



PLANNING AND DEVELOPMENT ACT 2005

LOCAL PLANNING SCHEME AMENDMENT AVAILABLE FOR INSPECTION

SHIRE OF WAGIN LOCAL PLANNING SCHEME NO.2 AMENDMENT NO.6

Notice is hereby given that the Wagin Shire Council has resolved, pursuant to Section 75 of the *Planning and Development Act 2005*, to amend the above Local Planning Scheme by:

1. Amending the classification of Lot 1913 (No.3) Ventnor Street, Wagin from 'Railways' reserve to 'Residential' zone with a density coding of R30; and
2. Amending the Scheme Map accordingly.

Documents and plans setting out and explaining the scheme amendment proposal are attached.

Comments on the proposal are now invited and can be emailed to shire@wagin.wa.gov.au or posted to the Shire's Chief Executive Officer at PO Box 200 WAGIN WA 6315. Submissions will be accepted up to and including Friday 21 December 2018 and must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected; whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of, or objecting to the proposal and provide any arguments supporting your comments.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

**PETER WEBSTER
CHIEF EXECUTIVE OFFICER
SHIRE OF WAGIN**



**Shire of Wagin
Local Planning Scheme No. 2
Scheme Amendment No. 6**

Lot 1913 (No. 3) Ventnor Street, Wagin

Prepared by Edge Planning & Property for Tajay Nominees Pty Ltd

www.edgeplanning.com.au

September 2018

**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

SHIRE OF WAGIN LOCAL PLANNING SCHEME No. 2

AMENDMENT No. 6

RESOLVED that the local government in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Amending the classification of Lot 1913 (No. 3) Ventnor Street, Wagin from 'Railways' reserve to 'Residential' zone with a density coding of R30; and
2. Amending the Scheme Map accordingly.

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

- i) The amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone.
- ii) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
- iii) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this 21st day of August 2018

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CHIEF EXECUTIVE OFFICER

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PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. LOCAL GOVERNMENT:	Shire of Wagin
2. DESCRIPTION OF LOCAL PLANING SCHEME:	Local Planning Scheme No. 2
3. TYPE OF SCHEME:	District Scheme
4. SERIAL NUMBER OF AMENDMENT:	6
5. PROPOSAL:	Amending the classification of Lot 1913 on Deposited Plan 37479 (No, 3) Ventnor Street, Wagin from 'Railways' reserve to 'Residential' zone with a density coding of R30 as per the Scheme Amendment Map.

REPORT BY THE SHIRE OF WAGIN

1. INTRODUCTION

The Shire of Wagin seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to amend the classification of Lot 1913 Ventnor Street, Wagin (the 'site') from 'Railways' reserve to 'Residential' zone with a density code of R30.

The purpose of this report and associated plans are to explain and set out the planning merits of the Amendment. In summary, the site is no longer required for railway purposes and the Amendment will facilitate a new future for the site. Subject to gaining necessary approvals, including development approval for a change of use, it is intended that the site is used for holiday accommodation (short stay accommodation for visitors and tourists).

The site is shown in Attachment 1. The site is suitable for holiday accommodation given its former railway barracks use, the nature of existing development on the site and that the site is close to the Wagin town centre (see Attachments 2 and 3). Amending the site's zoning will ensure there is a consistent approach to the zoning of the area.

The site is intended to be developed generally in accordance with the Indicative Site Development Plan (Attachment 4). More detailed planning and investigations are proposed to occur at the Development Application and Building Permit stages to the satisfaction of the Shire.

2. BACKGROUND

2.1 Property Address and Cadastral Details

A copy of the current Certificate of Title is provided in Attachment 5. Cadastral details for the site are summarised below in Table 1:

Lot	Deposited Plan	Volume	Folio	Area	Owner
1913 Ventnor Street, Wagin	37479	2712	315	2033m ²	Tajay Nominees Pty Ltd

2.2 Regional Context

The site is situated in the Shire of Wagin. The Wagin townsite is located 228 kilometres south-east of Perth. Wagin is key district centre in the southern Wheatbelt Region and it provides a range of services and facilities to residents and visitors.

2.3 Local Context

The site is located approximately 250 metres from the Wagin town centre (see Attachment 2). Attachment 3 shows the Opportunities and Constraints Plan which outlines the site's context. Further details relating to the site's context are outlined in this documentation. The site adjoins the railway line, residential development and railway purposes land. The site is opposite residences. There is vacant industrial land diagonally opposite on the other side of Ventnor Street.

2.4 Physical Characteristics

The Amendment site is outlined in Attachment 1 and has the following characteristics and features:

- it contains various buildings which were previously used as a railway barracks. In particular, there are two houses and seven dongas. The site is no longer required for railway purposes;
- it contains some mature trees and areas for car parking;
- it has a gentle gradient, having an elevation of approximately 256 metres AHD (Australian Height Datum);
- there are no natural surface water or drainage features; and
- it is not classified as a contaminated site by the Department of Water and Environmental Regulation.

The site's physical features presents no constraints to the Amendment.

2.5 Services

The site is provided with standard 'hard' infrastructure including reticulated (scheme) water, reticulated sewerage, power, telecommunications, drainage and sealed roads. Vehicular access is via an existing crossover to Ventnor Street.

2.6 Heritage

The Department of Planning, Lands and Heritage's Aboriginal Heritage Inquiry System at <https://maps.daa.wa.gov.au/ahis/> reveals there are no Registered Aboriginal Sites applying to the subject land. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

The site is not included on the *Shire of Wagin Municipal Inventory of Heritage Places (1997)*, not on the Shire's draft Heritage List and not on the State Heritage Register.



Photograph 1 – Portion of the existing development

3. PLANNING FRAMEWORK

3.1 Overview

The following section will outline how the proposed Amendment suitably addresses relevant planning policies, strategies, plans and the *Shire of Wagin Local Planning Scheme No. 2 (LPS2)*. In summary, the Amendment is consistent with the State, regional and local planning framework. In particular, the Amendment is consistent with the planning framework regarding reusing land in an established urban area close to an activity centre (town centre) and supporting growth of the tourism sector.

A portion of the northern section of the site is zoned 'Residential' with a density coding of R30. The majority of the site is a 'Railways' reserve. The site's 'Railways' reservation in LPS2 limits the use of the site for only railway purposes. The Amendment proposes to amend the classification of the site from 'Railways' reserve to 'Residential' zone with a density coding of R30 which is consistent with adjoining and nearby zoning. The Amendment will facilitate a new future for the site. Subject to gaining necessary approvals, including development approval for a change of use, it is intended that the site is used for holiday accommodation.

3.2 State Planning Framework

The following strategies and policies are of relevance to the Amendment:

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy promotes tourist development, good urban design, vibrant activity centres and supports zoning sufficient land for residential, commercial and tourist development;
- *State Planning Policy 1 State Planning Framework Policy (2006)* - identifies that the primary aim of planning is to provide for the sustainable use and development of land;
- *State Planning Policy No. 3 (2006)* - the Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The Policy promotes a sustainable settlement pattern, promoting development on 'brownfield' (previously developed) land, supports building on existing communities and seeks convenient access to employment and services. The Amendment is consistent with SPP 3 given the site is near the town centre, it is a brownfield site and proposed holiday accommodation provides opportunities for employment and local economic development;
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas (2015)* - the site is not a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>;
- *Liveable Neighbourhoods (2009)* - promotes walkable neighbourhoods, mixed uses, the provision of a range of housing types and lot sizes, and to efficiently use land. A general principle is to plan residential neighbourhoods around existing/planned activity centres. The Amendment is consistent with *Liveable Neighbourhoods* given the site is only 250 metres from the town centre; and
- *WAPC Planning Bulletin No. 83 – Planning for Tourism (2013)* - amongst matters, it provides guidance on the development and use of tourism sites. Some of the criteria to determine the tourist value of sites include uniqueness, supply of land, suitability in a land use context, size (including sustainability) and function.

3.3 Regional Planning Framework

The following strategies and policies are of relevance to the Amendment:

- *Wheatbelt Regional Planning and Infrastructure Framework (2015)* - the Framework supports a diverse and adaptive economy including a growing tourist sector. The Framework recognises the importance of developing the overnight tourism market and focused investment in accommodation development (page 29);
- *Wheatbelt Regional Investment Blueprint (2015)* - the Blueprint establishes priorities for economic development and growth of the Wheatbelt region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint also supports growing the region's population, promoting vibrant economy and growing the tourism market; and
- *Wheatbelt South Sub-Regional Economic Strategy* – highlights the importance of a growing tourism market and opportunities for the sub-region changing predominately from day trip visitation to overnight and multi-day visitation. The Strategy notes there are however limited tourism accommodation establishments and limited accommodation mix and quality in the sub-region (page 36) including for visiting workers and professionals. This, in-turn, limits increases in local expenditure and positive economic impacts. The Strategy supports investigating potential tourism projects and developing the tourism sector in Wagin (pages 45 and 71).

3.4 Local Planning Framework

3.4.1 Local Planning Strategy

There is no Local Planning Strategy covering the Shire of Wagin.

3.4.2 Shire of Wagin Local Planning Scheme No. 2

The *Shire of Wagin Local Planning Scheme No. 2* (LPS2) was gazetted on 15 January 1999 and has been subject to a few amendments. It is the principal statutory tool for achieving the Shire's aims and objectives, with respect to the development, mainly from a land use, development control and infrastructure coordination perspective.

A portion of the northern section of the site is zoned 'Residential' with a density coding of R30. The majority of the site is a 'Railways' reserve. This reflects its former use as a railway barracks. Currently, the majority of the site is only able to be used for railway purposes. The Railways reserve objectives are set out in clause 2.2(3)(i) of LPS2. Accordingly, there are considerable limitations on the range of uses that are permissible in the Railways reserve including that residential and holiday accommodation are not permitted.

Amending the classification of the site to the 'Residential' zone, with a density coding of R30, is consistent with the zoning of land to the north and east of the site (see Attachments 2 and 3 and Existing Scheme Map) and it 'rounds off' the area's zoning.

In terms of the proposed 'Residential' zone, the objectives for the zone as set out in clause 3.1 (2) of LPS2. Objective (b) states:

'Other uses listed in Table 2 may be permitted at the discretion of the local government if they are considered to be an integral part of the residential environment and where the local government is satisfied that they will benefit the community and not result in being a nuisance.'

Holiday accommodation is defined in LPS2 as '2 or more dwellings on one lot used to provide accommodation for holiday or temporary purposes for persons other than the owner of the lot.' In Table 2 (Zoning Table), holiday accommodation is a 'D' discretionary use on any land classified 'Residential' zone. Clause 3.3(2) states that the 'D' symbol 'means that the use is not permitted unless the local government has exercised its discretion by granting development approval.'

Table 4 – Development Table does not set out standards for holiday accommodation.

3.4.3 Local Planning Policies

The Council has endorsed a number of Local Planning Policies. Various policies are of relevance to the future use and development of the site including Policy 26 - Advertising Signs.

3.4.4 Shire of Wagin Strategic Community Plan 2015 – 2025 (2016)

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The community strategic vision is:

'To live in a community where individuals, families and businesses can invest and prosper, preserving the traditional safe, affordable and inclusive country lifestyle and ensuring that Wagin is a place people like to live in and visit.' (page 4).

The Strategic Community Plan sets key result areas which include to 'Increase in the number and diversity of businesses in the town and district', 'Increase tourism and increase in promotion of town and heritage' and 'Support and incentives for more businesses and retail opportunities' (page 8).

3.4.5 Other documents

There are various other strategies and documents of relevance. This includes the *Wagin Economic Development Strategy* which seeks a broadening of the visitor and tourist accommodation offering and the draft *Shire of Wagin Strategic Community Plan 2018 – 2028*, where tourism is identified as a key way to diversify, grow and sustain the economy.

3.5 Planning Framework Implications for the Amendment

Common themes of the planning framework and their implications for the Amendment include:

- promoting tourism and supporting the vibrancy of activity centres (town centres);
- supporting local communities and local economies;
- support for development, redevelopment and re-use in an established urban area;
- appropriate servicing;
- addressing bushfire management and environmental impacts; and
- addressing landscape impact and streetscape considerations.

Based on the above, the Amendment is consistent with the planning framework and consistent with the principles of orderly and proper planning.

4. AMENDMENT PROPOSAL

4.1 Intent of Amendment

The intent of the Amendment is to amend the classification of the site from the 'Railways' reserve to the 'Residential' zone with a density coding of R30. The Amendment will facilitate a greater range of uses for the site than only railway purposes (which currently applies to most of the site). A range of potential and suitable uses are possible in the 'Residential' zone including holiday accommodation.

Amending the site's zoning will ensure there is a consistent approach to the zoning of the area.

Future development and uses on the site will be subject to gaining necessary approvals from the local government including development approval.

4.2 Indicative Site Development Plan

In support of the Amendment request, an Indicative Site Development Plan is provided in Attachment 4 which conceptually shows how the site could be developed. The proposal is to:

- retain and enhance the existing buildings (houses and dongas);
- provide 16 holiday accommodation units;
- provide an on-site caretaker's dwelling along with a reception/office;
- provide a common room;
- provide one car parking bay per unit along with a car parking bay for the caretaker;
- seal the vehicular access way and seal car parking areas and ensure they are appropriately drained;
- provide a generous amount of open space which will include barbeque facilities and other amenities; and
- upgrade landscaping and replanting.

At full capacity, it is suggested the maximum number of visitors accommodated on the site would be 24. This assumes an average occupancy of 1.5 persons per unit.

While the landowner would welcome full capacity, it is suggested this will only be achieved on occasions such as when there is a key community event such as Wagin Woolorama. As a guide, it is suggested that the average occupancy rate could be around 60% which equates to 14 visitors on the site overnight.

Not all details are shown on the Indicative Site Development Plan, which will be refined at the Development Application and Building Permit stages. For instance, the power pole, located where the proposed access way intersects Ventnor Street, will need to either be relocated or more likely placed underground to address Shire and Western Power requirements.

4.3 Proponent's Commitments

Should the scheme amendment be gazetted and other necessary approvals be obtained, the proponent (Tajay Nominees Pty Ltd) is committed to:

- constructing a sealed vehicular access way and sealed car parking to the satisfaction of the Shire;

- retaining, repainting and upgrading the buildings. Internally, the upgrades will include installing air-conditioning and new furnishings;
- planting appropriate trees, shrubs and plants to provide climatic comfort to visitors and to enhance the amenity of the area; and
- providing the vision, direction and implementation of a tourism development that will enhance and assist in bringing increased economic benefits to Wagin.



Photograph 2 – Existing streetscape

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the Amendment.

5.2 Site Not Required for Railway Purposes

The site is no longer required for railway purposes and in particular is no longer required for its former use as a railway barracks. Accordingly, the property was sold and is now owned freehold by Tajay Nominees Pty Ltd.

5.3 Demand for Holiday Accommodation

It has been evident to the landowner that there is a shortage of holiday accommodation in Wagin to cope with existing and anticipated demand for visitors and tourists. The landowner sees an opportunity to provide additional accommodation and upgraded facilities that will assist in meeting the needs of visitors and tourists to the area. There are opportunities to provide accommodation for the business sector, merchandise representatives, professionals, government employees, families and tourists from Western Australia, interstate or overseas.

5.4 Appropriate Location for Holiday Accommodation

The site is appropriate for holiday accommodation for reasons including:

- the site was previously used as a railway barracks use (short stay use). Accordingly, if future development is appropriately managed, it will have impacts that are similar to the previous railway barracks use (noting the intension for a caretaker to reside on the site);
- existing nearby and adjoining development is predominantly residential in nature and the 'Residential' zoning, with a density coding of R30, rounds off the zoning in the precinct. The northern portion of the site is zoned 'Residential' with a density coding of R30;
- the use is compatible with adjoining and surrounding land uses;
- the site has been previously used for short-stay purposes and it promotes reuse on a 'brownfield' site;
- it is only 250 metres to the town centre and the development will assist to support the sustainability, viability and vitality of the town centre;
- the site is centrally located, is near State significant north-south and east-west roads and is in a location that is easy for guests/visitors to find;
- the site can provide appropriate on-site car parking and there are also opportunities for sealed parking in the adjoining Ventnor Street verge;
- traffic impacts will be manageable, which are comparable to the previous railway barracks use, and traffic can readily be accommodated on local roads;
- it is appropriately serviced including connected to reticulated sewerage; and
- a range of non-residential uses can be considered and approved in the Residential zone as set out in LPS2.

Accordingly, the Amendment raises limited planning issues. The Amendment will provide a consistent approach to the zoning in the area.

5.5 Compatibility with Adjoining and Nearby Land Uses and Addressing Amenity

The site was previously used as a railway barracks use (short stay use). The proposed Residential zoning, to facilitate holiday accommodation use, will be compatible with adjoining and nearby land uses/development which are predominately residential in nature (see Attachments 2 and 3). The proposed 'Residential' zoning, with a density coding of R30, represents a logical and sound planning outcome for the site.

There is appropriate separation, including the Ventnor Street reserve, between the site and currently vacant industrial land to the south-east. There are currently dwellings along with Residential zoned land adjoining the General Industry zoned land. When the industrial land is developed, it is expected the uses will be storage, commercial or light industrial in nature to address existing residential development.

Various measures will be required to assist in maintaining the amenity of the area and on the site. These include:

- the landowner proposes that a caretaker will reside on the site. This will assist in ensuring there is effective on-going management of the holiday accommodation;
- the likely requirement to prepare a Management Plan, as a condition of the development approval, to address matters such as noise impacts;
- implementing rules, which all occupants are required to abide by, including behaviour standards; and
- a commitment to respond to noise control instructions issued by the Shire.

As outlined above, it is expected the Shire will require the applicant to submit and gain approval for a Management Plan. The Management Plan, amongst matters, would address fire and emergency management, noise/nuisance issues, visitor behaviour and management measures to be implemented to minimise adverse impacts on the amenity of the locality.

5.6 Railway Noise

It is acknowledged that the site is close to the railway line. While noting this:

- the proposed holiday accommodation use is similar to the former railway barracks use;
- there are now limited trains using the line;
- Reserve 10364 is located between the railway and the Amendment site;
- the suggested Management Plan could include a requirement to advise prospective visitors of the impact of railway noise;
- at the development application stage, the Shire may require a notification to be placed on the title advising of the potential impact of the railway; and
- there are opportunities to undertake planting on the western boundary of the site to assist in ameliorating noise.

5.7 Environmental Impact

The Amendment will create no environmental impacts. For instance, the site has been previously cleared of native vegetation and the site is connected to the reticulated sewerage system. Additionally, the site is close to the town centre which facilitates various journeys to be made by cycling and walking.

5.8 Servicing

The site is already appropriately serviced including a connection to reticulated sewerage. It is not envisaged that upgrading of services will be required to facilitate the re-use of the site other than upgrading vehicular access and car parking.

5.9 Vehicular Access and Car Parking

The site adjoins Ventnor Street and there is an existing vehicular crossover to Ventnor Street. Vehicular access is appropriate and complies with sight distance standards which will facilitate safety for road users.

As set out in section 4.3, the existing power pole, located where the proposed access way intersects Ventnor Street, will need to either be relocated or more likely placed underground to address Western Power requirements. This will be addressed to the satisfaction of the Shire and Western Power at the Development Application stage.

Traffic impacts from the proposed holiday accommodation use on the site will be comparable to the former railway barracks use. The existing road network and intersections have sufficient capacity to address traffic generation from the proposed holiday accommodation use. Additionally, the site is highly accessible near the State road system.

The site is centrally located and there are various opportunities to promote walking and cycling to/from the site given it is near the town centre. There are opportunities to provide bicycle parking on the site via storage areas and/or bike racks.

As outlined on the Indicative Site Development Plan (Attachment 4), the site can provide considerable on-site car parking which is intended to be sealed. If required, there are also opportunities for sealed parking in the Ventnor Street verge.

Following on from section 4.2, on-site parking is expected to be sufficient. At full capacity, there is 'overflow' parking in the adjoining Ventnor Street verge. When the holiday accommodation is not at full capacity, the parking in the Ventnor Street verge is available for non-visitors.

Should the Amendment be approved by the Minister for Planning and gazetted, changing the site's use will require development consent from the Shire. Car parking numbers, car parking design and bicycle parking will be determined at the Development Application stage.

5.10 Streetscape

The landowner intends to retain the existing development and upgrade internally and externally. The key external changes are repainting the buildings, undertaking replanting and landscaping and sealing the vehicular access way and parking areas. These measures will improve the streetscape and the area's amenity.

5.11 Meeting the Needs of Tourists and Visitors

The *Tourism Planning Taskforce Report*, endorsed by State Cabinet in January 2006, set out the five "As" of tourism planning which are accommodation, access, activity, attractions and amenity (pages 10 – 13). Significantly, the proposed holiday accommodation appropriately addresses the key tourism criteria:

- accommodation – the development of the site for holiday accommodation will cater for wide ranging people and/or groups seeking different forms of accommodation than what is currently provided in Wagin. It will complement other accommodation offerings in Wagin including the caravan park;
- access - the property adjoins the town centre, is near the State road network and has convenient access to visitors;
- activity – the Wagin townsite and the district provide a range of tourism and recreational opportunities, nature experiences and other activities;
- attractions – Wagin and the surrounding area have various attractions including the Giant Ram, Wagin Historical Village and various Aboriginal and European heritage assets; and
- amenities – approval of the Amendment will facilitate holiday accommodation for visitors and tourists. Given the site is close to the Wagin town centre, there are a wide range of facilities, services and amenities nearby.

5.12 Supporting the Local Economy

Approval and implementation of the Amendment will assist to encourage upgrading and investment on the site. The Amendment will facilitate holiday accommodation uses which will assist with job creation and have various economic benefits. This includes it will support local employment, assist in a more sustainable local economy and it will add to Wagin's overall viability, vitality and prosperity.

A growing and more diverse tourism industry will provide an important foundation for the future economic base of the community.

5.13 Future Development Application and Building Permit

Subject to Minister for Planning approval, a Development Application will be lodged for the site seeking a change of use from railway barracks to holiday accommodation, caretaker's dwelling, reception/office and common room.

Key planning and design matters will be considered in detail in the assessment of a future Development Application and at the Building Permit stage. The Development Application will be required to address matters including car parking, vehicle access, preparation of a management plan and addressing amenity. To enhance amenity, the existing dongas may be provided with a 'living room' or sitting room in each donga.

At the Building Permit stage, there will be a need to reclassify the use of the buildings as per the *National Construction Code*. Amongst matters, there will be a need to upgrade/install smoke alarms, emergency lighting and universal access. At the Building Permit stage, the full extent of required upgrading works will be addressed.

5.14 Planning Justification

The planning justification for the Amendment is summarised below in Table 2:

Table 2 – Summarised Planning Justification

Strategic	Land Use Planning	Environment and Landscape	Transport and Servicing	Economic and Community
<p>The site is no longer required for railway purposes.</p> <p>The Amendment is consistent with the planning framework including that it promotes development in an established urban area.</p> <p>Future development will reinforce Wagin as a key district centre.</p>	<p>The site is well located for holiday accommodation including it is compatible with adjoining and nearby uses.</p> <p>It 'rounds off' the Residential zoning, with a density coding of R30, in the area.</p> <p>It is a 'brownfield' (already developed) site.</p> <p>The site is suitable and capable for holiday accommodation development.</p> <p>Development will be effectively controlled through LPS2 provisions.</p> <p>The Indicative Site Development Plan provides a co-ordinated approach with existing and proposed development.</p>	<p>The site contains no environmental assets and will not create adverse environmental impacts.</p> <p>The site is not classified as bushfire prone.</p> <p>There are opportunities to enhance the area's streetscape given the existing buildings will be retained and upgraded. The front setback will be enhanced including through landscaping.</p>	<p>Traffic impacts can be readily accommodated on local roads.</p> <p>Safe vehicular access can be achieved between the site and Ventnor Street. It is noted that there is a need to either relocate or more likely place underground the existing power pole located where the proposed access way intersects Ventnor Street.</p> <p>Car parking can be provided on-site or in the adjoining Ventnor Street verge.</p> <p>The site is well located for cycling and walking.</p> <p>The site is appropriately serviced.</p>	<p>It will promote job creation by supporting the development of Wagin and assist to diversify and grow the local economy.</p> <p>The proposal will assist in enhancing Wagin and assist in creating jobs in a highly accessible location.</p> <p>The proposal will assist to enhance Wagin through adding to its overall viability, vitality and prosperity and adding to the range of services that can be provided.</p>

In view of the above, the scheme amendment request and proposed holiday accommodation use are consistent with the planning framework and the principles of orderly and proper planning.

6. CONCLUSION

This report confirms that the Amendment is consistent with the planning framework and the site is suitable to be amended from 'Railways' reserve to 'Residential' zone with a density coding of R30 in keeping with adjoining and nearby zoning.

The site is no longer required for railway purposes and the Amendment will facilitate a new future for the site. Subject to gaining necessary approvals, including development approval for a change of use, it is intended that the site is used for holiday accommodation.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment to amend the classification of the site from 'Railways' reserve to 'Residential' zone with a density coding of R30.

PLANNING AND DEVELOPMENT ACT 2005**SHIRE OF WAGIN****LOCAL PLANNING SCHEME No. 2****AMENDMENT No. 6**

The Shire of Wagin 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. Amending the classification of Lot 1913 (No. 3) Ventnor Street, Wagin from 'Railways' reserve to 'Residential' zone with a density coding of R30; and
2. Amending the Scheme Map accordingly.

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

- i) The amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone.
- ii) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
- iii) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.



EXISTING SCHEME MAP

Legend

- Cadastre with Lot number
- Scheme boundary
- Railways
- R Codes
- LPS Zones**
- Commercial
- General industry
- Local road
- Residential



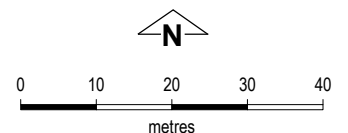
Department of Planning,
Lands and Heritage

Shire of Wagin

Local Planning Scheme No. 2

Amendment No. 6


Produced by Geospatial Research and Modelling,
Department of Planning, Lands and Heritage, Perth WA
Base Information supplied by Western Australian
Land Information Authority SLIP 1096-2018-1





PROPOSED SCHEME AMENDMENT MAP

Legend

 Cadastre with Lot number

 R Code amendments

LPS Zones and Reserves Amendments

 Residential



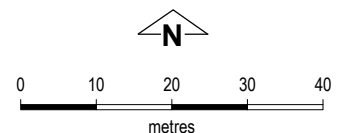
Department of Planning,
Lands and Heritage

Shire of Wagin

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Produced by Geospatial Research and Modelling,
Department of Planning, Lands and Heritage, Perth WA
Base Information supplied by Western Australian
Land Information Authority SLIP 1096-2018-1



COUNCIL ADOPTION FOR ADVERTISING

This Standard Amendment was adopted by resolution of the Council of the Shire of Wagin at the Ordinary Meeting of the Council held on the 21st day of August 2018.

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SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

This Amendment is recommended for approval by resolution of the Shire of Wagin at the Ordinary Meeting of the Council held on theday of 2019 and the Common Seal of the Shire of Wagin was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....
DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

DATE.....

APPROVAL GRANTED





.....
MINISTER FOR PLANNING
S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

ATTACHMENT 1

AMENDMENT SITE PLAN
 Lot 1913 (No. 3) Ventnor
 Street
 Wagin

Legend

-  Amendment Site
-  U/ground Water Pipe
-  U/ground Sewer Pipe
-  Contours



A AMENDMENT SITE
 REV DESCRIPTION

180619
 YYMMDD



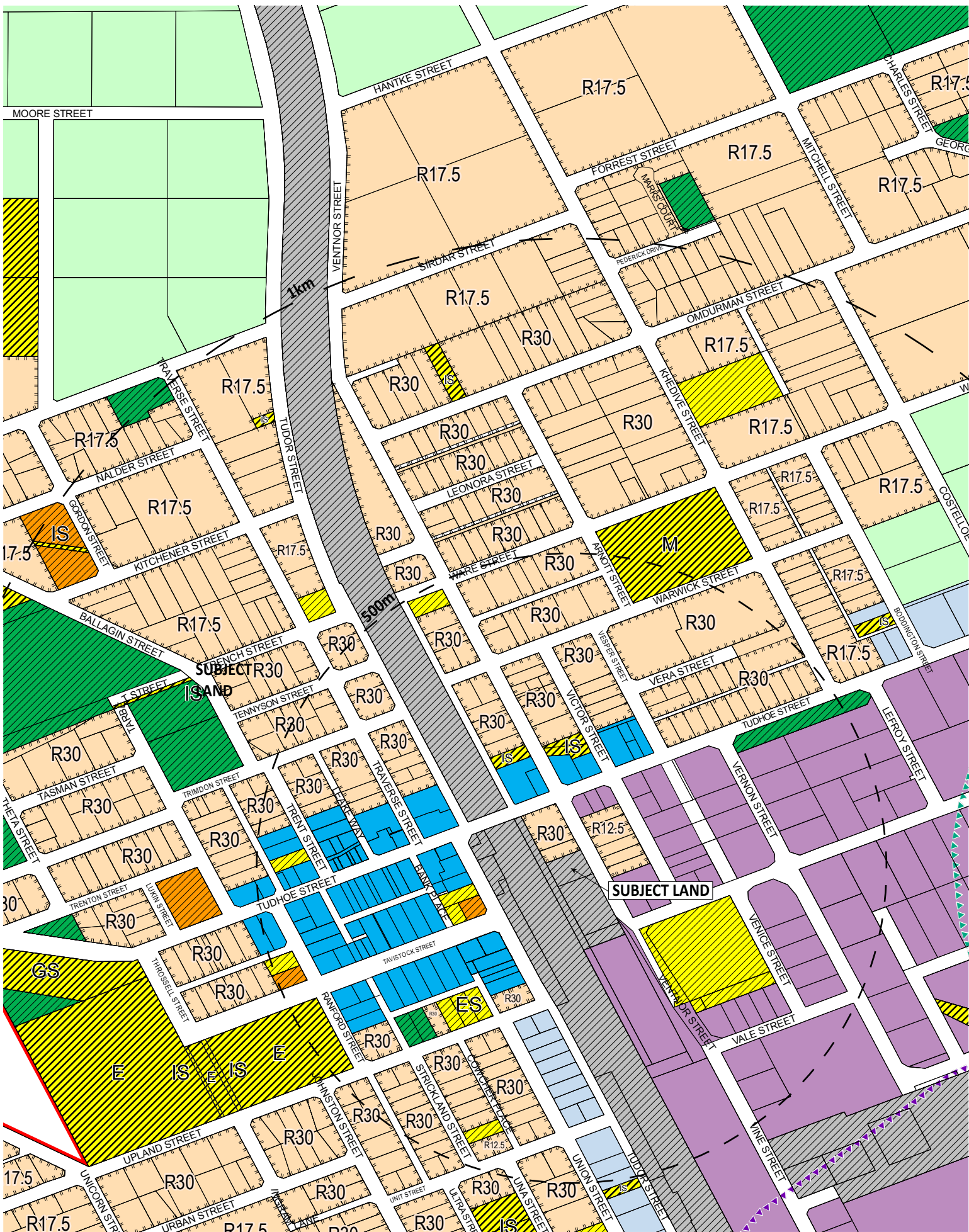
DRAWING NUMBER
 EP 180518 03

REV
 A

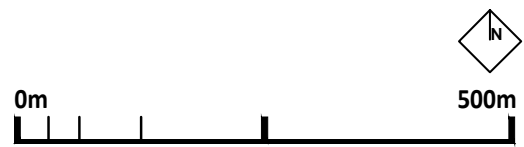
Issued for design intent only.
 All areas and dimensions are
 subject to site design + survey.



ATTACHMENT 2



LOCATION PLAN
 Lot 1913 (House No. 3)
 Ventnor Street
 Wagin
 Shire of Wagin



edge
 PLANNING & PROPERTY







Edge Planning & Property
 134 Hare Street, Mount Clarence
 ALBANY WA 6330
 W www.edgeplanning.com.au
 E steve@edgeplanning.com.au
 M 0409 107 336

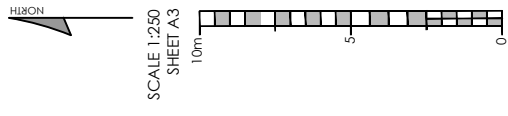
ATTACHMENT 3

ATTACHMENT 4

**INDICATIVE SITE
DEVELOPMENT PLAN**
Lot 1913 (No. 3) Ventnor
Street, Wagin

Legend

-  Amendment Site
-  Contours
-  Carparking and Vehicular Access (sealed)
-  Upgraded and widened access
-  Holiday Accommodation Units (number of units)
-  Landscaping / Open Space



A DEVELOPMENT SIT EPLAN
REV DESCRIPTION 180619
YYMMDD



ATTACHMENT 5

WESTERN



AUSTRALIA

REGISTER NUMBER 1913/DP37479	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 22/3/2017

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

VOLUME 2712 FOLIO 315

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.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 1913 ON DEPOSITED PLAN 37479

**REGISTERED PROPRIETOR:
(FIRST SCHEDULE)**

TAJAY NOMINEES PTY LTD OF PO BOX 1182 NARROGIN WA

(T N579797) REGISTERED 20/3/2017

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

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
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: DP37479
 PREVIOUS TITLE: LR3142-525
 PROPERTY STREET ADDRESS: 3 VENTNOR ST, WAGIN.
 LOCAL GOVERNMENT AUTHORITY: SHIRE OF WAGIN