

## Shire of Dundas

### Town Planning Scheme No 2 Review Report

Date 1<sup>st</sup> December 2017

The Council of the Shire of Dundas resolved on the 21<sup>st</sup> November 2017 the following:  
**“That the Shire of Dundas prepare a scheme review report on the Shire of Dundas Town Planning Scheme No 2 with the view to undertaking a scheme amendment to bring the scheme into conformity with the Planning and Development (Local Planning Scheme) Regulations 2015.”**

#### Background.

The Shire of Dundas covers 92,725km<sup>2</sup> in the south east of WA. It borders the Southern Ocean, the Shires of Esperance, Ravensthorpe, Kondinin, Coolgardie, City of Kalgoorlie/Boulder and the WA/SA border. The principal town is Norseman which is the administrative centre for the Shire and houses some government employees, the district high school and hospital. The other major employers are mines operating in the area, shopping and some service industry. The town is 723 km from Perth by sealed road or 600km via Hyden, which requires 300km of gravel road travelling. Eucla, 12km from the S.A.W.A. border, the other town in the Shire and at 717 km from Norseman, is almost as far away as the State capital. The Eucla town has a population of around 50 with some government employees relating to quarantine services and the police. A motel and service station provide most of the rest of the employment. Two time zones operate within the Shire, being  $\frac{3}{4}$  hour difference by changing the clock at Caiguna, about halfway along the Eyre Highway.

The major industries in the Shire are mining, pastoral, tourism and fishing. The Shire has a semi-arid climate with annual rainfall of 300 mm. Temperature ranges from high 30<sup>o</sup> to 40<sup>o</sup> in summer to between 0<sup>o</sup> & 15<sup>o</sup> in winter. Population is always fluctuating due to employment in the mining industry, but recently averages about 750.

In accordance with clause 66(2) & 66(3) of the Planning and Development (local planning schemes) Regulations 2015 the following information is provided:

- 1 The local planning scheme “Shire of Dundas Town Planning Scheme No 2” was gazetted on the 13<sup>th</sup> September 1994
- 2 A list of amendments is included in the following table

| Number | Gazettal date                   | Details                                  |
|--------|---------------------------------|--|
| 1      | 8 <sup>th</sup> December 1995   | Amend Appendix 5                         |
| 2 & 3  | 1 <sup>st</sup> December 1995   | Insert 8.7 Delegation                    |
| 4      | 1 <sup>st</sup> November 1996   | Amend Table 1                            |
| 5      | 28 <sup>th</sup> September 2001 | Amend Appendix 5                         |
| 7      | 23 <sup>rd</sup> August 2002    | Delete clause 5.4.7 & amend clause 5.4.8 |

- 3 No records exist of a consolidation of the scheme having been undertaken.
- 4 There has been insignificant subdivision and development activity in the scheme area since the scheme gazettal date.  
There is sufficient and appropriately zoned land to meet current and expected needs of the Shire for the foreseeable future. There are a significant number of vacant residential lots and the commercial area has a number of empty shops and vacant land available for development. Industrial land is in short supply due in the main to the industrial zoned land being UCL and release is tied up with native title issues.

Residential development has been limited to 1-2 houses being built per year. Most of these are related to government housing upgrades of existing housing stock for staff housing.

The population has been in decline over a number of years and this has resulted in a significant supply of appropriately zoned land. This is shown in the following table

A table compiled from the ABS census data relating to population follows:

| ABS       | 2016 | 2011 | 2006 | 2001 |
|-----------|------|------|------|------|
| People    | 772  | 1141 | 1068 | 1628 |
| Families  | 149  | 225  | 239  | 281  |
| Dwellings | 746* | 688  | 696  | 720  |

\* mining camp accommodation

- 5 No scheme amendments have been undertaken to bring the scheme into conformity with other legislation.

#### Consultation

Consultation has been limited to discussions with Shire Council representatives. There are no significant land holders within the local government area.

#### Officers Comments

There is currently no pressure or foreseeable pressure in relation to any planning issue that are not identified in the current scheme. The current scheme facilitates the type of development that is currently being undertaken within the Shire.

There is no current need for land for residential development in the Shire.

This view is backed up by the "Central Regions Land Capacity Analysis undertaken for the Shire of Dundas in February 2016 which states

"Based on the current extents of zoned residential land and land identified for future residential purposes, this analysis suggests that there is a sufficient amount of land capable of substantial further development to cater for the population growth anticipated in the *Western Australia Tomorrow 2026* population forecasts for the Shire of Dundas."

The Shire of Dundas does not have a "Local Planning Strategy" and there is no pressing need for a LPS to be undertaken.

"A local planning strategy (LPS) establishes the planning framework for each local government, and provides the strategic basis for local planning schemes. It sets out the local government's objectives for future land-use planning and development, and includes a broad framework by which to pursue those objectives. A LPS needs to address the social, environmental, resource management and economic factors that affect, and are affected by, land use and development."

There is no forecast development or population increase that would require or justify the preparation of the document.

## 2 Purpose of a structure plan

2.1 A structure plan provides a basis for zoning (including residential density) and subdivision of land. Schedule 2, Part 4, clause 15 of the Regulations outlines that a structure plan may be prepared for an area that is:

- identified in a local planning scheme as being suitable for urban or industrial development (through zones such as Urban or Industrial Development);
- for other areas as identified in a scheme prior to subdivision or development of land;
- as requirement under a State Planning Policy (SPP); or
- as required by the WAPC for orderly and proper planning purposes.

It is believed that a structure plan is not necessary and the only change that is required to the current planning scheme is to bring it to conformity with the model scheme and deemed provisions.

The Shire of Dundas has prepared the scheme review report on the Shire of Dundas Town Planning Scheme No 2 with the view to undertaking a scheme amendment “omnibus” to bring the scheme into conformity with the Planning and Development (Local Planning Scheme) Regulations 2015.”

The Shire of Dundas seeks the Western Australian Planning Commission support to proceed with preparing an “omnibus” amendment to the current scheme to update the existing scheme to incorporate the main components of the model scheme (ie land use definitions and approvability) as well as the new Planning Regulations deemed provisions. This process will minimise the process and attendant costs.

Resolution

**That the Council of the Shire of Dundas pursuant to Regulation 66(1)(b) of the Planning and Development (local planning schemes) Regulations 2015 recommend to the Western Australian Planning Commission that the Shire of Dundas Town Planning Scheme No 2 should be amended by updating the existing scheme to incorporate the main components of the model scheme as well as the new planning regulations deemed provisions.**