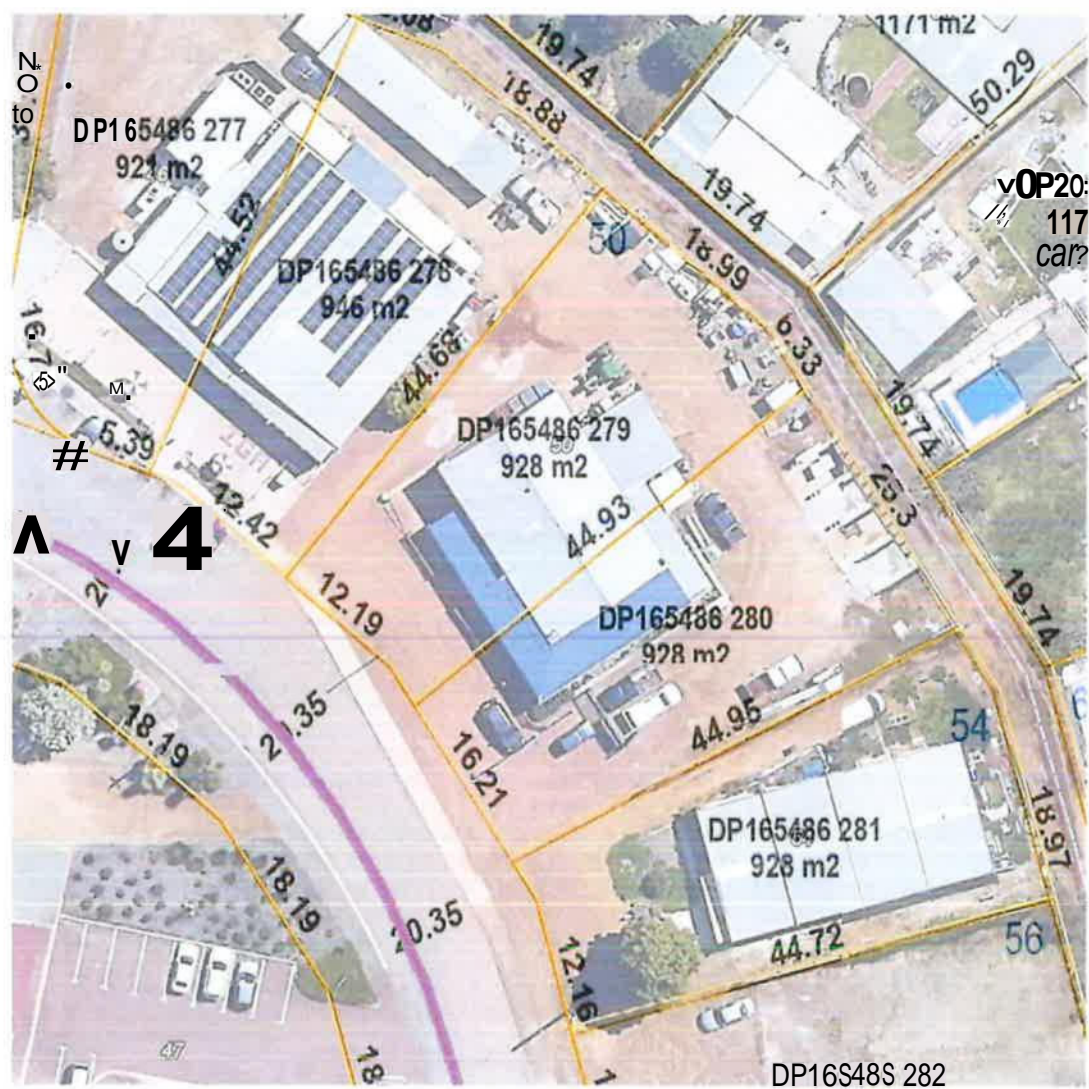


FIGURE 5 - SITE PLAN / LANDGATE DETAILS

3. LOCAL PLANNING CONTEXT

3.1 STATUTORY PLANNING FRAMEWORK

3.1.1 Shire of Northam Local Planning Scheme No. 6

The subject land is currently zoned 'Commercial' under the Shire of Northam Local Planning Scheme No. 6 (refer to Figure 6 below).

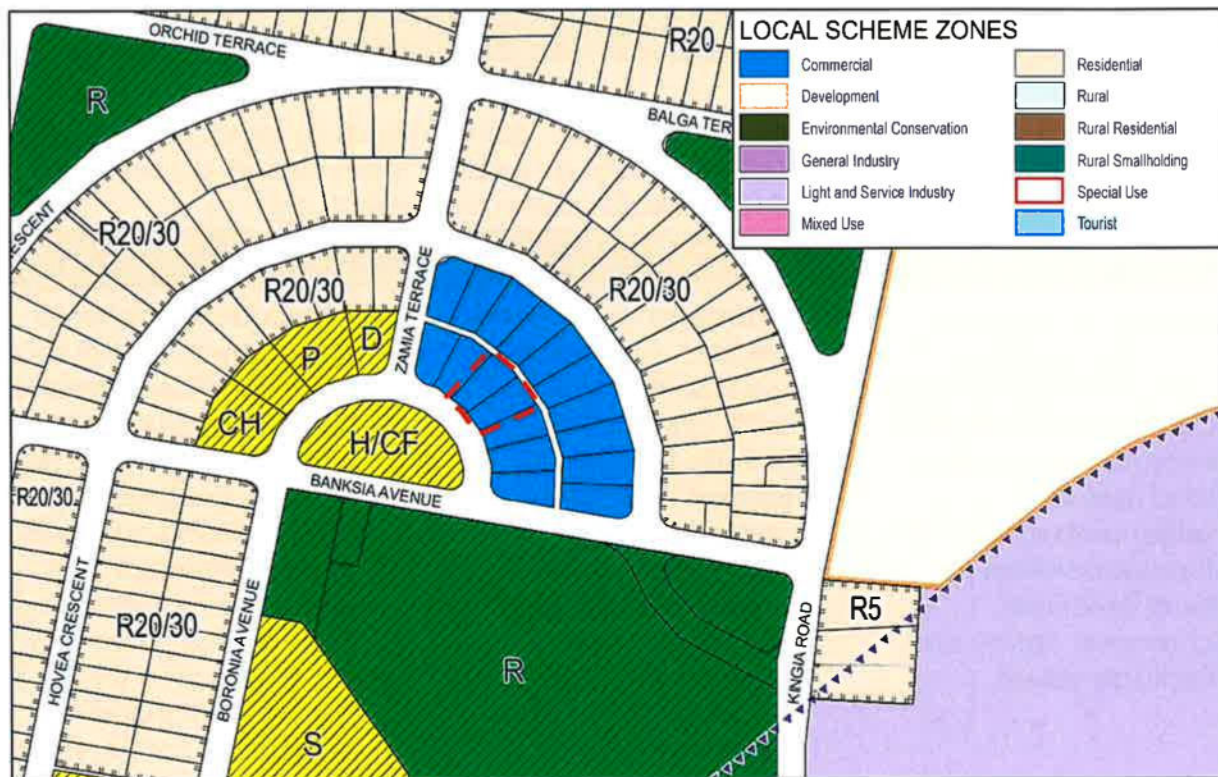


FIGURE 6 - SHIRE OF NORTHAM LPS6 ZONING (SHIRE OF NORTHAM LPS MAP)

3.2 STRATEGIC PLANNING FRAMEWORK

3.2.1 Shire of Northam Draft Local Planning Strategy

The Shire of Northam have recently prepared a Draft Local Planning Strategy to replace their existing 2013 Local Planning Strategy. The Draft LPS was endorsed at the Shire's Ordinary Council Meeting on 19 April 2023 for the purposes of certification by the Western Australian Planning Commission (WAPC) and advertising. Following this, the Draft LPS received certification from the WAPC, undertook advertising and the submissions were considered.

On 20 March 2024, the Draft LPS was presented to the Council for final adoption, which it received unanimously. It has now been submitted to the WAPC for endorsement.

Accordingly, the Draft LPS is considered to be 'seriously entertained' and an applicable planning document within the Shire.

The Draft LPS specifically addresses the future of the Wundowie Town Centre under sections 1.4.6 – Settlements, Map 5 – Strategy Plan (Settlements) and 2.11.2 – Wundowie. These sections have been outlined below along with a justification of how the proposed scheme amendment aligns with the objectives and desired outcomes of the Draft LPS.

1.4.6 Settlements		
1.4.6. General		
Vision/Objectives The Shire's settlements will be well planned, comprehensively serviced and provide significant opportunities for a wide variety of suitable land uses in an efficient, cost-effective and timely manner which reflects community aspirations.		
Directions	Actions	Justification
Ensure that the local planning framework is sufficiently flexible and can accommodate a wide range of urban land uses in settlements subject to the preservation of local amenities, character, safety and heritage values.	<ul style="list-style-type: none"> Rezone land for mixed-use and commercial use in settlements to Rural Townsite to provide flexibility to support a range of residential, local commercial and community uses and medium-density development and introduce scheme provisions for development to ensure development is suitable for the location and adequately serviced and apply residential density codes based on sewer availability (IMMEDIATELY) 	<ul style="list-style-type: none"> The proposed Scheme Amendment No. 20 to LPS6 will rezone the subject land from 'Commercial' to 'Rural Townsite' to provide greater flexibility in supporting a range of land uses and greater development potential. A draft zoning table for the 'Rural Townsite' zone, prepared by the Shire, has been included as Appendix C of this scheme amendment request. The draft zoning table provides permissibility to commercial and community land uses expected within a town centre. This is in line with this desired action from the Draft LPS
	<ul style="list-style-type: none"> Development to have due regard for the protection of existing townscape character, visual amenities buildings and places of cultural heritage significance and the efficiency and safety of vehicle and pedestrian movement systems, and car parking 	<ul style="list-style-type: none"> Any future development of the subject land as a result of the proposed re-zoning will have regard to the existing character of the Wundowie town centre through proper and orderly planning, including both alignment with this Draft LPS, the future development controls of LPS6 and the appropriate Deemed

	requirements (ONGOING)	Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS regulations).
Ensure adequate supplies of suitably zoned, serviced and affordable urban land in appropriate locations in settlements and provide for coordinated development and release of urban land.	<ul style="list-style-type: none"> Facilitate and support the development and release of suitably zoned, serviced and affordable urban land in locations shown on the LPS maps while retaining other land for broad-hectare agricultural uses and vegetation protection (ONGOING) Undertake detailed planning as required, such as LDPs to coordinate the planning, development and release of land in main settlements and include scheme requirements to provide for plans where desirable (IMMEDIATELY) 	<ul style="list-style-type: none"> The rezoning of the subject land as proposed under this scheme amendment will facilitate and support the development of the site for more appropriate land uses within the Wundowie town centre. The amendment of LPS6 further to development controls for the new 'Rural Townsite' zone is required, but is not proposed under this scheme amendment initiation report.
Support the growth of settlements by creating opportunities to consolidate development and support infrastructure provision.	<ul style="list-style-type: none"> Support infill development opportunities in suitable locations in the settlements (SHORT TO MEDIUM TERM) Investigate methods to reduce and/or subsidise essential service infrastructure costs for future development including negotiation with developers and service providers and applications to grant funding from external funding sources such as State and Federal Government agencies (ONGOING) 	<ul style="list-style-type: none"> The rezoning of the subject land to 'Rural Townsite' will better support infill development opportunities in the centre of the Wundowie township Not applicable to this proposed scheme amendment.

- Work with PTA to identify portions of railway reserves in main settlements considered surplus to operational needs and rezoned for development to benefit the community and travellers (**SHORT TERM**)
- Not applicable to this proposed scheme amendment.

1.4.6.3 Wundowie

Vision/Objectives

Wundowie will be a local centre in a bushland setting offering a quality rural lifestyle whilst meeting the needs of a diverse and growing community. It will be the main local service centre with a distinct centre and major vibrant provider of services for the west of the Shire.

Directions	Actions	Justification
Encourage and support the consolidation of development in the townsite while retaining its character and subdivision design.	<ul style="list-style-type: none">• Rezone lots in the town centre to Rural Townsite to support the redevelopment of the centre and flexibility to allow a range of uses suitable for a town centre location and apply an R-code of R30 based on existing R-coding for a commercial zone (IMMEDIATELY)• Work with Development WA and DPLH to investigate the development potential for vacant Crown land in the Wundowie townsite with potential for residential development (R20) while ensuring that environmental values and bushfire risk are addressed (SHORT TERM)	<ul style="list-style-type: none">• The proposed Scheme Amendment No. 20 to LPS6 will rezone the subject land from 'Commercial' to 'Rural Townsite' to provide greater flexibility in supporting a range of land uses and greater development potential. A draft zoning table for the 'Rural Townsite' zone, prepared by the Shire, has been included as Appendix C of this scheme amendment request. The draft zoning table provides permissibility to commercial and community land uses expected within a town centre. Notwithstanding the above, no R-Code has been allocated to the 'Rural Townsite' zone as part of the proposed scheme amendment.• Not applicable to this proposed scheme amendment.

	<ul style="list-style-type: none"> • Maintain the current 'Garden City' subdivision design when planning for development (SHORT TERM) 	<ul style="list-style-type: none"> • The proposed rezoning of the subject land will not jeopardize the 'Garden City' subdivision design of the Wundowie settlement.
Encourage and provide opportunities for economic development and the revitalisation of the town centre area including a wide range of compatible land uses.	<ul style="list-style-type: none"> • Support development of the existing zoned land east of the town for light industry subject to compatibility with long-term operation of the WWTP, surrounding land uses and adequate servicing (SHORT TERM) • Support the development of existing industrial land within and around the former Wundowie Foundry site for additional light industrial use through subdivision and/or preparation of an LDP (SHORT TERM) • Investigate potential and support for land on Kingia Road and near Burma and Leschenaultia Roads for rural enterprise (composite lots with residential and rural businesses), subject to preserving local amenity, character and safety and detailed site planning (SHORT TERM) 	<ul style="list-style-type: none"> • Not applicable to this proposed scheme amendment. • Not applicable to this proposed scheme amendment. • Not applicable to this proposed scheme amendment.
Ensure development considers constraints including bushfire risk and drainage management issues.	<ul style="list-style-type: none"> • Work with DPIRD, DBCA and the community to identify stands of native vegetation on vacant Crown land immediately adjacent to the townsite which area of conservation significance and worth incorporation into the 	<ul style="list-style-type: none"> • Not applicable to this proposed scheme amendment.

Woondowing Nature Reserve (SHORT TERM)	
<ul style="list-style-type: none"> On land for future light industry and potential rural enterprise, identify vegetation to be protected based on flora and fauna surveys (MEDIUM TERM) 	<ul style="list-style-type: none"> Not applicable to this proposed scheme amendment.
<ul style="list-style-type: none"> Seek to increase formal protection of native vegetation on UCL by applying Environmental Conservation zoning or conservation reserves (SHORT TERM & ONGOING) 	<ul style="list-style-type: none"> Not applicable to this proposed scheme amendment.
<ul style="list-style-type: none"> Ensure that structure plan provisions for habitat trees, environmental management plan and stock management plan are implemented in rural residential estates (ONGOING) 	<ul style="list-style-type: none"> Not applicable to this proposed scheme amendment.

Map 5 of the Draft LPS (as it relates to the Wundowie townsite) is shown in Figure 7 overleaf. A portion of the Town Centre is identified as being re-zoned as 'Rural Townsite' to encourage revitalisation of the precinct, whilst still maintaining the unique subdivision design. The subject land is located within the identified area to be re-zoned under Map 5 and therefore the proposed scheme amendment to rezone the land from 'Commercial' to 'Rural Townsite' aligns with the intentions of the Draft LPS.

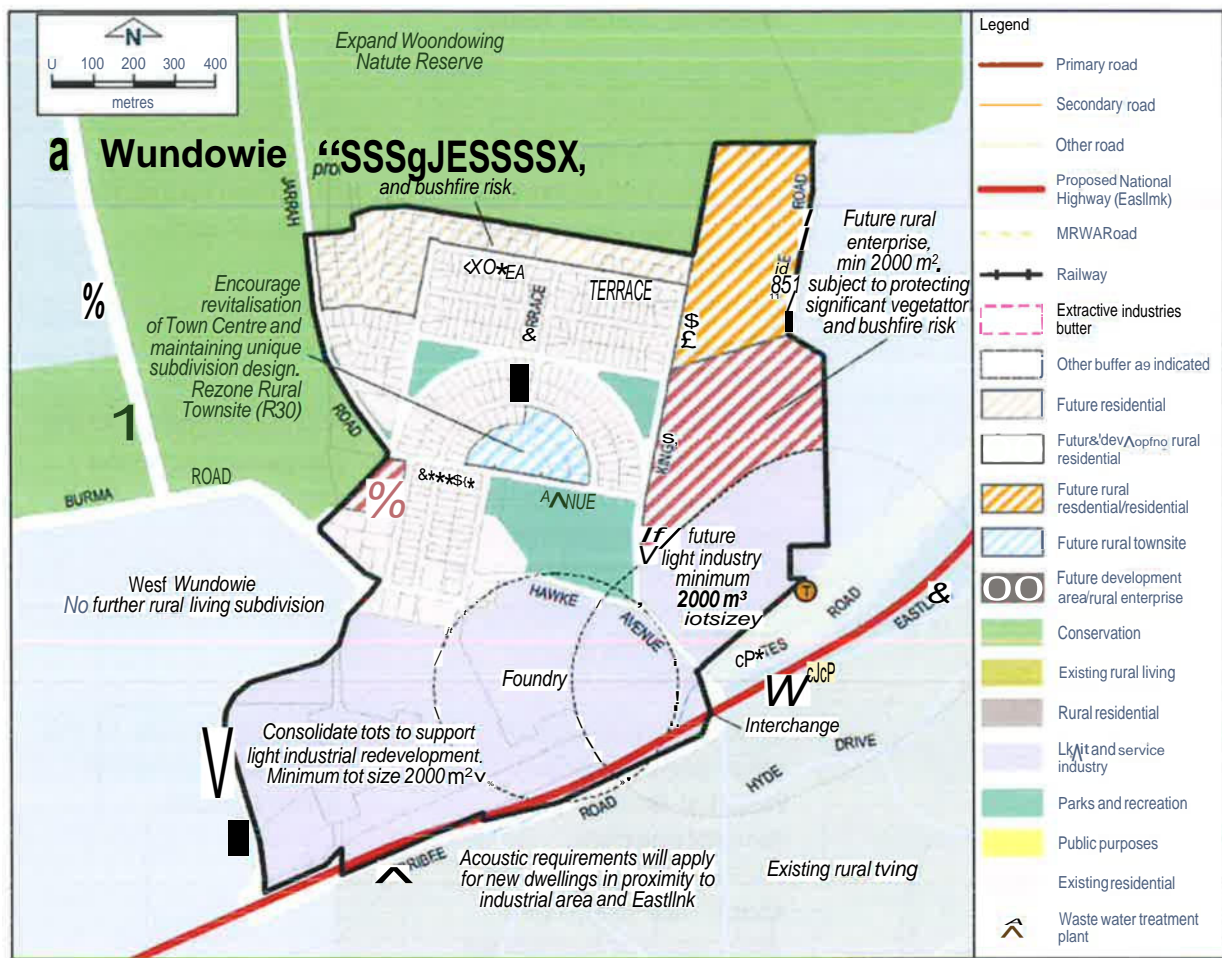


FIGURE 7 - WUNDOWIE TOWNSITE (SHIRE OF NORTHAM DRAFT LPS)

Section 2.11.2 – Wundowie of the Draft LPS outlines the following regarding the Wundowie settlement within the Shire:

“Wundowie is in the western part of the Shire approximately 70km northeast of Perth and 2km north of Great Eastern Highway. It is the Shire's second-largest settlement with 598 dwellings (ABS, 2021). The town was founded as a State iron foundry settlement and is National Trust listed.

The townsite's subdivision design is unique in Australia based on English ‘Garden City’ design principles, which is under consideration for State heritage listing. It comprises a variety of buildings and styles reflecting distinct development phases over the last 60 years including a small number of heritage buildings.

If is surrounded by an extensive green belt comprising significant stands of native vegetation on reserved and UCL which, combined with the varying natural topography, create a visually attractive natural setting.

The town centre comprises a small, underdeveloped and poorly defined commercial and civic centre. There is, however, an expansive, well-developed recreation precinct in the south-east of the town and a small light and service industrial area in the south-west of the townsite near a recently established emergency service precinct. As the Shire's closest townsite to the Perth Metropolitan Region, there is potential for growth to occur.

The town comprises low-density residential development on lots with an average area of approximately 1,100m² and a density coding of R20 (R20/R30 near the town centre).

There are approximately 50 vacant residential lots, most of which are UCL located to the north of the townsite on densely vegetated land with no road access. There are approximately 15 vacant lots with road access over the townsite. There is potential for approximately a further 20 additional lots under the existing R20 on UCL to the north of the townsite but the land is affected by bushfire risk. There is potential for additional development and lots under the current R20/30 zoning and development zones surrounding the town, but the major driver for growth is rural living including Mauravillo Estate.

The town has reticulated sewerage and the Wundowie WWTP is located to the south-east of the town including its buffer area which traverses a small portion of the townsite.”

The above provides a detailed description of the Wundowie settlement and touches on the opportunities and issues that the township has and/or faces. The proposed scheme amendment is hoped to trigger broader amendments to LPS6 that will address some issues raised, including but not limited to the ‘small, under-developed and poorly defined commercial and civic centre’. The proposed ‘Rural Townsite’ zone will allow for greater flexibility of land uses and developments that can be permitted or considered in Wundowie’s town centre. It is the hope that a broader rezoning of this land use may

enable a revitalisation of the commercial and civic centre to the benefit of the Wundowie and the broader community.

In addition to the above, the following Key Issues/Opportunities have been outlined for the Wundowie townsitc under Section 2.11.2 of the Draft LPS. The issues and opportunities have been listed in the table below along with justification of how the proposed scheme amendment addresses each point.

Key Issues/Opportunities	Justification
<ul style="list-style-type: none"> There is a need to maintain and reinforce the townsite's function and role as a local service centre, provide for the revitalisation of the town centre to include a range of commercial and civic uses to cater for local needs while respecting and maintaining the current 'Garden City' subdivision design theme when planning for any future subdivision development. It is the only settlement outside Northam with reticulated sewer, so it is a key opportunity for existing residential land to be developed for housing including for a growing aged population. 	<p>This proposed scheme amendment to rezone the subject land from 'Commercial' to 'Rural Townsite' will progress this opportunity and help to revitalise the town centre by offering a more flexible zone that can cater for a broader range of land uses and developments.</p>
<ul style="list-style-type: none"> Bush fire risk and hazard management in and around Wundowie townsite is a key consideration when planning for future development and growth given the significant stands of native vegetation. 	<p>Noted. This scheme amendment does not address this risk to the Wundowie townsite.</p>
<ul style="list-style-type: none"> Current supplies of vacant suitably zoned and serviced residential land in Wundowie are sufficient to meet short-term demand, however, there is a need to ensure an adequate supply of vacant residential land in the medium to long term to provide for the development of a variety of lot sizes and housing types. Portions of existing UCL in the northern part of the townsite have been identified as the preferred location for future residential development. The land is zoned but further consideration needs to be given to servicing and bushfire risk. 	<p>Noted. This scheme amendment does not address the provision of future residential zoned land to Wundowie.</p>
<ul style="list-style-type: none"> Current supplies of vacant, suitably serviced light industrial land in Wundowie are limited and pose a constraint to establishing new businesses and creating employment. Industrial-zoned land within and around the Wundowie Foundry site is underutilised and could be consolidated to create an opportunity for additional light 	<p>Noted. This scheme amendment does not address the provision of future light industrial zoned land to Wundowie.</p>

<p><i>industrial lots to satisfy future anticipated demand. A large tract of industrial-zoned land located immediately east of the townsite within the designated buffer for the Wundowie WWTP has been identified as having significant potential to be developed for light industrial purposes but there is a need to ensure this is compatible with the long-term operation of the WWTP.</i></p>	
<ul style="list-style-type: none"> • <i>Land east of the townsite has the potential to be developed as a rural enterprise-based precinct enabling small business operators to live and work on the same property. There is a need to carefully plan for the development of these areas to ensure reasonable standards of amenity, character and safety including addressing bushfire risk.</i> 	<p>Noted. This scheme amendment does not address the provision of future rural-enterprise-zoned land to Wundowie.</p>
<ul style="list-style-type: none"> • <i>Future development should have regard for the efficiency and safety of vehicle and pedestrian movement systems, car parking requirements and protection of existing townscape character, visual amenities and buildings and places of cultural heritage significance and community uses. There is also a need to consider the impacts and opportunities resulting from the increasing number of residents living in rural residential subdivisions near the townsite.</i> 	<p>Noted. The rezoning of the subject land and future land within Wundowie will require robust development controls within the LPS6 to address the considerations raised in this key issue.</p>
<ul style="list-style-type: none"> • <i>The likely impacts associated with the proposed PANH/Eastlink to the south of the townsite will need to be considered including clearly defined, safe and easily accessible entry points into the town, limiting noise impacts and impacts on connectivity between the townsite and surrounding areas.”</i> 	<p>Noted. This scheme amendment does not address the consideration of entry points to Wundowie off the proposed PANH/Eastlink.</p>

4. REZONING PROPOSAL

The request to rezone the subject land – Lots 279 and 280 Boronia Avenue, Wundowie – from 'Commercial' to 'Rural Townsite' is requested to align the subject land with the intent of the Draft LPS and to enable greater flexibility in the development potential of the site.

4.1 AMENDMENT TO SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO. 6

The Shire's Draft LPS was endorsed by the Council on 20 March 2024 and is currently with the WAPC for final endorsement. The Draft LPS identifies the rezoning of a portion of the Wundowie townsite from 'Commercial' to 'Rural Townsite' to provide better flexibility in land uses and development controls to enable a more vibrant and diversified town centre for the community. The subject land falls within the cluster of 'Commercial' zoned lots identified to be rezoned.

Accordingly, this proposed scheme amendment seeks to amend LPS6 to align the subject land with the intent of the Draft LPS. Approval of this request to rezone Lots 279 and 280 Boronia Avenue, Wundowie will enable the landowner more opportunities to re-develop the subject land to provide a greater offering to the town centre of Wundowie and the community its services. Furthermore, the proposed scheme amendment also seeks to amend Table 1: Zoning Table of LPS6 to include 'Rural Townsite' as a land use and the corresponding land use permissibility outlined under the draft zoning table attached as Appendix C of this report. The draft zoning table was prepared by the Shire and reflects the intent of the zoning outlined under the Draft LPS and the land use permissibility commonly associated with a Town Centre.

It is noted that additional amendments to LPS6 will be required to define the 'Rural Townsite' land use in accordance with the Draft LPS and to outline appropriate development controls. The proposed scheme amendment does not propose any of these amendments to LPS6 and it is understood that they will be undertaken by the Shire in due course.

5. CONCLUSION

The information and justification provided in this report are submitted to support the rezoning of Lots 279 and 280 Boronia Avenue, Wundowie from 'Commercial' to 'Rural Townsite' and the inclusion of the 'Rural Townsite' zone into Table 1: Zoning Table of the LPS6 with the land use permissibility attached as Appendix C of this report.

The proposed zoning is appropriate and should be supported by the Shire of Northam and the WAPC for the following reasons:

- The rezoning of the subject land from 'Commercial' to 'Rural Townsite' is outlined in the Shire's draft LPS;
- The rezoning will allow for a zoning of the subject land that has greater flexibility in land use permissibility and development controls providing greater opportunities for the landowners;
- The rezoning will hopefully initiate a broader suite of amendments to LPS6 to bring it in line with the draft LPS; and
- The rezoning of the subject land will be the first step in enabling the revitalisation of the Wundowie town centre to meet the commercial and civic needs of the Wundowie community.

The proposed draft zoning table for 'Rural Townsite' attached as Appendix C was prepared by the Shire and provides land use permissibility in line with the intent of the draft LPS and what is commonly considered within a Town Centre.

Based on the information and justification provided in this Report, we respectfully request that the Council initiate, and the WAPC supports the rezoning of Lots 279 and 280 Boronia Avenue, Wundowie from 'Commercial' to 'Rural Townsite' and the amendment of Table 1: Zoning Table under the provisions of the Shire of Northam's Local Planning Scheme No. 6.

APPENDIX A – CERTIFICATES OF TITLE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1827 85

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 279 ON DEPOSITED PLAN 165486

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DESMOND PHILLIP BIGLIN
LISA CHARMAINE BICUN
BOTH OF 40A CRAWSHAW CRESCENT MANNING WA 6152
AS JOINT TENANTS

(T M349969) REGISTERED 23/7/2013

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. M065955 MEMORIAL, CONTAMINATED SITES ACT 2003 REGISTERED 5/10/2012.
2. N238972 CAVEAT BY THE REGISTRAR OF TITLES LODGED 1/2/2016.

Warning: A caution search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Land is shown in the land information map as a lot or lots.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1827-85 (279/DP165486)
PREVIOUS TITLE: 306-32A, 1678-448
PROPERTY STREET ADDRESS: 50 BORONIA AV, WUNDOWIE.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF NORTHAM

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1827

86

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BC Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 280 ON DEPOSITED PLAN 165486

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

DESMOND PHILLIP BIGLIN OF 40A CRAWSHAW CRESCENT MANNING WA 6152
LISA CHARMAINE BIGLIN OF 40A CRAWSHAW CRESCENT, MANNING
AS JOINT TENANTS

(T M349969) REGISTERED 23/7/2013

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

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2. N238972 CAVEAT BY THE REGISTRAR OF TITLES LODGED 1/2/2016.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

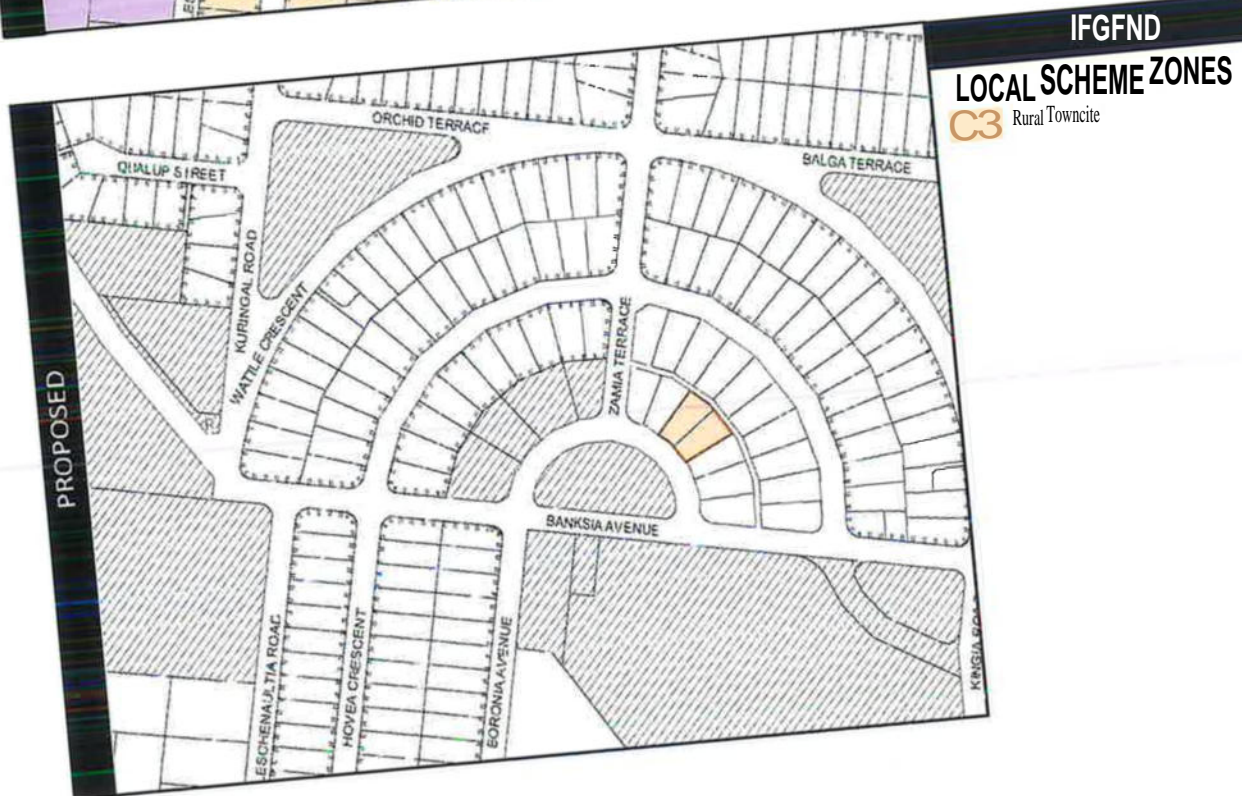
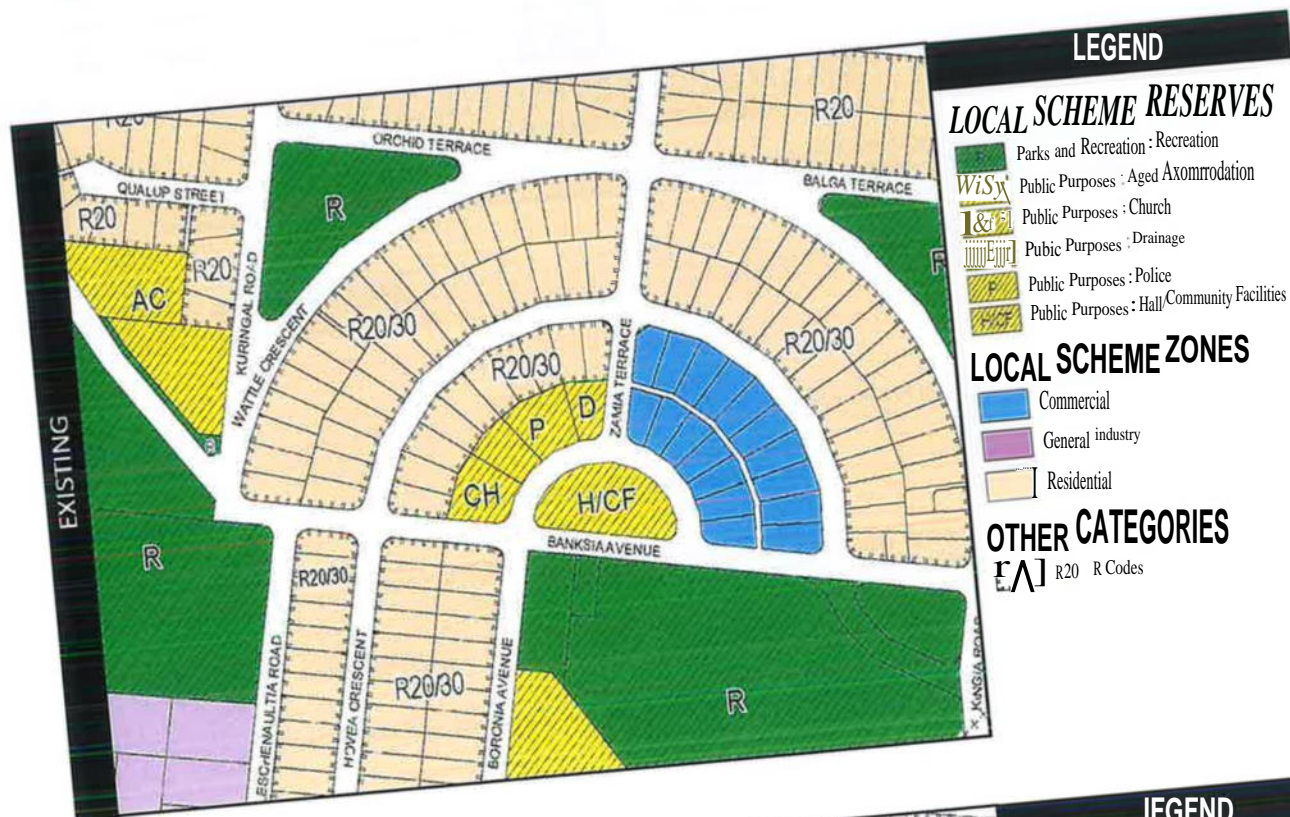
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	1827-86 (280/DP165486)
PREVIOUS TITLE:	306-37A, 1678-447
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF NORTHAM

APPENDIX B – REZONING REQUEST



APPENDIX C – DRAFT RURAL TOWNSITE ZONING TABLE

LAND USE	RURAL TOWNSITE
Abattoir	X
Aged Persons Hostel	D
Agriculture – Extensive	X
Agriculture – Intensive	X
Agroforestry	X
Amusement Parlour	A
Animal Establishment	X
Animal Husbandry – Intensive	X
Art Gallery	P
Bed & Breakfast	P
Betting Agency	D
Boarding House	D
Brewery	A
Bulky Goods Showroom	X
Caravan Park	X
Caretaker's Dwelling	I
Carpark	X
Childcare Premises	A
Cinema/Theatre	A
Civic Use	D
Club Premises	A
Commercial Vehicle Parking	X
Community Purpose	D
Consulting Rooms	D

LANDUSE	UNIVERSITY OF DE
Convenience Store	D
Corrective Institution	X
Dry Cleaning Premises	D
Educational Establishment	D
Equestrian Activity	X
Exhibition Centre	A
Family Day Care	D
Fast Food Outlet	A
Fuel Depot	X
Funeral Parlour	A
Garden Centre	D
Health Studio	D
Holiday Accommodation	D
Home Business	P
Home Occupation	P
Home Office	P
Home Store	D
Hospital	A
Hotel	A
Industry – Cottage	D
Industry – Extractive	X
Industry – General	X
Industry – Light	A
Industry – Mining	X
Industry – Primary Production	X
Industry – Rural	X
Industry – Service	A
Landscape Supplies	X
Laundromat	D

LAND USE	PLANNING SITE
Liquor Store – Large	X
Liquor Store – Small	D
Lunch Bar	D
Market	X
Medical Centre	A
Motel	A
Motor Vehicle, Boat or Caravan Sales	D
Motor Vehicle Repair	A
Motor Vehicle Wash	D
Motor Vehicle Wrecking	X
Museum	D
Nightclub	X
Nursing Home	A
Office	P
Place of Worship	D
Power Generation	X
Produce Stall	X
Public Utility	P
Reception Centre	D
Recreation – Private	D
Renewable Energy Facility	X
Residential	
- Aged & Dependent Persons Dwelling	D
- Ancillary Dwelling	I
- Grouped Dwelling	P
- Holiday Home	D
- Multiple Dwelling	D
- Single House	P
Residential Building	D
Restaurant	D

LANDUSE	USE CATEGORY
Restricted Premises	X
Roadhouse	X
Rural Home Business	X
Rural Pursuit	X
Salvage Yard	X
Service Station	A
Shop	P
Showroom	A
Small Bar	A
Stockyards	X
Storage	X
Tavern	A
Telecommunications Infrastructure	D
Tourist Accommodation	D
Tourist Development	D
Trade Display	D
Trade Supplies	D
Transport Depot	X
Tree Farm	X
Vehicle Recovery & Towing	A
Veterinary centre	A
Warehouse	X
Waste Disposal Facility	X
Waste Storage Facility	X
Winery	X
Workers Accommodation	X

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Northam Local Planning Scheme No. 6 Scheme Amendment No. 21

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Inserting new clause 3.2.13 – 'Rural Townsite Zone' to read as follows –

Rural Townsite Zone

- To provide for a range of land uses that would typically be found in a small country town.
- To encourage the growth of tourism businesses and experiences in the rural townsites of Northam which are compatible with the rural character of the locality.

2. Amending clause 3.3 – 'Table 1: Zoning Table' as follows –

LANDUSE	RURAL TOWNSITE
Abattoir	X
Aged Persons Hostel	D
Agriculture – Extensive	X
Agriculture – Intensive	X
Agroforestry	X
Amusement Parlour	A
Animal Establishment	X
Animal Husbandry – Intensive	X
Art Gallery	P
Bed & Breakfast	P
Betting Agency	D
Boarding House	D
Brewery	A
Bulky Goods Showroom	X
Caravan Park	X

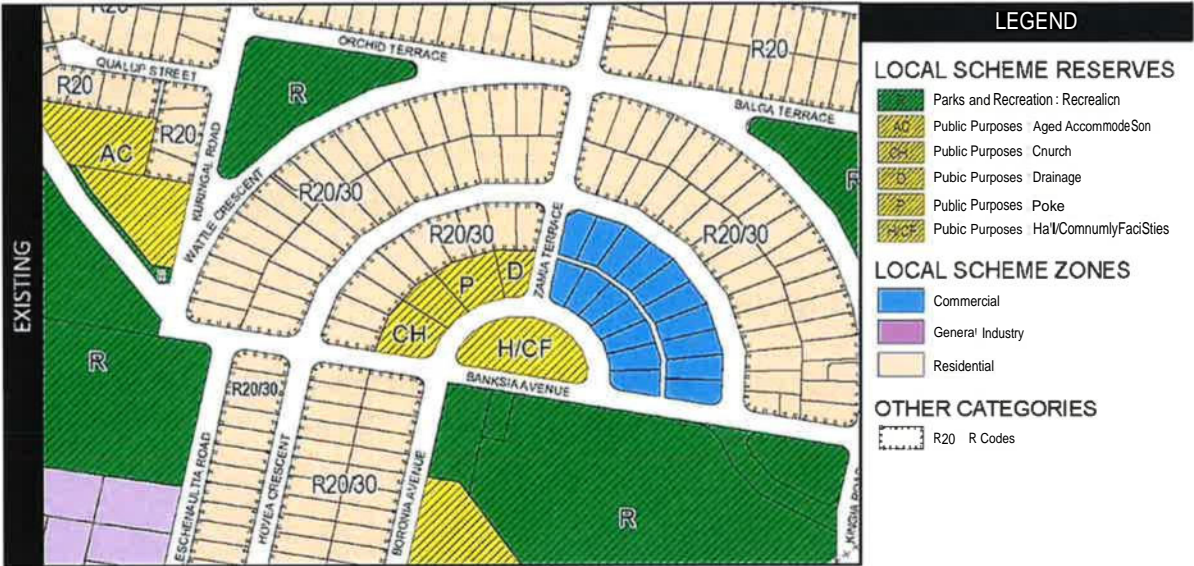
LANDUSE	RURAL TOWNSITE
Caretaker's Dwelling	I
Carpark	X
Childcare Premises	A
Cinema/Theatre	A
Civic Use	D
Club Premises	A
Commercial Vehicle Parking	X
Community Purpose	D
Consulting Rooms	D
Convenience Store	D
Corrective Institution	X
Dry Cleaning Premises	D
Educational Establishment	D
Equestrian Activity	X
Exhibition Centre	A
Family Day Care	D
Fast Food Outlet	A
Fuel Depot	X
Funeral Parlour	A
Garden Centre	D
Health Studio	D
Holiday Accommodation	D
Home Business	P
Home Occupation	P
Home Office	P
Home Store	D
Hospital	A
Hotel	A
Industry – Cottage	D
Industry – Extractive	X
Industry – General	X
Industry – Light	A
Industry – Mining	X
Industry – Primary Production	X
Industry – Rural	X

LANDUSE	RURAL TOWNSITE
Industry – Service	A
Landscape Supplies	X
Laundromat	D
Liquor Store – Large	X
Liquor Store – Small	D
Lunch Bar	D
Market	X
Medical Centre	A
Motel	A
Motor Vehicle, Boat or Caravan Sales	D
Motor Vehicle Repair	A
Motor Vehicle Wash	D
Motor Vehicle Wrecking	X
Museum	D
Nightclub	X
Nursing Home	A
Office	P
Place of Worship	D
Power Generation	X
Produce Stall	X
Public Utility	P
Reception Centre	D
Recreation – Private	D
Renewable Energy Facility	X
Residential	
- Aged & Dependent Persons Dwelling	D
- Ancillary Dwelling	I
- Grouped Dwelling	P
- Holiday Home	D
- Multiple Dwelling	D
- Single House	P
Residential Building	D
Restaurant	D
Restricted Premises	X
Roadhouse	X
Rural Home Business	X

LANDUSE	RURAL TOWNSITE
Rural Pursuit	X
Salvage Yard	X
Service Station	A
Shop	P
Showroom	A
Small Bar	A
Stockyards	X
Storage	X
Tavern	A
Telecommunications Infrastructure	D
Tourist Accommodation	D
Tourist Development	D
Trade Display	D
Trade Supplies	D
Transport Depot	X
Tree Farm	X
Vehicle Recovery & towing	A
Veterinary centre	A
Warehouse	X
Waste Disposal Facility	X
Waste Storage Facility	X
Winery	X
Workers Accommodation	X

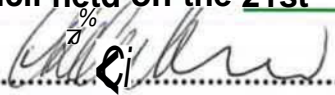
3. Rezoning Lots 279 and 280 (No. 50) Boronia Avenue, Wundowie from 'Commercial' to 'Rural Townsite'.
4. Amending the scheme maps accordingly.

AMENDMENT MAP



COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Northam at the Ordinary Meeting of the Council held on the 21st day of August 2024.

.....


SHIRE PRESIDENT

.....



CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Northam at the Ordinary Meeting of the Council held on the 21st day of August, 2024, proceed to advertise this Amendment.

.....


SHIRE PRESIDENT

.....


CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support/ not to be supported! by resolution of the [LOCAL GOVERNMENT] at the [NAME] Meeting of the Council held on the [number] day of [month], 20[year] and the Common Seal of the Shire of Northam was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....

