



Shire of Mukinbudin

Local Planning Scheme No. 4

Amendment No. 2

***Summary of Standard Amendment Details***

*Rezoning of Lots 98-102 Calder Street, **Mukinbudin**,  
from 'Special use – Club premises' to 'Residential R12.5/30'.*

September 2024

**PLANWEST**

(WA) PTY LTD A.B.N. 77 665 477 168

**CONSULTANTS IN PLANNING,  
DESIGN AND MANAGEMENT**

Planning and Development Act 2005

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

Shire of Mukinbudin Local Planning Scheme No. 4

Amendment No. 2

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

Rezoning of Lots 98-102 Calder Street, **Mukinbudin**, from 'Special use – Club premises' to 'Residential' with a 'R12.5/30' R-Code.

This Scheme Amendment is classified as a **Standard Amendment** because it is –

- (a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- (f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this 19<sup>th</sup> day of September 2024



(Chief Executive Officer)

**MINISTER FOR PLANNING****PROPOSAL TO AMEND A SCHEME**

1. **LOCAL AUTHORITY:** Shire of Mukinbudin
2. **DESCRIPTION OF LOCAL PLANNING SCHEME:** Local Planning Scheme No. 4
3. **TYPE OF SCHEME:** District Zoning Scheme
4. **SERIAL NUMBER OF AMENDMENT:** Amendment No. 2
5. **PROPOSAL** To rezone Lots 98-102 Calder Street, **Mukinbudin**, from 'Special use – Club premises' to 'Residential' with an R12.5/30 density code.

**REPORT BY: Shire of Mukinbudin****1.0 INTRODUCTION**

This Amendment seeks to rezone 5 townsite lots that were previously occupied by the Shire's bowling club on the corner of Calder and Greenslade Streets in Mukinbudin. The bowling club rooms, bowling green and facilities have now been demolished and replaced in the Shire's recreation centre in Cruikshank Street. This Amendment seeks to rezone this land for residential purposes with the same density code as the surrounding residential land.

**2.0 BACKGROUND**

The subject land, Lots 98-102 Calder Street, Mukinbudin, is currently a Crown 'C' class Reserve 25406 which has a total legal area of 0.5206 hectares. The current purpose of the Reserve is 'Recreation bowling club' with the management orders vested in the Shire of Mukinbudin. The Shire has the power to lease for any term not exceeding 21 years, subject to the consent of the Minister for Lands.

**2.1 Location and Site Area**

The subject land is shown in **Figure 1** and comprises of 4 lots of 1,011.7m<sup>2</sup> each (the equivalent to the old quarter acre) and the corner lot of 1,160.9m<sup>2</sup>.

The lots are all part of Certificate of Title number LR3022/220 on Deposited Plan 186571. The Responsible Authority is the Department of Planning, Lands and Heritage.

**Figure 2** provides a recent aerial photograph of the site showing that the land is now cleared ready for development. The surrounding land is all developed for residential purposes except the area immediately west of Greenslade Street which is currently vacant and zoned 'Rural residential'.



**FIGURE 1 – LOCATION PLAN**



**FIGURE 2 – AERIAL PHOTOGRAPH OF SUBJECT LAND**





## 2.2 Infrastructure

The subject land has access to all the necessary town services including water, power, and roads. As the land is in the Mukinbudin townsite it has easy access to all the other social, recreation, commercial and administration services.

### 3.0 LOCAL PLANNING CONTEXT

### 3.1 Regional Planning Context

Although there was a draft Wheatbelt Regional Strategy prepared in 2015, this has not been finally adopted. The proposed amendment is not considered to be a significant change that would be impacted by any proposals set out in any regional strategy.

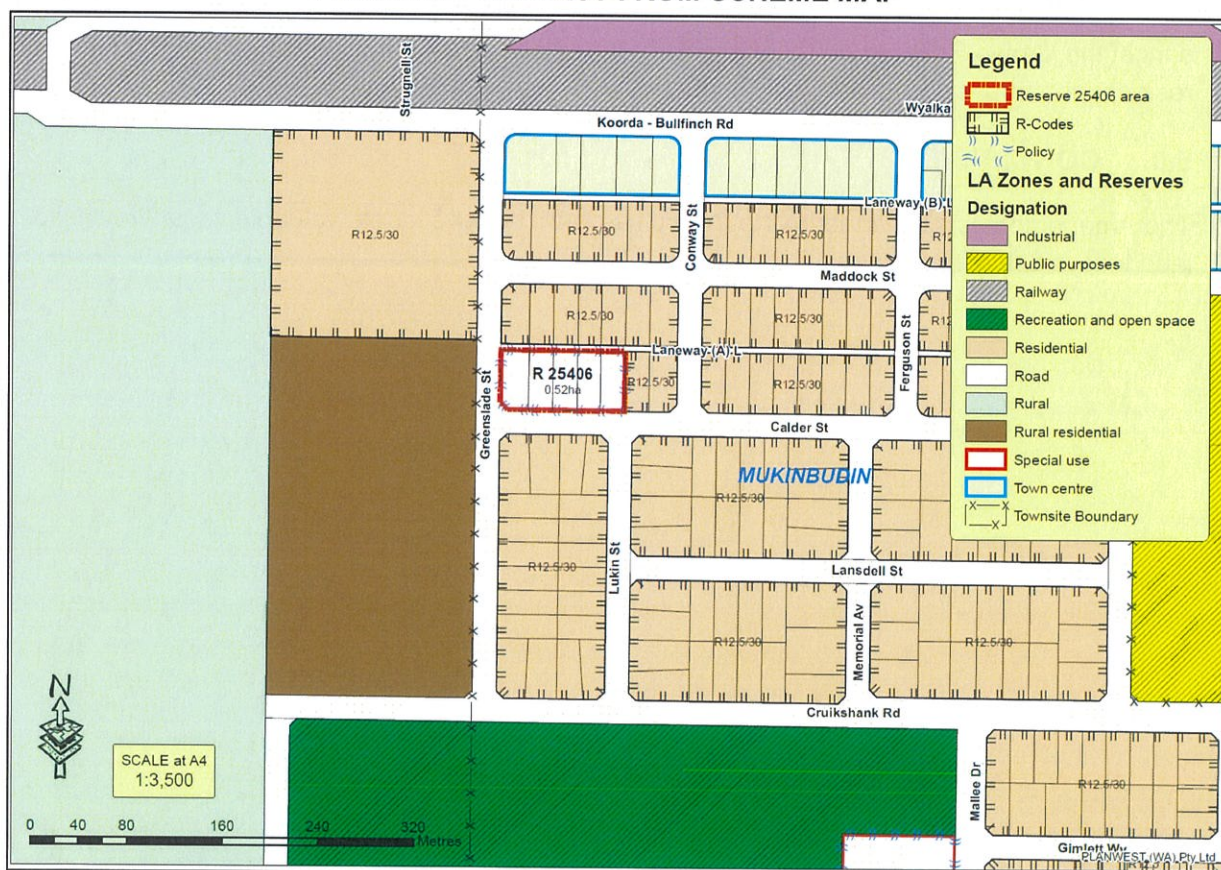
### 3.2 Local Planning Strategy

The Shire of Mukinbudin has no Local Planning Strategy.

### 3.3 Local Planning Scheme

The Shire of Mukinbudin Local Planning Scheme No 4 (the Scheme) was gazetted on 29th April 2003. An extract from the Scheme mapping is shown in **Figure 3**.

### FIGURE 3 – EXTRACT FROM SCHEME MAP



Source: Planwest, DPLH, Landgate

The Scheme was updated in April 2016 (Amendment No 1) to ensure that the Scheme was aligned with the deemed provisions of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

### **3.4 Local Planning Policies**

There are no Local Planning Policies adopted under the provisions of the Scheme that relate to, or effect, the amendment area. The Council has adopted other building/planning/health type policies in its Policy & Procedures Manual, however, none of these policies relate to this Scheme Amendment.

## **4.0 PROPOSAL**

The Scheme amendment simply proposes to rezone the subject land from 'Special use – Club premises' to 'Residential' zone. The R-Code (Residential density code) proposed for the site is consistent with the surrounding land which is R12.5/30.

This split density coding is generally assigned for land that is unsewered and sewerage. The lower density of R12.5 applies to unsewered land whilst the higher density of R30 applies to land with deep sewerage.

The Mukinbudin townsite is deep sewerage.

The Council has lodged an application to the Department of Planning, Lands and Heritage to cancel the Crown Reserve on the subject land to enable the Council to dispose of the lots for residential purposes.

## **5.0 CONCLUSION**

The Amendment is supported by the Council as it will better allocate valuable vacant townsite land for residential purposes.

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

Shire of Mukinbudin Local Planning Scheme No. 4

**Amendment No. 2**

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

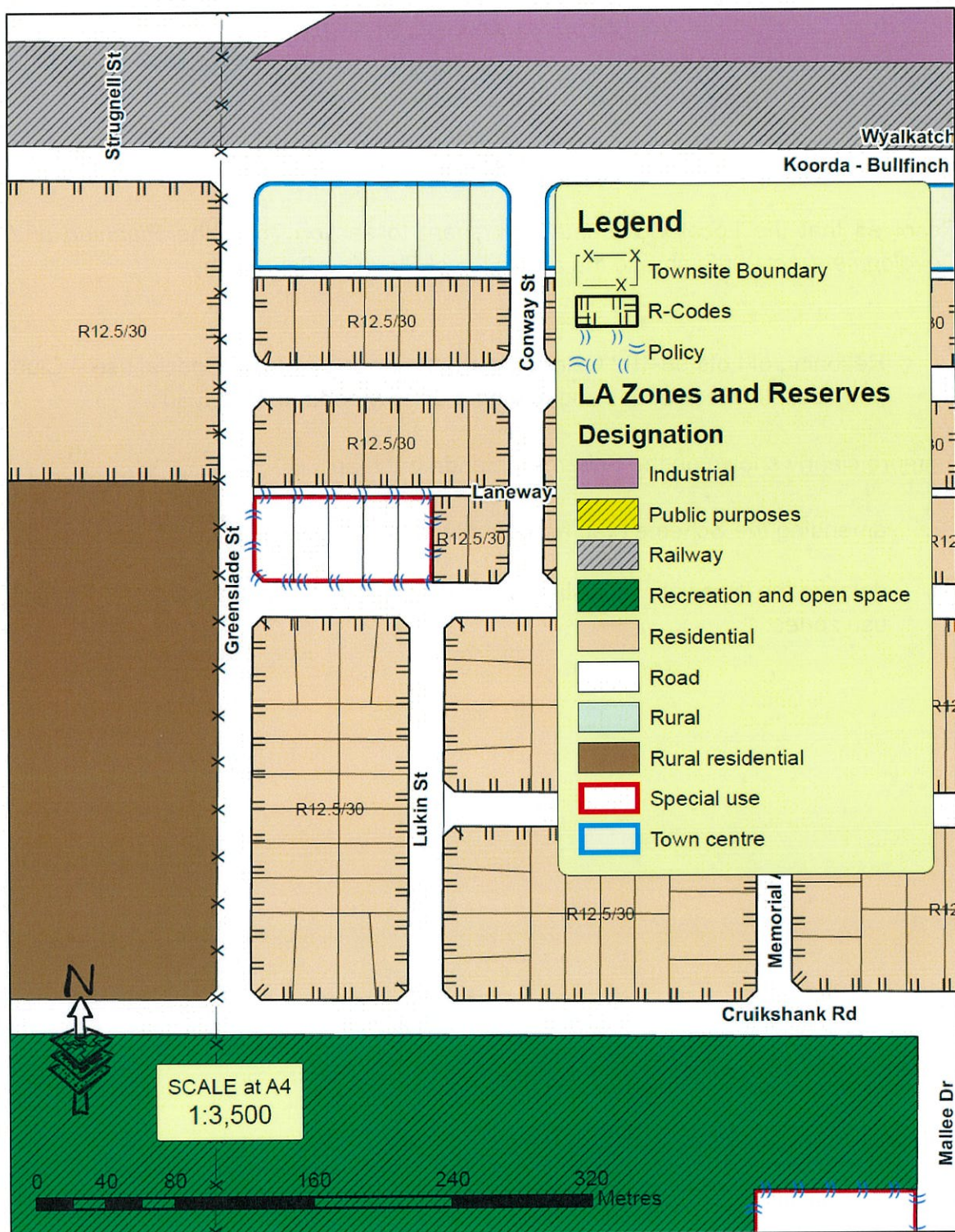
1. Rezoning of Lots 98-102 Calder Street, **Mukinbudin**, from 'Special use – Club premises' to 'Residential' and adding a density code of 'R12.5/30'.

As more clearly shown on the Scheme Amendment Map

2. amending the Scheme Map accordingly, and
- 3 deleting the 'Special use – Club Premises' in item no. 2 of Schedule 4 – Special use zones.

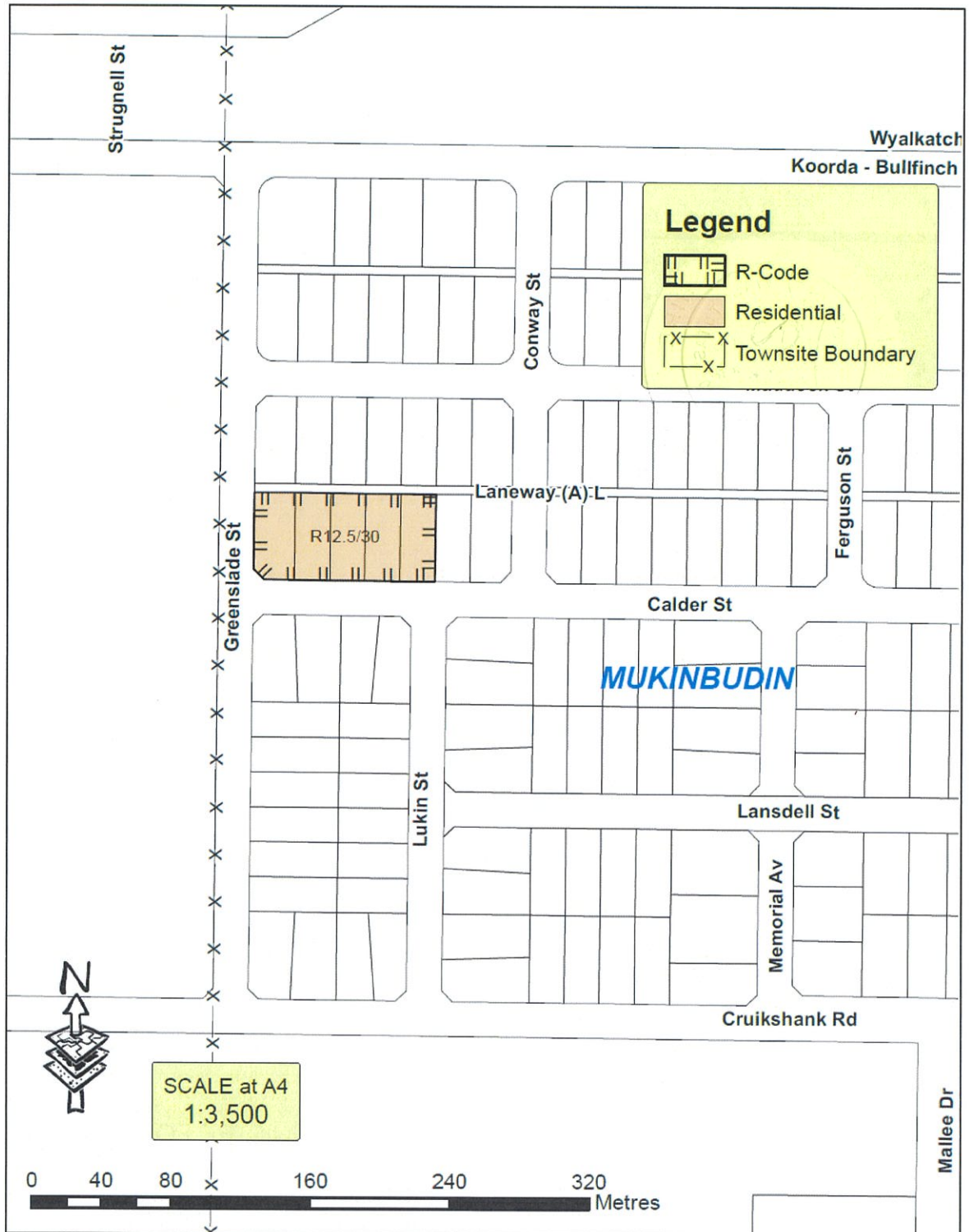


## EXISTING SCHEME MAP





# SCHEME AMENDMENT MAP



**COUNCIL ADOPTION**

This Standard Amendment was adopted and is recommended for approval by resolution of the Council of the Shire of Mukinbudin at the Ordinary Meeting of the

Council held on the 17<sup>th</sup> day of December . 2024 and the Common Seal of the Shire of Mukinbudin was hereunto affixed by the authority of a resolution of the Council in the presence of:



  
.....  
MAYOR/SHIRE PRESIDENT

  
.....  
CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDATION FOR APPROVAL**

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

DATE.....

**APPROVAL GRANTED**

.....  
MINISTER FOR PLANNING

DATE.....



***Planning and Development Act 2005***

**APPROVED LOCAL PLANNING SCHEME AMENDMENT**

Shire of Mukinbudin  
Local Planning Scheme No. 4 Amendment No. 2

File: TPS/3205

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the abovementioned amendment to the Shire of Mukinbudin Local Planning Scheme No. 4 on 1 July 2025 for the purpose of:

1. Rezoning of Lots 98 - 102 Calder Street, Mukinbudin, from 'Special use – Club premises to 'Residential and adding a density code of 'R12.5/30'.

As more clearly shown on the scheme Amendment Map

2. Amending the scheme Map accordingly, and
3. Deleting the 'Special use – Club Premises' in item no. 2 of Schedule 4 – Special use zones.

G SHADBOLT  
PRESIDENT

D SELLENGER  
CHIEF EXECUTIVE OFFICER

---