

Proposed Modifications

Shire wide actions that impact development, including land in Wyndham:

1, 2, 6, 7, 10, 11, 20, 21, 22, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 40, 45, 46, 47.

Actions specific to Wyndham:

ISSUE/OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIMEFRAME
Supporting housing provision and diversity	Identify opportunities for increased housing provision that suit the Shire's diverse community.	2	Collaborate with the State government to prepare regional variations to SPP7.3 – Residential Design Codes. Variations are to be implemented through the Local Planning Scheme and include: <ul style="list-style-type: none"> – Flexibility in the provision of Ancillary Dwellings. – Increased density where specialist housing is provided. – Housing that responds to specific demographic need within settlements and the Wyndham townsite. 	Section 4.2 of Part 2 recognises that there is a lack of new housing supply in the Shire's major settlements. Flexibility in applying density requirements within major settlements will enable to the supply of market-driven housing.	Short
Supporting a growing population	Ensure that provision of community infrastructure meets community needs and builds amenity	9	Pursue funding for the development of improved community spaces and facilities within Wyndham, including investigation of a facility that co-locates Shire administration, sporting, cultural, art, youth and community functions (Wyndham Hub).	Section 4.2.9 describes the absence of major community facilities in Wyndham. Co-located administrative, social and community functions in Wyndham will enable more efficient service delivery and assist in bringing service gaps.	Medium
Growing industrial activity	Support industry growth within the Shire by planning for a zone that supports heavier industry activity.	16	Support emerging industries and the development of strategic infrastructure at the Port of Wyndham.	Section 4.5.7 of Part 2 notes the potential for the Port of Wyndham to accommodate new industry and support existing agricultural production in the region.	On-going
Continued agricultural expansion	Support further expansion of the Ord River Irrigation Area and greater diversity	19	Apply a flexible approach to the Wyndham Port area, to enable and support a mix of industrial/export uses, together with	Section 4.3.6 and 4.3.8 of Part 2 identify the value of the Port of Wyndham as an	Medium

ISSUE/OPPORTUNITY	PLANNING DIRECTION	ID	ACTION	RATIONALE	TIMEFRAME
	of industrial/processing that supports agricultural output.		tourism uses (including appropriate facilities for cruise/tourist ship arrivals).	export and potential tourism hub.	
Strengthening retail centres	Consolidate commercial activity within Kununurra & Wyndham Town Centres and support new activity at Lake Kununurra.	24	Rezone the Wyndham 'Rural Townsite' zone to 'Regional Town/City'. Review land use permissibility in the zone to ensure greatest opportunity to attract new development to Wyndham.	Section 3 of Part 2 the need for a coordinated approach to attracting investment in Wyndham's town centre area.	Short
Developing capacity for tourism	Encourage greater tourism development within the Shire.	27	Implement plans for improvement of the Wyndham Foreshore (Anthon's Landing) to improve attractiveness as a tourist landing location.	Section 3.8 of Part 2 identifies the need to implement existing place improvement plans.	Short-Medium
Celebrating cultural heritage	Continue to celebrate, respect and encourage Aboriginal culture.	38	Advocate for investment in culturally responsive infrastructure (facilities, public realm, natural areas) in Kununurra, Wyndham and Aboriginal settlements.	Section 4.3.13 of Part 2 describes the potential benefits to the Shire's environment and economy with greater investment in Aboriginal enterprise.	On-going
Improved road, movement and freight network	Progress road network improvements to improve amenity within Kununurra and Wyndham while optimising freight accessibility.	39	Advocate and plan for the development of the Kununurra Northern Bypass Road and for a northern bypass around the Bastion in Wyndham, including the extension of Barytes Road.	Section 4.5.6 of Part 2 identifies the potential need for long-term heavy vehicle routes around Kununurra and Wyndham.	On-going

Planning Area	Planning Area	Planning Direction	Action	Rationale	Timeframe
Planning Area	I – Wyndham industrial	Support emerging industries at the Port of Wyndham.	Ensure adequate zoned land at the Port of Wyndham to support future industrial activity. Explore opportunities for industrial development and ensure a future structure plan and/or rezoning is supported by assessments of drainage and water management, movement and heavy vehicle access arrangements, impacts of any other environmental constraints (e.g. flora and fauna), and utilities and servicing capacity.	Section 4.3.14 of Part 2 describes the potential for increased activity at the Port of Wyndham as agricultural production increases and emerging renewable industries consider options to export energy.	Long
	J – Wyndham townsite	Precinct Planning for Wyndham to promote development, improve amenity and quality integration of the private and public realm.	Prepare a masterplan for the Wyndham townsite and seek external funding and/or development partners to achieve improved: <ul style="list-style-type: none"> – Car, boat and long vehicle parking areas – Improved security and lighting – Improved boat launching facilities – Improved cultural heritage connection and public art – Conservation of cultural heritage buildings – Appropriate management of foreshore environmental values – Footpath and shared path/bicycle connections between key areas and facilities – Opportunities for new housing that responds to the unique needs of Wyndham. 	Section 4.3 of Part 2 describes the potential for a great economic role for Wyndham, specifically in encouraging tourism opportunities in the Shire. Improving the quality of the public and private realm, together with the offering employment opportunities in Wyndham will contribute to liveability and prosperity in the region. A masterplan will ensure there is a clear vision for the future of the town centre.	Medium

Planning Investigation Areas:

Removed:

Planning investigation area E – River Farm Road rural small holding investigation area

Planning investigation area F - Packsaddle Road Rural small holding investigation area

The planning investigation areas previously proposed for the River Farm Road and Packsaddle Road areas have been removed, with the intention that a future amendment to the Scheme will seek to facilitate more flexible land use permissibility's within the Local Horticulture zone, in conjunction with a relevant Local Planning Policy.

Proposed:

Planning investigation area E – Weaber Plain rural residential investigation area (potential rural residential expansion area)

Planning area J – Wyndham townsite (precinct planning for Wyndham)