



Proposed entry sign.

Proposed entry sign.

PROPOSED

CURRENT

Wongan Hills

60

60

90

90

60

60

90

90

90

60

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

90

SHIRE OF WONGAN-BALLIDU
LOCAL PLANNING SCHEME N^o 5
AMENDMENT N^o 1

An Amendment to rezone Lot 200 Wongan Rd, Wongan Hills from 'Rural Residential' to 'Light Industry' and Lot 178 Wongan Rd from 'General Industry' to 'Light Industry'

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
SHIRE OF WONGAN-BALLIDU
LOCAL PLANNING SCHEME N^o 5
AMENDMENT N^o 1

Resolved that the Council, pursuant to section 75 of the Planning and Development Act, 2005 amend the above Town Planning Scheme by:

Rezoning Lot 200 Wongan Rd, Wongan Hills from 'Rural Residential' to 'Light Industry' and Rezoning Lot 178 Wongan Rd, Wongan Hills from 'General Industry' to 'Light Industry'.

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

1. The Amendment is consistent with the Councils Local Planning Strategy:
 - a. That aspires to be a sustainable community and meet the needs of current and future generations though, inter alia economic prosperity.
 - b. For the town of Wongan Hills to remain the focus for the development of commercial activity in the Shire and provide for employment.
 - c. That enables response to change and development opportunities that arise.
2. The Amendment will have minimal impact on land in the Scheme area that is not the subject of the Amendment.
3. The Amendment will not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.

Dated this _____ day of _____ 20_____

S TAYLOR
CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

1. **LOCAL AUTHORITY** : SHIRE OF WONGAN-BALLIDU
2. **DESCRIPTION OF LOCAL PLANNING SCHEME** : LOCAL PLANNING SCHEME N^o 5
3. **TYPE OF SCHEME** : DISTRICT ZONING SCHEME
4. **SERIAL N^o OF AMENDMENT** : 01
5. **PROPOSAL** : REZONING LOT 200 WONGAN RD, WONGAN HILLS FROM 'RURAL RESIDENTIAL' TO 'LIGHT INDUSTRY'
REZONING LOT 178 WONGAN RD FROM 'GENERAL INDUSTRY' TO 'LIGHT INDUSTRY'

REPORT

1.0 INTRODUCTION

Lot 200 Wongan Rd, Wongan Hills has recently been created through subdivision and adjoins Lot 178, which is zoned 'General Industry' and occupied by McIntosh & Son, a leading Australian machinery dealership for agricultural, construction, earthmoving and grounds care/turf maintenance industries.

The existing McIntosh & Son facility needs to secure it's mid to long term consolidation. To this end they have purchased Lot 200. In addition, the current 'General Industry' zoning of Lot 178 is inconsistent with the current land use, which is a Service Industry. That use is not permitted in the 'General Industry' zone.

2.0 BACKGROUND

Location

Lot 200 is located at the southern end of the Wongan Hills townsite. It has frontages to Wongan Rd on its western side and Suburban Rd on its eastern side. The former is sealed and the latter is unsealed.

Lot 178 adjoins the northern boundary of Lot 200 and has road frontages to Wongan Rd on its western side and Danubin St on its eastern side. Both of these roads are sealed.

Site Area

Lot 200 is 2.0039ha in area and Lot 178 is 5.7061ha in area.

Ownership

Both properties are owned by McIntosh Holdings Pty Ltd.

Current & Surrounding Land Uses

At the moment Lot 200 is a cleared, vacant site. Lot 178 contains substantial buildings and paved areas occupied by McIntosh & Son.

To the east of Lot 200 (across Suburban Rd) is Lot 1, which is a 2ha property that also has frontage to the sealed Danubin St. It's zoned 'Rural Residential'. The property is developed with a house and several outbuildings. The property has historically been used for cottage industry and spray painting.

To the south is a 1.9ha rural residential lot with a house and outbuildings at the southern corner. This is the balance parcel remaining after the subdivision that created Lot 200. The land adjoining the subject property is predominantly cleared and used for residential purposes.

To the west of Lot 200 is a 9.7ha 'Rural Residential' zoned lot has also been used historically for Cottage Industry. There is a house and outbuildings located towards the southern end of the property several hundred metres from Lot 200. The property is used primarily for residential purposes with occasional horse agistment. The land to the west and north of Lot 178 is zoned 'General Industry' – the former is vacant and the latter is developed with a similar industry.

To the east of Lot 178 is undeveloped land zoned 'Light Industry' and 'Residential'.

Physical Characteristics

As discussed above, Lot 200 is a cleared parcel of land whilst Lot 178 contains a substantial development. Topographically it's almost level falling gently from east to west. Apart from a natural drainage channel traversing Lot 178 north of the existing developed area, the properties contain no natural features of native vegetation.

Infrastructure

The site has access to underground power. Reticulated water and telecommunications are also available. There is no reticulated sewer or gas available in the area.

The site is serviced by sealed roads (Wongan Rd & Danubin St) on its western and north-eastern sides, and an unsealed road (Suburban Rd) on the southern end of its eastern side.

3.0 LOCAL PLANNING CONTEXT

State & Regional Planning Context

The *State Planning Strategy* seeks to balance competing demands on land use. It lists 6 interrelated and interdependent principles:

- Community
- Economy
- Environment
- Infrastructure
- Regional Development
- Governance

In recognizing these it "...places a priority on economic and population growth as the key drivers of land use and land development." ("Delivery Culture") The current proposal is critical

for the growth of a vital economic activity in the town of Wongan Hills, also which services the broader region.

The *State Planning Framework* utilizes the same principles, sans Governance. The proposed Amendment will clearly satisfy the Community and Economic aspects by providing employment opportunities and economic growth through substantial private sector investment. It will consolidate an existing industrial zoned area and not create any negative impacts on the environment.

Local Planning Strategy

In relation to the subject site, Councils Local Planning Strategy (LPS) identifies Lot 200 as rural residential, reflecting its current zoning. In the text of the LPS, however, the Council "...aspires to be a sustainable community that continues to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity" (page 3). Also in the vision for the Shire, the town of Wongan Hills is to remain the focus of development, the commercial activity centre of the Shire.

In its objectives, the LPS seeks to ensure that the town of Wongan Hills is the primary business and employment settlement. It seeks to "...encourage development...and commercial investors..." and to "...encourage the development and diversification of businesses that will strengthen and broaden the economic base of the town..."

Such opportunities are rare in regional towns. The LPS recognises this and states that "...it is essential that Council and this strategy respond to change...". This is reinforced in the Implementation, Review and Monitoring section where it states that the strategy is a living document, not a fixed plan, and must be able to respond to development opportunities that will arise.

4.0 PROPOSAL

The purpose of this proposal is to secure the mid to long term future of McIntosh & Son as a major machinery sales and service provider and employer for the town and the region. Securing such businesses is consistent with Outcome 3.1 of the Councils Strategic Community Plan which seeks to:

- "Advocate establishing a strong agricultural support network by setting up regional administrative services within the Shire"
- "Encourage leading agricultural companies to set up their regional headquarters in Shire of Wongan-Ballidu"
- "Identify and develop opportunities for continuing development of commercial, industrial and rural areas"

The rezoning includes the existing McIntosh & Son premises, which are located on 'General Industry' zoned land. Lot 200 is cleared, level land that has no environmental or physical constraints that might preclude or challenge development.

Properties to the east and west, whilst zoned 'Rural Residential' both have historical additional uses accommodating cottage industry and, for the property to the east, spray painting. These additional uses are industrial in nature.

The land to the east of Lot 178 is 'Light Industrial' and 'Residential'. LPS 5 seeks to utilize the 'Light Industry' zone as a transition between 'General Industry' zoned land and 'Residential' zoned land (refer objectives in LPS 5). The proposed rezoning will achieve this objective.

5.0 CONCLUSION

The proposed Amendment will achieve Councils Local Planning Strategy stated intentions to encourage development and commercial investors without any negative environmental impacts. The subject site is well located as an extension of the existing industrial area to the north, west and east. Applying a 'Light Industry' zone will provide for an improved long term amenity for residential and rural residential properties to the east and south whilst at the same time securing the future of a major employer within the Wongan Hills townsite.

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME
SHIRE OF WONGAN-BALLIDU
LOCAL PLANNING SCHEME N^o 5
AMENDMENT N^o 1

Resolved that the Shire of Wongan-Ballidu pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Town Planning Scheme by:

Rezoning Lot 200 Wongan Rd, Wongan Hills from 'Rural Residential' to 'Light Industry' and
Rezoning Lot 178 Wongan Rd, Wongan Hills from 'General Industry' to 'Light Industry'

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Wongan-Ballidu at the Ordinary Meeting of the Council held on the day of 20

S TAYLOR
CHIEF EXECUTIVE OFFICER

P MACNAMARA
SHIRE PRESIDENT

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the Shire of Wongan-Ballidu at the Ordinary Meeting of the Council held on the day of 20

S TAYLOR
CHIEF EXECUTIVE OFFICER

P MACNAMARA
SHIRE PRESIDENT

COUNCIL RECOMMENDATION

This Amendment is recommended for support / not to be supported (delete as applicable) by resolution of the Shire of Wongan-Ballidu at the Ordinary Meeting of the Council held on the day of 20 and the Common Seal of the Shire of Wongan-Ballidu was hereunto affixed by the authority of a resolution of the Council in the presence of:

S TAYLOR
CHIEF EXECUTIVE OFFICER

P MACNAMARA
SHIRE PRESIDENT

WAPC ENDORSEMENT (r.63)

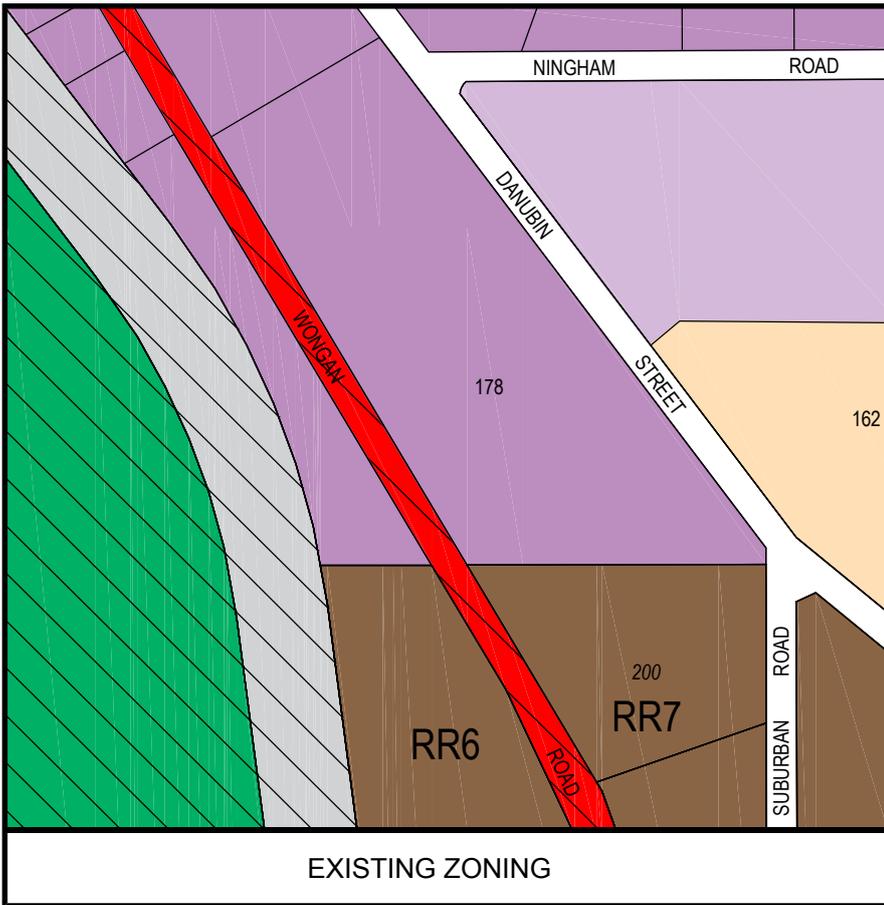
**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE

APPROVAL GRANTED

MINISTER FOR PLANING

DATE



LEGEND

LOCAL SCHEME RESERVES
(see scheme text for additional information)

-  LOCAL ROAD
-  PRIMARY DISTRIBUTOR ROAD
-  PUBLIC OPEN SPACE
-  RAILWAYS

LOCAL SCHEME ZONES
(see scheme text for additional information)

-  GENERAL INDUSTRY
-  LIGHT INDUSTRY
-  RESIDENTIAL
-  RURAL RESIDENTIAL

OTHER CATEGORIES
(see scheme text for additional information)

-  RR1 RURAL RESIDENTIAL AREA

