

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

SHIRE OF GNOWANGERUP LOCAL PLANNING SCHEME No.2

AMENDMENT No.17

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

1. Amending the Scheme Map by rezoning Lot 32 (No.6) Eldridge Street, Ongerup from 'Special Use' to 'Residential' and allocating a density code of 'R15';
2. Amending the Scheme Text by removing the following entry from the table of Special Use zones in Schedule 4 – Special Use zones:

7	Lot 32 Eldridge Street, Ongerup	Place of Worship, Church	
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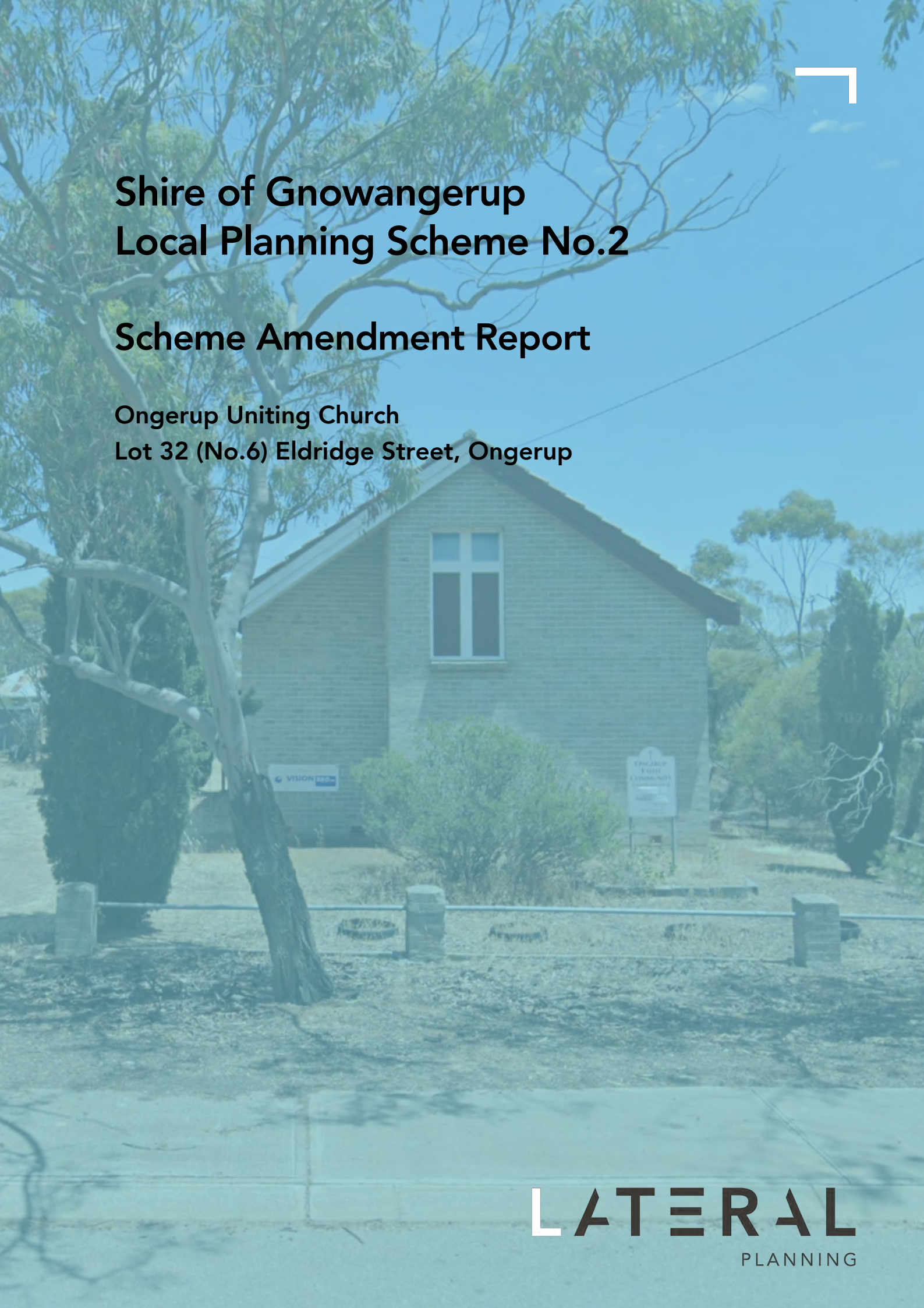
This Amendment is a standard amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The amendment will have minimal impact on land in the scheme area that is not the subject of this amendment;
2. The amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
3. The amendment is not a complex or basic amendment.

Dated _____ 2026

Chief Executive Officer

SCHEME AMENDMENT REPORT



Shire of Gnowangerup Local Planning Scheme No.2

Scheme Amendment Report

Ongerup Uniting Church

Lot 32 (No.6) Eldridge Street, Ongerup

Document Control

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1.0 Introduction

Lateral Planning acts for the Uniting Church in Australia Property Trust (WA) ('UCA'), the registered proprietor of Lot 32 (No.6) Eldridge Street, Ongerup ('site'). REFER NOTE BELOW

This report has been prepared in support of an Amendment to Shire of Gnowangerup ('Shire') Local Planning Scheme No.2 ('LPS2') to rezone the site from 'Special Use' to 'Residential' with a density code of R15.

The site is no longer used as a place of worship by the UCA and the Amendment will provide greater flexibility with respect to the future use and development of the site. The Amendment represents a logical extension of the Residential zone that exists to the north and west of the site.

Note on Site Address

Landgate refers to the address of the site as No.6 Lamont Street, Ongerup. This is an error and the UCA has requested Landgate to amend its records to refer to the site address as No.6 Eldridge Street, Ongerup.

2.0 Subject Site

The site is situated in the Great Southern region of Western Australia in the townsite of Ongerup, approximately 130 kilometres north-east of Albany.

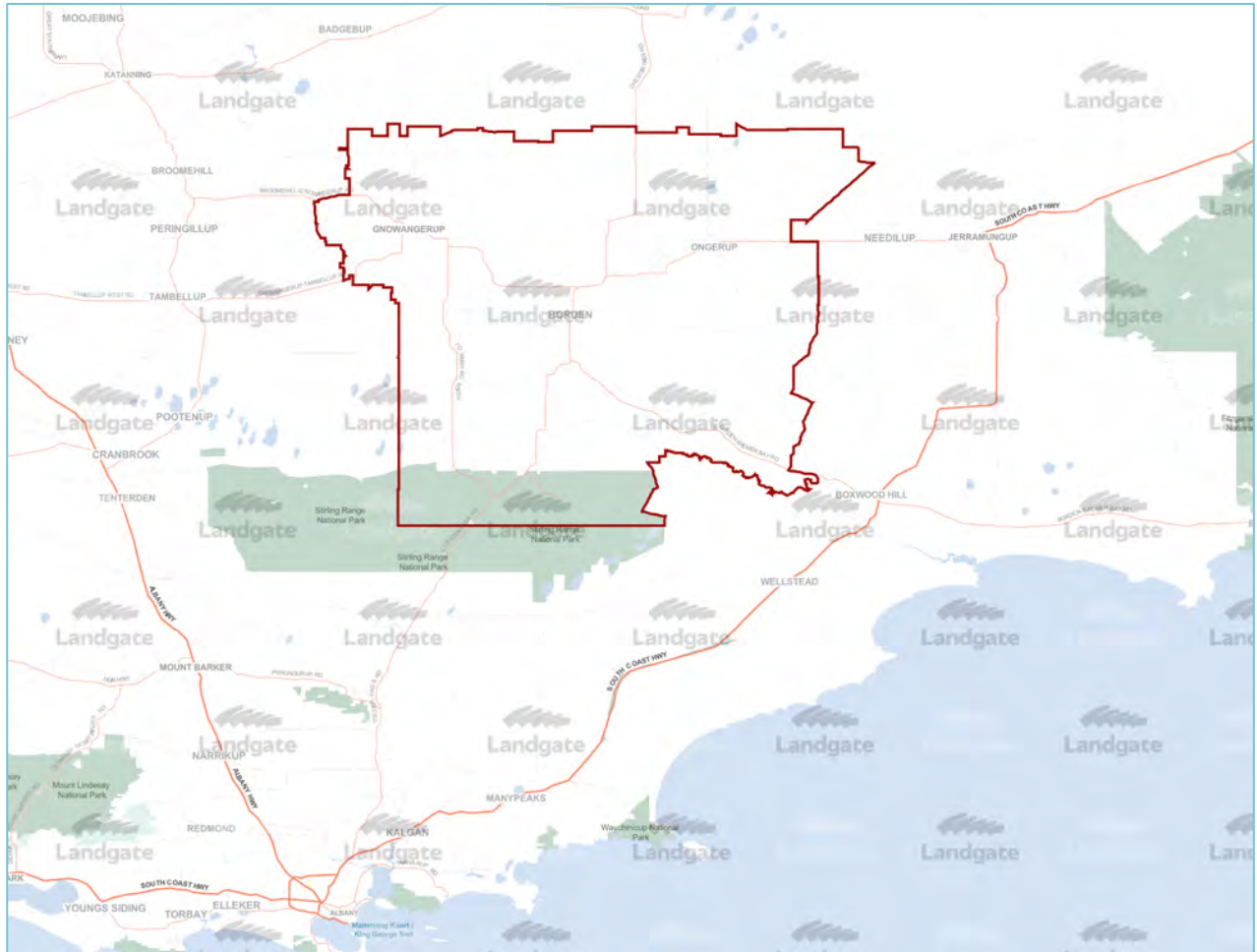


Figure 1: Regional Context

The site is 40 kilometres west of South Coast Highway, which runs between Esperance to the east and Albany to the south-west via the towns of Jerramungup and Ravensthorpe. The site is 80 metres south of Gnowangerup-Jerramungup Road.

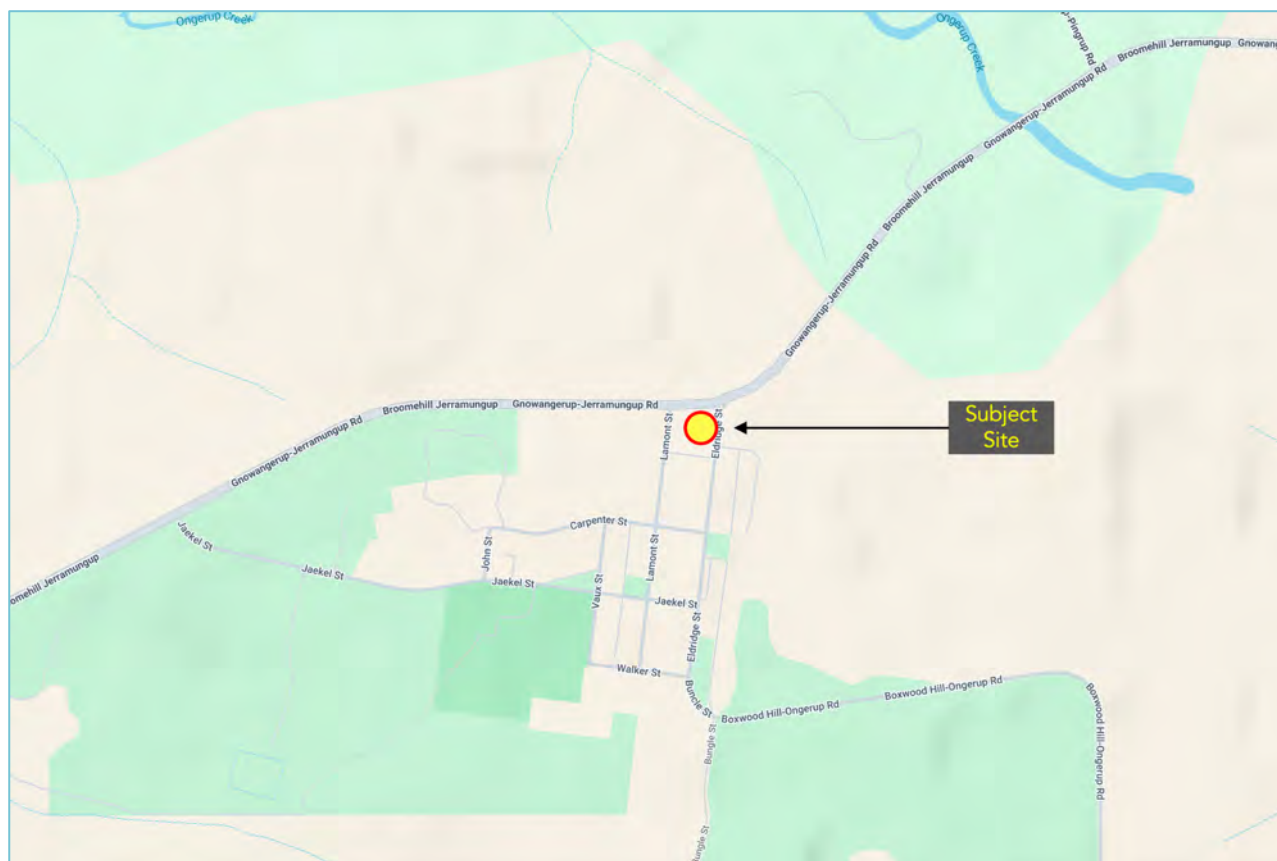


Figure 2: Local Context

The site is located on the east side of Eldridge Street, between Woods Street and Gnowangerup-Jerramungup Road, to the north of Ongerup town centre. The surrounding area comprises predominantly residential uses. The adjoining site to the north is vacant while the properties to the south and west are occupied by single houses. Commercial and community uses are located to the south in Ongerup town centre. Ongerup Town Hall is 400 metres to the south and Apex park is 280 metres to the south.

The site comprises one parcel of land as described below.

Registered Proprietor	Uniting Church in Australia Property Trust (WA)
Address	6 Eldridge Street, Ongerup
Cadastral	Lot 32 on Deposited Plan 80050
Certificate of Title	Volume 1495 Folio 583
Land Area	1,012m ²
Frontage	Eldridge Street: 20.12 metres

The site is occupied by a single-storey brick and tile (former) church situated on the north-east part of the site fronting Eldridge Street. A small outbuilding is positioned to the rear of the church. The site is relatively flat with several dispersed trees. Informal parking surrounds the former church building. The rear boundary of the site abuts a 5 metre wide compact gravel laneway (dedicated as a public road).

The Ongerup Uniting Church was constructed circa 1956. The place does not appear in the Shire's Heritage Survey and is not included in the Shire's LPS2 Heritage List or the State Register of Heritage Places. Originally built as a Methodist Church, the congregation became part of the Uniting Church in Australia in 1977. There is no longer an active congregation in Ongerup and the site is now surplus to the requirements of the Uniting Church in Australia.

As the site is no longer required for church purposes, the UCA is seeking to amend the zoning of the land under LPS2 to allow the site to be used for a wider range of purposes commensurate with the site's context within Ongerup.



Figure 3: Aerial Photo of Site

3.0 Town Planning Considerations

3.1 Planning and Development Act 2005

The proposed Amendment to LPS2 is prepared pursuant to Section 75 (b) of the *Planning and Development Act 2005* and in accordance with the relevant provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations').

3.2 State Planning Policies

3.2.1 State Planning Policy 3.0 – Urban Growth and Settlement

State Planning Policy 3.0 – Urban Growth and Settlement ('SPP3.0') applies throughout Western Australia. The Objectives of SPP3.0 include:

- *To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.*
- *To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.*

The amendment will fulfil these Objectives by increasing the supply of Residential zoned land in the Shire of Gnowangerup.

3.2.2 State Planning Policy 3.3 – Historic Heritage Conservation

State Planning Policy 3.3 ('SPP3.3') sets out the *"principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage."*

SPP3.3 provides guidance for Local Government to undertake a Heritage Survey and establish a statutory Heritage List pursuant to a Local Planning Scheme.

The former church does not appear in the Shire's Heritage Survey and the place is not included in the Shire's LPS2 Heritage List or the State Register of Heritage Places. Notwithstanding, an archival record of the place should be made prior to any proposed demolition.

3.2.3 State Planning Policy 3.7 – Bushfire

The site is within a declared bushfire prone area and subject to the provisions of State Planning Policy 3.7 – Bushfire ('SPP3.7') and the associated Planning for Bushfire Guidelines. Any future development on the site may need to be accompanied by a Bushfire Attack Level ('BAL') Assessment and, depending on the proposed use, a Bushfire Management Plan, to ensure the proposal is consistent with the objectives of SPP3.7 and the applicable Bushfire Protection Criteria in the Guidelines.

3.2.4 State Planning Policy 5.4 – Road and Rail Noise

The site is within the trigger distance of Gnowangerup-Jerramungup Road, a significant freight / traffic route. Accordingly, any development proposals for residential or sensitive land uses will need to have due regard to the requirements of State Planning Policy 5.4 to mitigate the effects of road traffic noise on occupants.

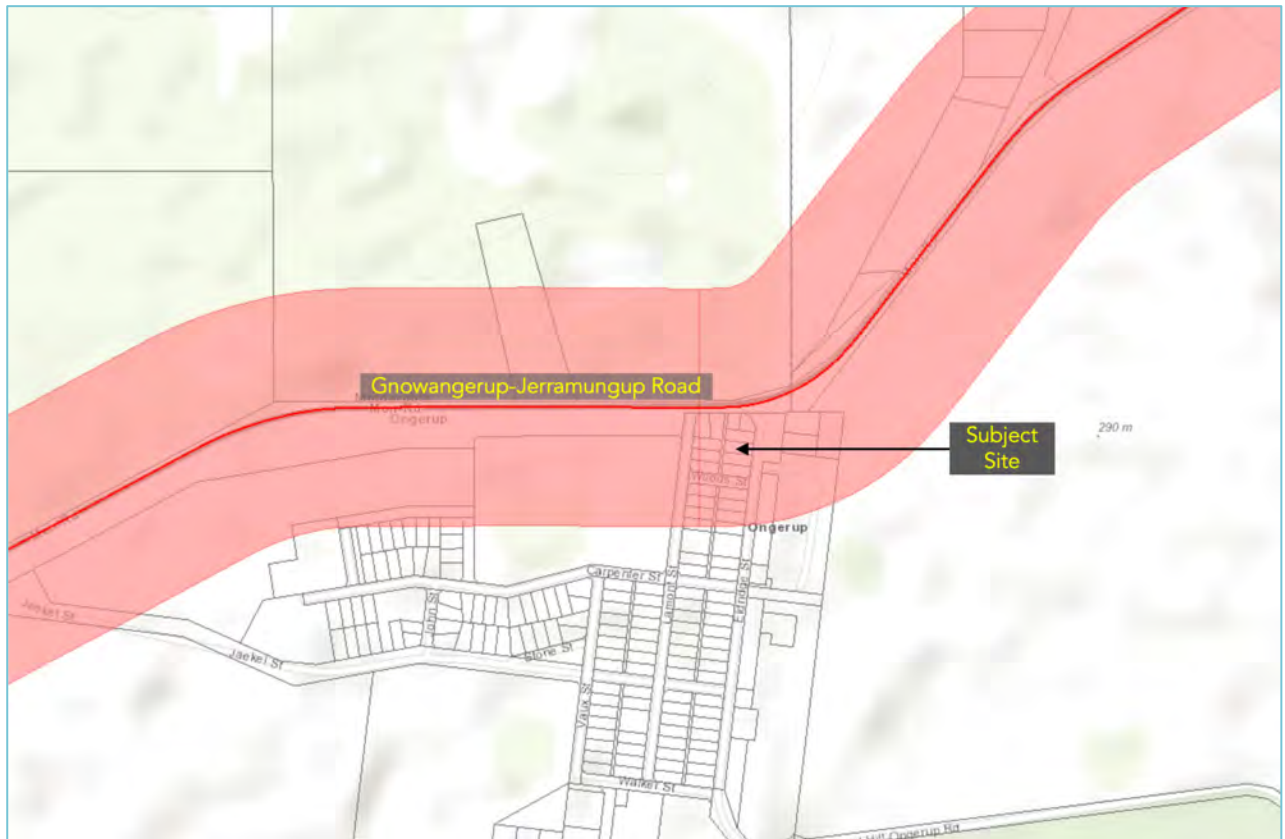


Figure 4: State Planning Policy 5.4 – Trigger Distances

3.2.5 State Planning Policy 7.0 – Design of the Built Environment

Future development on the site will need to consider the Design Principles identified in State Planning Policy 7.0, with any residential development required to consider the provisions of the Residential Design Codes.

3.3 Regional and Sub-Regional Planning Framework

3.3.1 Great Southern Regional Planning and Infrastructure Framework

The Great Southern Regional Planning and Infrastructure Framework ('Regional Framework') was adopted in 2015 as a strategic planning document to guide future growth and development in the Great Southern Region. The Regional Framework acknowledges that agriculture will remain the predominant economic sector for at least the next 20 years and employment associated with this industry will continue to provide the greatest number of jobs in the Great Southern Region. The Regional Framework includes a Settlement Hierarchy. Ongerup is classed as a village (i.e. small rural settlement) servicing the day-to-day needs of the local community.

3.4 Local Planning Strategy

The Shire's Local Planning Strategy ('Strategy') was endorsed by the Western Australian Planning Commission ('WAPC') in 2009. A 2014 review of the Strategy specifically focused on the townsites of Gnowangerup (only) and no further amendments have been made to the Strategy insofar as Ongerup townsites is concerned.

3.5 Shire of Gnowangerup Local Planning Scheme No.2

3.5.1 Zones and Reserves

The site is presently zoned Special Use under LPS2. Schedule 4 of LPS2 sets out specific land uses for each Special Use zone throughout the scheme area. The site is listed in Appendix 4 as SU7 with the Special Uses of 'Place of Public Worship' and 'Church.'

The abutting land to the north and west is zoned Residential with a density code of R15 under LPS2. Land to the south fronting Eldridge Street is within the Town Centre zone.

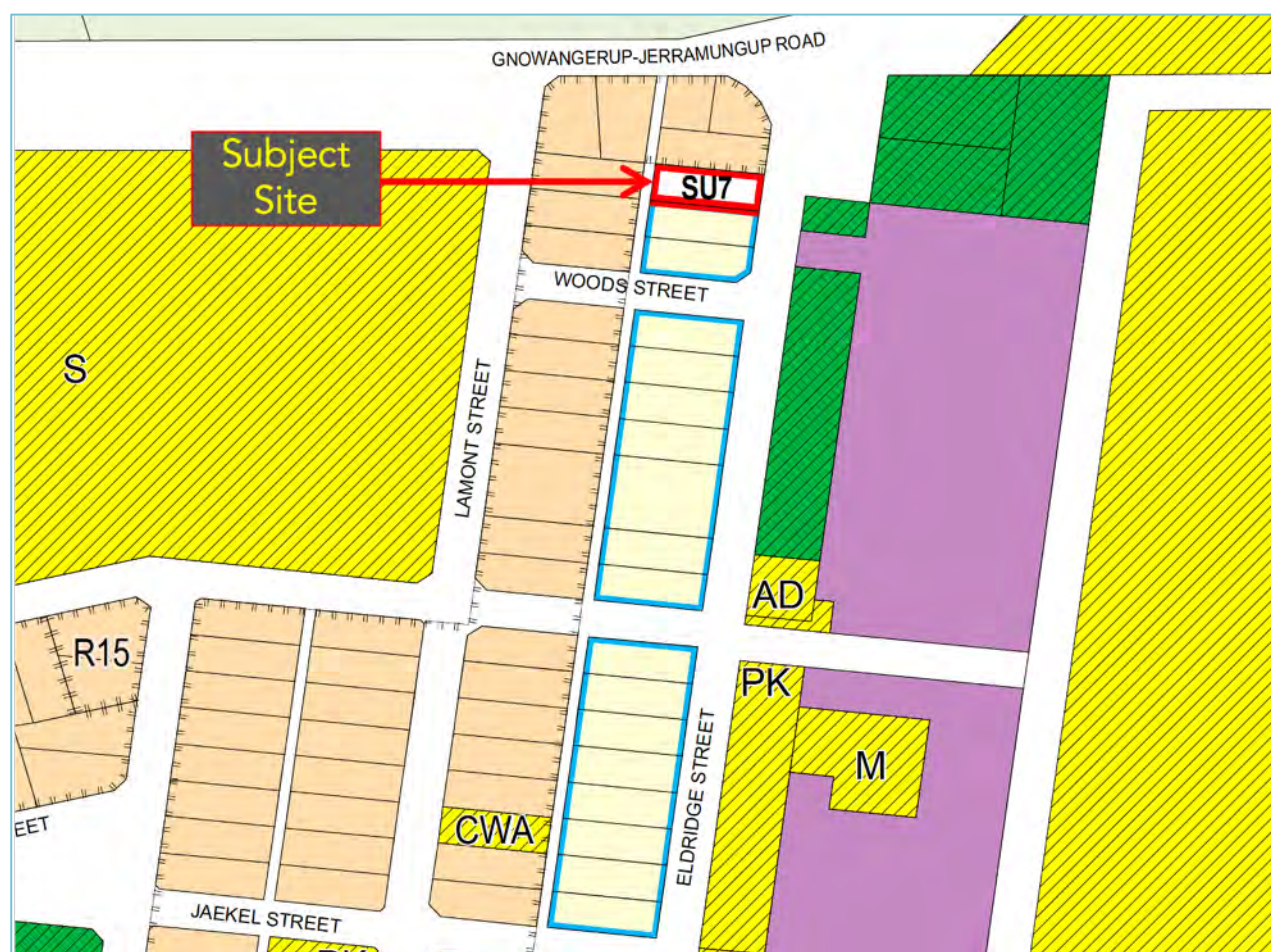


Figure 5: Local Planning Scheme No.2 – Existing Zoning Map

This Amendment proposes to include the site in the Residential zone with a density code of R15, consistent with the zoning and density code over the land to the north and west.

The Objective of the Residential zone pursuant to Clause 4.2 of LPS2 is:

To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.

The Amendment will increase the supply of land zoned for Residential purposes in proximity to Ongerup town centre and facilitate the development of low density housing consistent with the Objective of the Residential zone. At a density of R15, the site could accommodate a Single House (with an Ancillary Dwelling). Alternatively, the site could be developed with two Aged / Dependent Persons Dwellings or two Single Bedroom Dwellings (each with an Ancillary Dwelling).

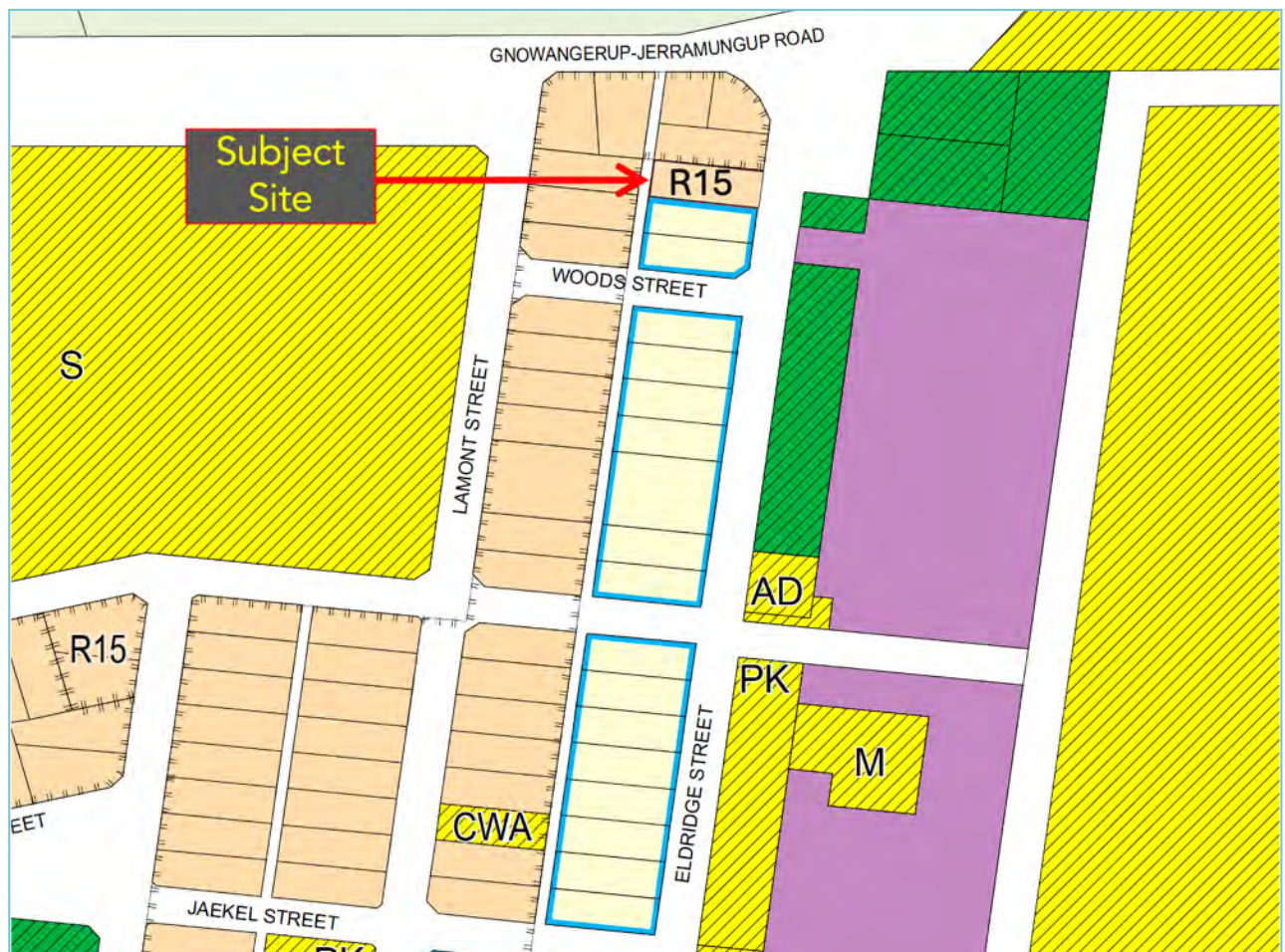


Figure 6: Local Planning Scheme No.2 – Proposed Zoning Map

3.5.2 Special Control Areas

The site is not within any Special Control Areas under LPS2.

3.5.3 Development Investigation Areas

The site is not within any Development Investigation Areas under LPS2.

3.6 Other Considerations

3.6.1 Contaminated Sites

A review of the Department of Water and Environmental Regulation ('DWER') Contaminated Sites Register has identified that the site does not contain a registered contaminated site. There are no known contaminated sites within proximity to the site.

3.6.2 Geomorphic Wetlands

A review of the Department of Biodiversity, Conservation and Attractions ('DBCA') mapping database confirms the site does not contain any Geomorphic Wetlands.

3.6.3 Heritage

The place is not included in the Shire's Heritage List or the State Register of Heritage Places.

A search of the Aboriginal Cultural Heritage Inquiry System indicates there are no known places of Aboriginal Cultural Heritage located in close proximity to the site.

3.7 Justification for Scheme Amendment

The Amendment does not conflict with the Shire's Local Planning Strategy, which was endorsed in 2009 and reviewed in 2014.

The Amendment will increase the supply of land zoned for Residential purposes in proximity to Ongerup town centre and facilitate the development of low density housing consistent with the Objective of the Residential zone. Additional housing will support the local economy.

Due to the site's proximity to Gnowangerup-Jerramungup Road, future development proposals for residential or sensitive land uses will need to have due regard to State Planning Policy 5.4 to mitigate the effects of road traffic noise on occupants. There are no other environmental or heritage factors affecting the site's development potential.

The Amendment is consistent with the planning framework and the principles of orderly and proper planning.

4.0 Conclusion

This report has been prepared in support of an Amendment to Shire of Gnowangerup Local Planning Scheme No.2 to rezone Lot 32 (No.6) Eldridge Street, Ongerup from Special Use to Residential with a density code of R15.

The site is owned by the Uniting Church in Australia Property Trust (WA) and occupied by a former Church constructed circa 1956. The place does not appear in the Shire's Heritage Survey and is not included in the Shire's LPS2 Heritage List or the State Register of Heritage Places. The site is no longer used as a place of worship and is now surplus to the requirements of the owner.

The Amendment is consistent with the zones and density codes applicable to the abutting properties to the north and west. The Amendment will increase the supply of Residential zoned land in Ongerup and facilitate low density housing at a density of up to R15. The Amendment is consistent with the orderly and proper planning of the locality.

PLANNING AND DEVELOPMENT ACT 2005

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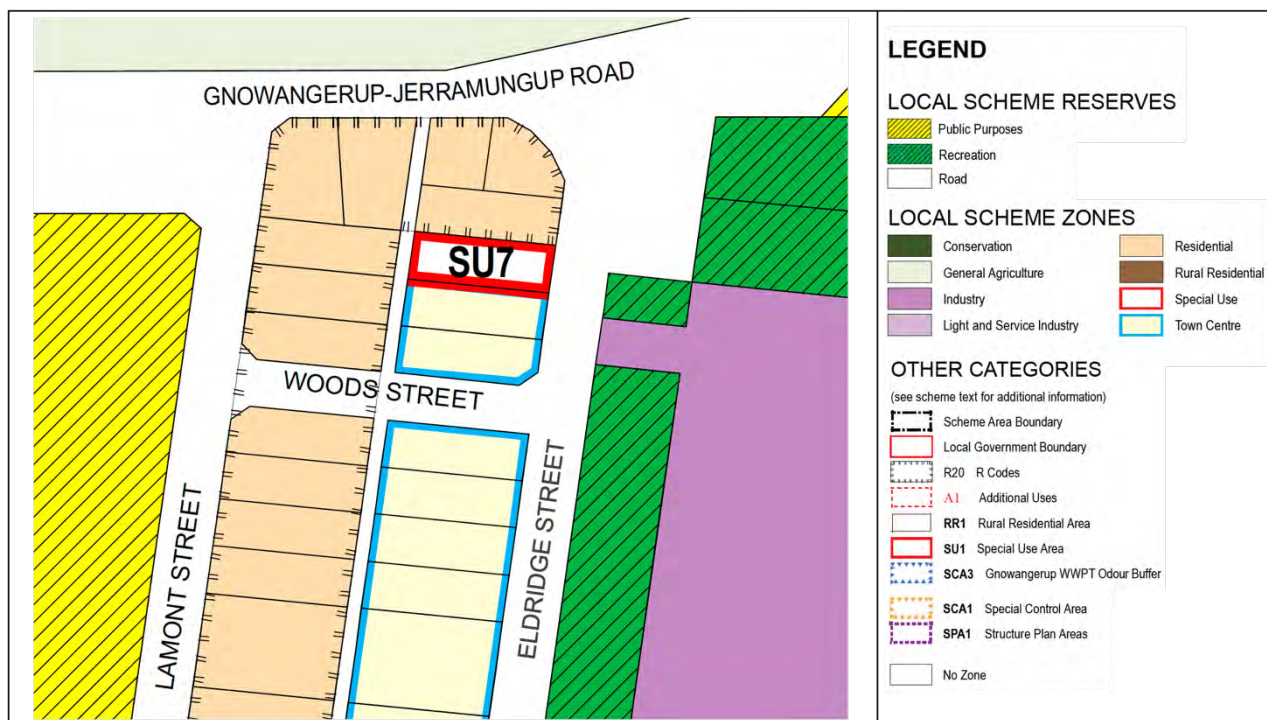
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SHIRE OF GNOWANGERUP

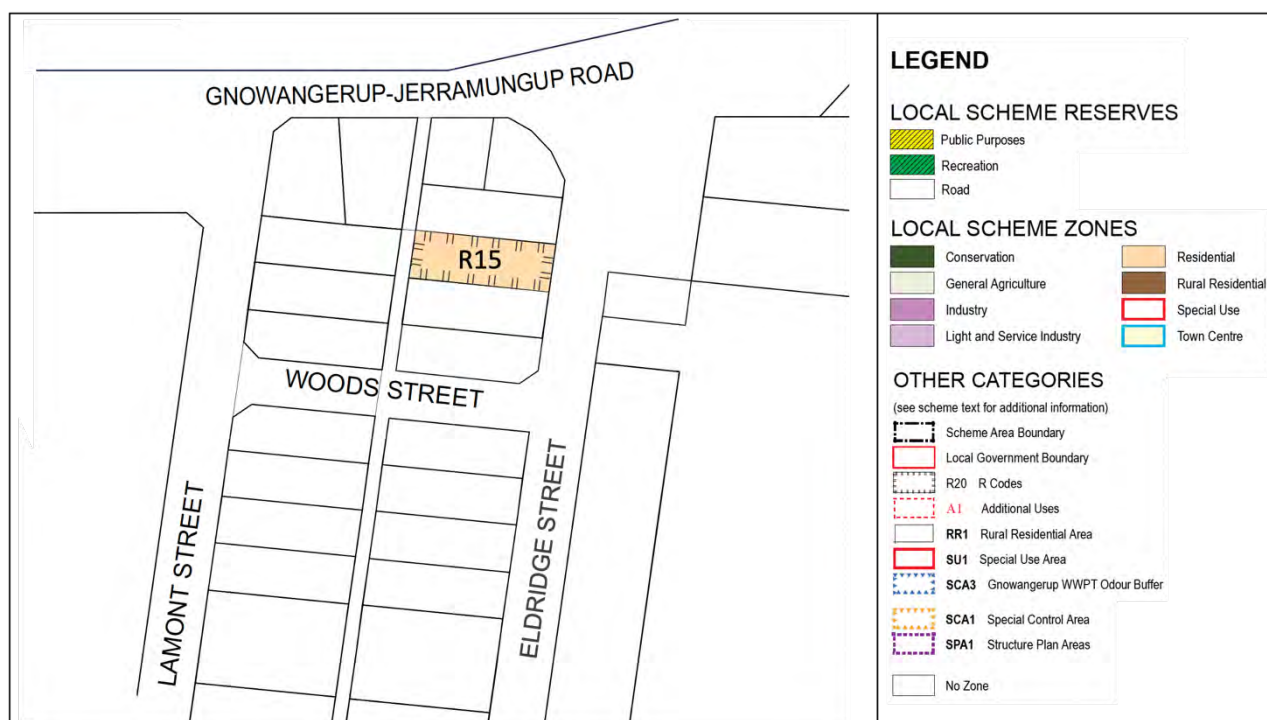
LOCAL PLANNING SCHEME No.2

AMENDMENT No.17

EXISTING SCHEME MAP



PROPOSED SCHEME AMENDMENT MAP



COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Gnowangerup at the Ordinary Meeting of the Council held on the th day of 2026.

MAYOR/SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

This Standard Amendment was adopted for the purpose of advertising by resolution of the Council of the Shire of Gnowangerup at the Ordinary Meeting of the Council held on the th day of 2026.

MAYOR/SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for approval by resolution of the Shire of Gnowangerup at the Ordinary Meeting of the Council held on the th day of 2026 and the Common Seal of the Shire of Gnowangerup 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 SECTION 16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

DATE _____

APPROVAL GRANTED

MINISTER FOR PLANNING

DATE _____