

**SHIRE OF CUNDERDIN  
LOCAL PLANNING SCHEME N<sup>o</sup> 4  
AMENDMENT N<sup>o</sup> 2**

**An Amendment to rezone Lot 45 (No.1) Main Street and Lot 15 Lundy Avenue, Cunderdin from 'Light Industry' to 'Service Commercial' and rezone Lot 44 (No.3) Main Street, Cunderdin from 'Residential' to 'Service Commercial', and amend the Scheme Map accordingly.**

**PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION TO ADOPT AMENDMENT  
TO LOCAL PLANNING SCHEME**

**SHIRE OF CUNDERDIN LOCAL PLANNING SCHEME N<sup>0</sup> 4**

**AMENDMENT N<sup>0</sup> 2**

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

- i) Rezoning Lot 45 on Plan 2691 (No.1) Main Street and Lot 15 on Diagram 19897 Lundy Avenue, Cunderdin from 'Light Industry' to 'Service Commercial';
- ii) Rezoning Lot 44 on Plan 2691 (No.3) Main Street, Cunderdin from 'Residential' to 'Service Commercial'; and
- iii) Amending the Scheme Map accordingly.

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

- i) The amendment is consistent with the Local Planning Strategy and associated strategies.
- ii) The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment; and
- iii) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

## SCHEME AMENDMENT REPORT

1. **LOCAL AUTHORITY** : SHIRE OF CUNDERDIN
2. **DESCRIPTION OF LOCAL PLANNING SCHEME** : LOCAL PLANNING SCHEME N<sup>o</sup> 4
3. **TYPE OF SCHEME** : LOCAL PLANNING SCHEME
4. **SERIAL N<sup>o</sup> OF AMENDMENT** : 2
5. **PROPOSAL** :
  - i) REZONING LOT 45 ON PLAN 2691 (NO.1) MAIN STREET AND LOT 15 ON DIAGRAM 19897 LUNDY AVENUE, CUNDERDIN FROM 'LIGHT INDUSTRY' TO 'SERVICE COMMERCIAL';
  - ii) REZONING LOT 44 ON PLAN 2691 (NO.3) MAIN STREET, CUNDERDIN FROM 'RESIDENTIAL' TO 'SERVICE COMMERCIAL'; AND
  - iii) AMENDING THE SCHEME MAP ACCORDINGLY.

## REPORT

### 1.0 INTRODUCTION

The intention of this proposal is to rationalize three existing landholdings, two of which are developed as a farm machinery business in a Light Industry zone and the third which has historically been used as a caretakers dwelling and yard for the business, to enable the existing farm machinery business to be re-developed.

### 2.0 BACKGROUND

The site has historically been operated as a farm machinery business (Baxters Rural Centre). Baxters has been operating for over 100 years. The business operates on both sides of Baxter Rd on the north side of Main St. The total site, incorporating Lots 44, 45, 15 and 26 (on the west side of Baxter Rd), has recently been purchased by McIntosh Holdings Pty Ltd, who wish to redevelop the business as McIntosh & Son, a leading Australian farm machinery dealership.

#### Site Area

Lots 44, 45 & 15 are 1,214m<sup>2</sup>, 1,084m<sup>2</sup> & 1,555m<sup>2</sup> in area respectively, totalling 3,853m<sup>2</sup>. The existing 'Light Industry' zoned land totals 2,639m<sup>2</sup> with the 'Residential' zoned land being 1,214m<sup>2</sup>.

#### Ownership

As mentioned above, all of the affected properties are owned by McIntosh Holdings Pty Ltd.

#### Current & Surrounding Land Uses

Lot 44 contains a dwelling in the front half of the property and the rear is a vacant yard area currently fenced off from the house and used for open storage. A review of aerial photography reveals this use has been on place for around 15 years. Lot 45 contains the Farm machinery showroom. Lot 15 is used for open storage.

The properties adjoining the eastern boundary of the subject site (i.e. Lot 43 [No.5] Main St and Lot 14 [No.8] Lundy Ave) each have single dwellings on them consistent with their current 'Residential' zoning. To the north is the sports ground on the opposite side of Lundy Av. On the opposite side of Baxter Rd to the west is the existing farm machinery workshop (owned by McIntosh Holdings Pty Ltd). To the south, across Main St, is a Public Open Space reserve that separates Main St from Great Eastern Hwy. In a broader sense, the subject site is the transition point between the 'Light Industry' and 'Residential' zones.

#### Physical Characteristics

The property is effectively level falling from Main St (approx. 223.5m AHD) towards Lundy Av (221m AHD) at a very gentle gradient of around 2.5%.

#### Infrastructure

The subject site is serviced by reticulated water, sewer, power, telecommunications and stormwater drainage infrastructure. It has road frontage to Main St, Baxter Rd and Lundy Ave, all of which are sealed.

### **3.0 LOCAL PLANNING CONTEXT**

#### Local Planning Strategy

A Joint Local Planning Strategy for Cunderdin, Quairading & Tammin was endorsed by the WA Planning Commission on the 10<sup>th</sup> May 2022. It acknowledges that agriculture remains the main economic driver in the Strategy area and is of significance to the Wheatbelt and State economies. It acknowledges the invariable link between agriculture and its associated industries.

#### Wheatbelt Regional Planning and Infrastructure Framework

This document was prepared by the WA Planning Commission in response to the State Planning Strategy as a more detailed policy for the development of the Wheatbelt region. It sets principles, goals, directions and actions to achieve the sustained growth and prosperity of the region.

Its implementation includes a strategic direction to encourage development that results in social, environmental and economic benefit for the region. It acknowledges that *"Agriculture is the predominant economic activity in the Wheatbelt region in terms of land use and employment"*, and that it will *"....remain a significant part of the Wheatbelt's economy and employment profile."*

#### Avon Sub-Regional Economic Strategy

This Strategy, completed in 2013 by RPS in collaboration with the Wheatbelt Development Commission, identifies that broad agriculture is Cunderdin's primary economic contributor and likely to remain so into the long term.

#### Shire of Cunderdin Strategic Plan 2022-2032

The Shire of Cunderdin has prepared a Strategic Plan that identifies strategic priorities for:

1. Community and Social;
2. Economy;
3. Built Environment;
4. Natural Environment; and
5. Civic Leadership

It recognizes that the local economy is reliant on agriculture and the local industries and services based around the agricultural sector. The document specifically references, inter alia, farm

machinery and equipment industries and dealerships. It also lists as a strategic economic priority to “*Facilitate local business retention and growth*”.

#### Shire of Cunderdin Strategic Community Plan

Prepared by the Shire of Cunderdin in conjunction with the local community, this document establishes the local government’s vision for a sustainable future. Economically it recognizes the importance of broad farming as the prime industry in the municipality. It acknowledges that over the years the population has shifted to reside mainly in the town area where there has been an increase in rural service industries that provide employment. Its aim is:

*“To manage growth sustainably through governance, leadership, and targeted service and economic growth.”*

Its goals encompass Social, Environmental and Economic. In relation to the latter, it seeks to, inter alia:

- *Strengthen local business and employment capacity.*
- *Support and encourage sustainable business growth.*

#### **4.0 PROPOSAL**

The new owners of the property wish to amalgamate the three titles and expand the existing showroom onto what is currently Lot 44 (No.3) Main St containing the existing caretaker’s dwelling and rear storage yard. This is not realistically achievable with the two different zonings.

At the same time, the extension of the existing ‘Light Industry’ zone onto Lot 44 is not orderly and proper planning as it simply shifts the existing undesirable boundary between ‘Light Industry’ and ‘Residential’ a bit further east. Recognizing this, it is proposed to rezone the existing Lots 45 & 15 from ‘Light Industry’ to ‘Service Commercial’ and include Lot 44 in that ‘Service Commercial’ zoning. This will result in an improved transition between the ‘Light Industry’ zoned land on the west side of Baxter Rd and the ‘Residential’ zoned land east of Baxter Rd by prohibiting the development of all ‘Industry’ based land uses, whilst still enabling the retention of the existing showroom, office, trade supplies and warehouse/storage uses and the refurbishment and expansion of the long established agricultural machinery dealership.

It should be noted all vehicle servicing will continue to operate on Lot 26 on the western side of Baxter Rd where the land is zoned ‘Light Industry’.

#### **5.0 CONCLUSION**

The proposed amendment will improve the transition between ‘Light Industry’ and ‘Residential’ zoned land. It is consistent with Council’s Local Planning Strategy and a number of other associated strategic documents that recognize the importance of agriculture to the region’s economy and the businesses that support agricultural producers. These documents also recognize the need to support retention and growth of those businesses.

***PLANNING AND DEVELOPMENT ACT 2005***

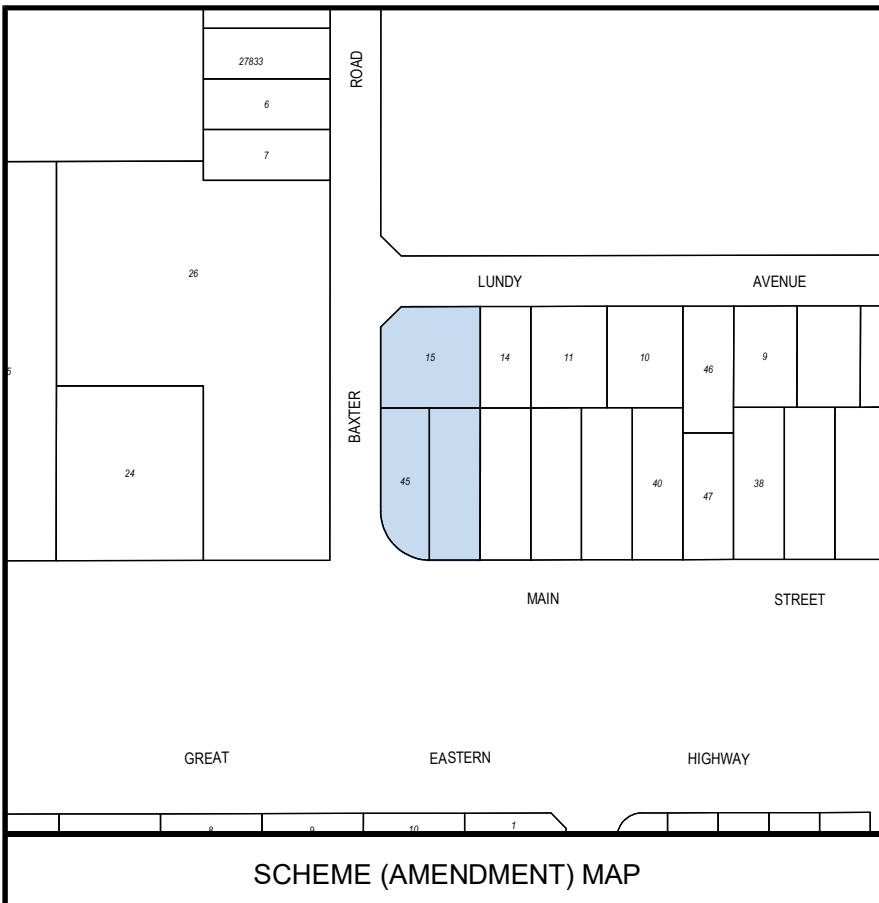
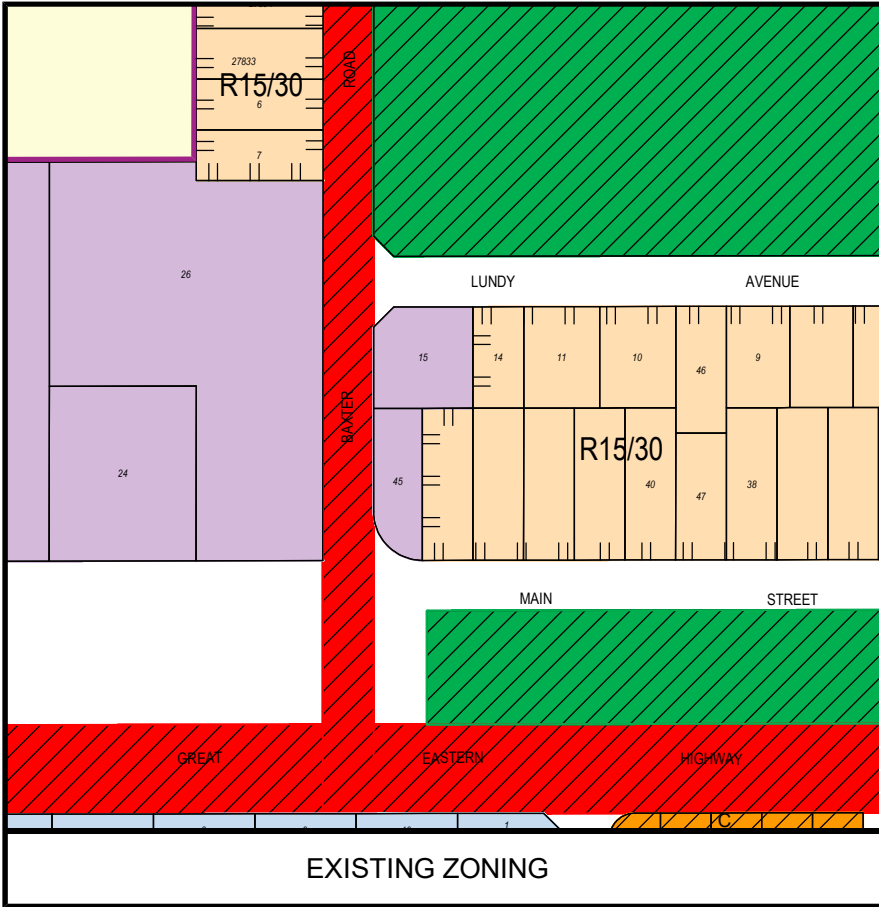
**RESOLUTION TO AMEND LOCAL PLANNING SCHEME**

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- iii) Amending the Scheme Map accordingly.



**ADOPTION**

This Standard Amendment was adopted by resolution of the Council of the Shire of Cunderdin at the Ordinary Meeting of the Council held on the     day of             2024.

\_\_\_\_\_  
**SHIRE PRESIDENT**

\_\_\_\_\_  
**CHIEF EXECUTIVE OFFICER**

**COUNCIL RECOMMENDATION**

This Amendment is recommended for support / not to be supported (delete as applicable) by resolution of the Shire of Cunderdin at the Ordinary Meeting of the Council held on the     day of             2024 and the Common Seal of the Shire of Cunderdin 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**

**APPROVAL GRANTED**

\_\_\_\_\_  
**MINISTER FOR PLANNING**

\_\_\_\_\_  
**DATE**