

Frequently Asked Questions
Amendment No.327 to Local Planning Scheme No. 4
Proposed Rezoning of Lot 106 Newton Street, Dwellingup
From 'Public Purposes' to 'Residential' (R10)

1. What is being proposed?

The Shire of Murray is proposing to rezone Lot 106 Newton Street, Dwellingup from 'Public Purposes' to 'Residential' (R10). This means the land could then be subdivided and developed for low density housing.

2. Where is this land located?

The land is highlighted on the plan below. It is located on the corner of Newton Street and the unmade extension of Forrest Street, Dwellingup, opposite the Dwellingup Primary School. The land is currently vacant vegetated area.



3. Why is the rezoning being proposed?

The land was originally set aside in case the nearby primary school needed to expand. However, this is no longer considered needed. Rezoning the land for housing will:

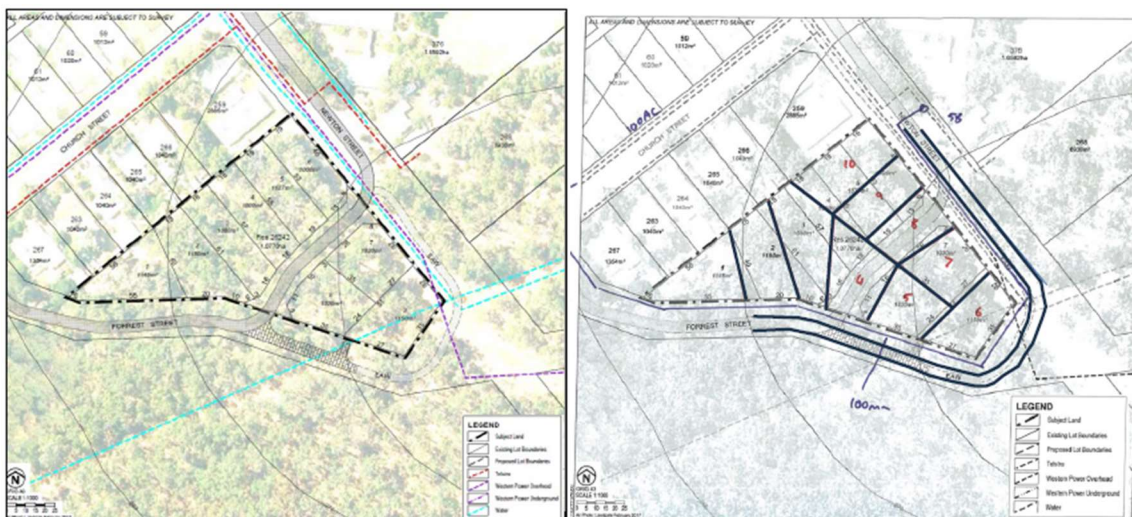
- Help meet demand for residential land in Dwellingup
- Support the local workforce and economy
- Help maintain services like the local school by increasing the number of permanent residents

4. What does 'Residential' (R10) mean?

'Residential' (R10) is a zoning and residential density code that means the land can be subdivided into lots with minimum size of 1,000 square metres. This is consistent with the larger, more spacious lot sizes already found in the area.

5. What might the development look like?

Preliminary concept plans have been prepared showing how the land can potentially be subdivided into 9 or 10 lots. These concept plans include new road connecting Newton and Forrest Streets and an emergency accessway for bushfire safety. A more detailed plan will be required later before development can proceed.



6. Will the natural environment be protected

Yes, Environmental studies have been completed and show:

- No threatened flora (plants) are on the site.
- Some native animals, including black cockatoos, may use the area, but no nesting trees can be found.
- Some existing trees and vegetation can be kept, and animal relocation plans may be developed if needed.

7. What about bushfire safety?

The land is in a bushfire-prone area, but a detailed Bushfire Management Plan has been prepared. It shows that the site can be developed safely with:

- New houses built to bushfire safety standards.
- A perimeter road to separate houses from the adjacent bush.
- Water supplies and safe access for emergency services.

8. Will the development be in keeping with Dwellingup's character?

Yes. The Shire is working on a town wide Precinct Structure Plan that includes design guidelines to ensure new development fits the unique look and feel of Dwellingup. If the land is subdivided before this plan is finalised, a Local Development Plan will apply similar controls to this site.

9. Will the new lots be used for holiday houses or short-term rental accommodation (STRA)?

No. The goal is to create homes for permanent residents. Because the land is publicly owned, the Shire can place restrictions on future use (eg through covenants) to prevent short-term rental accommodation (STRA).

10. Will the land have access to services?

Yes. A servicing report shows that the land can be connected to:

- Power
- Water
- Telecommunications

There is no sewer system in Dwellingup, so like the rest of the town, new homes will need to use on-site effluent disposal systems.

11. How does the proposal support the future of Dwellingup?

This proposal aligns with key Shire plans and strategies for Dwellingup, including:

- The Dwellingup Futures Roadmap
- The Dwellingup Structure Plan
- The Shire's Council Plan

All of these highlight the need for more housing to support a thriving local community and growing tourism economy.

12. What happens next?

Before anything is built, the following steps will occur:

1. After public consultation, Council will consider any community submissions and decide whether to support the final amendment.
2. The proposal will then be sent to the WA Planning Commission for review and presentation to the Minister for Planning for a final decision.

13. How can I have my say?

You will be able to make a submission during the public comment period, which closes at **4.30pm on Wednesday 30 July 2025**.

Submission forms should be addressed to the Chief Executive Officer, Shire of Murray, and forwarded to the Shire online, via email or post at:

- murray.wa.gov.au/publicnotices
- mailbag@murray.wa.gov.au
- Shire of Murray, PO Box 21, Pinjarra WA

14. Where can I get further information?

For more details, please see the Shire's website at murray.wa.gov.au/publicnotices or contact the Shire of Murray Planning Services team on 9531 7777.