

SHIRE OF COOLGARDIE

Local Planning Scheme No 5

Scheme Amendment No 5

January 2022

FORM 2A

**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND TO LOCAL PLANNING SCHEME**

**SHIRE OF COOLGARDIE LOCAL PLANNING SCHEME NO 5
AMENDMENT NO 5**


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 Lot 1080 No 116 Lindsay Street, Coolgardie from Public Open Space to Residential R10/30.
2. Amending the Scheme Map accordingly

The amendment is considered to be "standard" under the provisions of the Planning and Development (local Planning Schemes) Regulations 2015, on the basis of the following: -

- The amendment relates to a zone that is consistent with the objectives identified in the Scheme
- The amendment is consistent with the endorsed local planning strategy.
- The amendment will have minimal impact on land in the scheme that is not the subject of the amendment
- The amendment does not result in any significant environmental, social, economic or governance impacts on land within the scheme area.

Dated the Day
of 2022


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CHIEF EXECUTIVE OFFICER

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

1 INTRODUCTION

This proposal is to rezone Lot 1080 No 116 Lindsay Street, Coolgardie from Recreation to Residential R10/30 under the Coolgardie Town Planning Scheme No 5 as per the Scheme Amendment Maps

This report: -

- examines the surrounding site characteristics and suitability of the zoning,
- considered the merits of the amendment in the context of the Shires strategic vision, and sustainability of the townsite, and
- provides justification for the proposed Scheme Amendment.

The Shire of Coolgardie seeks the support of the Western Australian Planning Commission (WAPC) and approval from the Minister for Planning to rezone Lot 1080 No 116 Lindsay Street, Coolgardie from Recreation to Residential R10/30 and modify the Scheme Maps

This amendment is considered to be a “standard amendment” as defined under Regulation 34 of the Planning and Development (Local Planning Scheme) Regulations 2015 because it is consistent with the local planning strategy for the Scheme that had been endorsed by the Commission and is not classified as a complex or basic amendment

2 BACKGROUND

2.1 Site

The site is Lot 1080 No 119 Lindsay Street Coolgardie.

The site is owned in freehold by the Shire of Coolgardie

The subject site is located on the corner of Lindsay Street and Jobson Street, Coolgardie, as shown on Figure 1.

The Shire has identified the site as suitably location to facilitate residential development, at part of the Shires Strategic objectives to encourage and support growth and sustainability of the town centre of Coolgardie



2.2 Context – Regional

The site located in the northern part of Coolgardie Townsite, a considerable distance from other townsites. The closed regional centre at Kalgoorlie located 25km north. The townsite of Kambalda is 75km northwest and Norseman located 165km to the south, as shown in Figure 2.

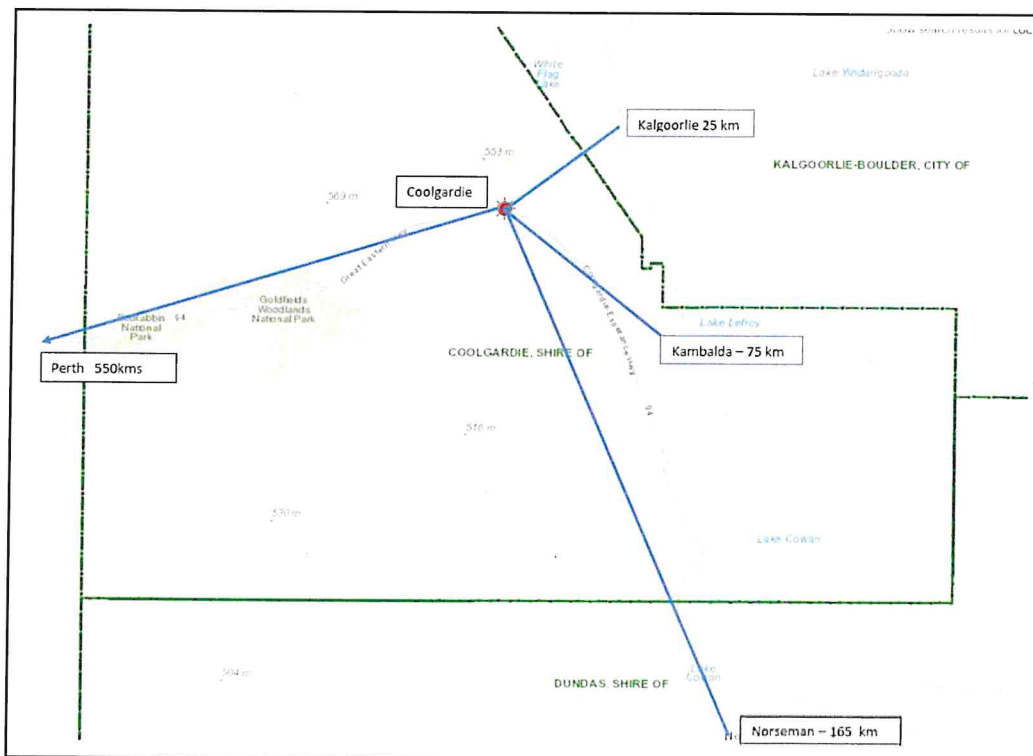


Figure 2 - Regional Goldfields Context

2.3 Context – Local

The site is a large lot located within the Coolgardie Townsite and on the edge of the existing residential area as shown in Figure 3. The site is a large site which is suitable for significant redevelopment and owned by the Shire. The is surrounded by recreation and residential land.

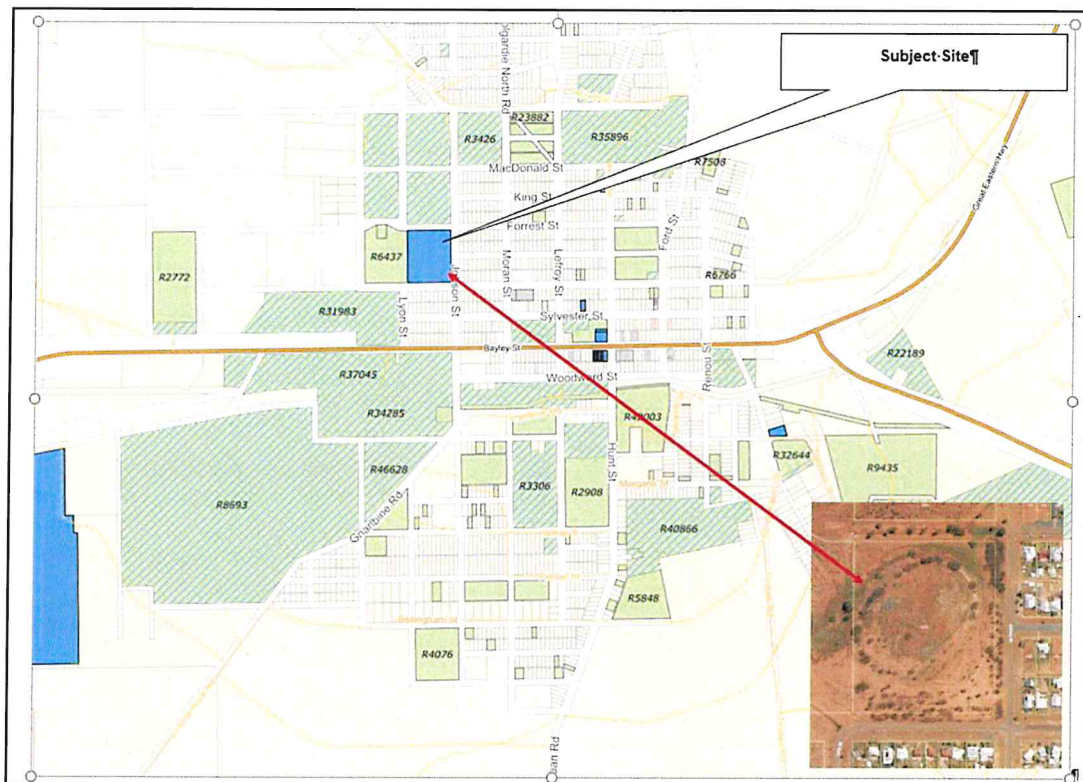


Figure 3 - Location Maps

2.4 Current and Surrounding Land uses

The site was previously used as a trotting track and currently contains some unused recreational infrastructure,

The surrounding land uses are:-

- to the west is crown land vested in the Shire of Coolgardie for recreation purposes.
- to the east and south the land is zoned residential.
- To the north, the land is zoned residential, but development is restricted due to the tenure of the land being Crown Reserve R3426 vested in the Shire for parklands,

2.5 Site History

The site was previously used as a trotting track. The land retains some remanent recreation infrastructure in the form of a running track. The site is predominantly cleared of natural vegetation. The site relatively flat.

3 PROPOSED AMENDMENT

3.1 Amendment Details

The proposed amendment is to rezone the site to Residential to enable the release of land to facilitate much needed residential development in the townsite.

The Shire of Coolgardie Local Planning Scheme was gazetted on 8 March 2017. Since that time the Shire has been proactively pursuing a range of opportunities to strengthen the townsite and broaden its economic base as part long term sustainability and population growth.

This Scheme amendment will facilitate unencumbered residential land within the existing Coolgardie Townsite with access to existing services.

4 PLANNING FRAMEWORK

This scheme amendment is consistent with State, Regional and Local Planning framework. A summary of relevant planning documents is listed below.

4.1 State Planning Framework

The State Planning framework is the basis for co-ordinating and promoting land use planning, transport and development in a sustainable manner.

4.1.1 State Planning Strategy 2050

The Strategy seeks to build planning capacity and capability around the State. The plan sets a broad strategy for sustained growth and prosperity. The strategy places a priority on economic and population growth as the key drivers of land use and land development, which includes promoting sustainability of Regional Townsites, vibrant activities and supports zoning sufficient land for residential, commercial and tourism.

4.1.2 State Planning Policy 1.1 – State Planning Framework (2017)

This Policy identifies that the primary aim of planning is to provide for the sustainable use and development of land. The general principles of the policy include: -

- Anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities.
- providing suitable zoned and serviced land for industry, business and other employment and wealth generating activities.
- allow regional centres to capture investment to create and sustain growth, cognisant of the implications and sustainable management of various development options.

Local Governments must have due regard to the provision of the framework in preparing schemes. This amendment is consistent with these strategic provisions.

4.1.3 State Planning Policy 3.0 - Urban Growth and Settlement (2006)

The Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The Policy promotes a sustainable settlement pattern, development on 'brownfield' (previously developed) land, supports building on existing communities and seeks convenient access to employment and services. The key requirements for sustainable communities include:

- diversified and sustainable economic base with assured access to jobs and employment;
- making the most efficient use of land in existing urban areas through the use of vacant and under-utilised land and buildings;

This Amendment is consistent with SPP 3 given the site forms part of the town centre and provides opportunities for sustainable economic base.

4.1.4 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (2105)

The site is currently vacant and has vehicle access from Lindsay Street and Jobson Street. In addition the northern boundary adjoins Forrest Street road reserve providing additional opportunities for vehicle access and separation. Development of the site will be subject to the compliance with the provisions of the SPP3.7. The site is within the Coolgardie townsite.

4.2 Regional Planning Framework

There are a number of regional planning documents which provide guidance on the strategic planning and coordination of major infrastructure and other key land requirements.

4.2.1 Goldfields–Esperance Regional Planning Strategy (WAPC, 2000)

This strategy considers the key industries that provide the economic base for region. In the Goldfields Region mining is a key contributor, with the distribution of existing mines, future mines and downstream processing projects having a significant influence on the region's infrastructure requirements.

Many towns in the region are dependent and constrained by mining activities. The release of land for growth and infrastructure is a key challenge for growth and development of the region and the major regional centres is identifying land that is not subject to mineralisation.

The vision includes creating a region with a diverse and vibrant economy, offering an attractive lifestyle with a range of services and recreational opportunities, while embracing environmental principles.

To achieve growth as outlined in the strategy and promote the provision of services in major or sub-regional centres, the Shire has been working collaboratively with the Sector and is focusing improvement of regional infrastructure into intensification of the existing townsite land to provide community stability.

4.2.2 Goldfield – Esperance Regional Planning and Infrastructure Framework 2015

This Goldfields-Esperance regional planning and infrastructure framework provides the overall strategic context for land-use planning in the Goldfields-Esperance area. This framework recognised the significance of future growth in the Goldfields-Esperance region, and the broader state economy. Planning for land assembly and infrastructure to meet the needs of the economic drivers, needs to be done in such a way so that land is available and affordable.

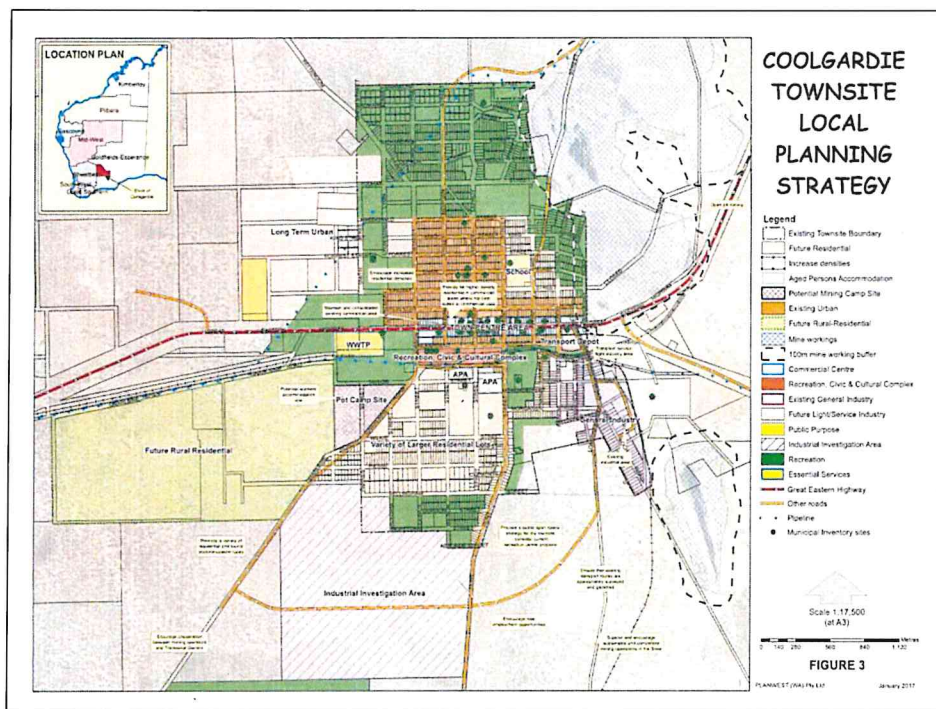
Growth in the region's economy and providing for the suitable accommodation is necessary for continued economic success. The Framework recognises the importance that towns throughout the Goldfields – Esperance region have sufficient land to cater for ancillary service industries that support primary industries, including mining and agriculture, and that this issue is most appropriately dealt with through local planning processes, in particular local planning strategies. To achieve growth in Coolgardie townsite, the Shire is focusing on intensification of the existing townsite land.

5 LOCAL PLANNING FRAMEWORK

The site forms part of the Coolgardie town centre and is located approximately 200 metres from the heart of the town centre. Further details on the suitability of the residential zoning are outlined in this report.

5.1 Shire of Coolgardie – Local Planning Strategy 2016

The Shires Local Planning Strategy was endorsed by WAPC in October 2016. This plan guides the Council over the next 10-15 years and includes strategies to achieve the future path for growth and development.



The subject site is identified as part of an area suitable for future residential development.

The Local Planning Strategy identifies the following strategies for residential development: -

- The Coolgardie Townsite will continue to be supported as an historic town maintaining its role as a residential and business centre servicing the important passing trade (both business and tourism).
- Recognise Coolgardie as *key settlements* where urban development would be supported and be consolidated as the centres for cultural, recreation, business, social and administrative uses.
- Make changes to the Scheme to provide for higher density residential development in residential areas of key settlements to R10/30 where sewerage is available.
- Allocate the proposed residential density codes and provisions in the local planning scheme to reflect the desired variety of lifestyle choices specified in Strategies.
- Initiate actions to ensure land tenure issues are sorted ahead of demand for new residential areas.
- Provide for mining camp sites to be established within easy access to services and supply outlets of key settlements.

5.2 Shire of Coolgardie – Local Planning Scheme No 5

The site is zoned Recreation under LPS5. This limits the development of the site. The Shire's is committed building sustainable townsites, delivering economic, employment, lifestyle, social, and environmental benefits and sustainability to the community and businesses.

The Shire has been progressively and consistently taking actions to create opportunities for additional residential development within the Coolgardie townsite by reviewing the Scheme provisions. This site has is appropriated located for residential uses due to its location, surrounded by residential zoned land, with good road access and proximity to existing services.

The objectives contained within the Scheme and Local Planning Strategies, aim to develop and enhance the amenity and economic prosperity of the Shire and facilitate the suitably zoned and unconstrained land for development. Much of the crown land on the periphery of the Coolgardie townsite is restricted, as such this proposed zoning change will increase the land holding and mix of uses that can occur, in proximity, to the core civic, community and commercial areas.

The subject site is unused sporting track within limited recreational function, on the edge of the residential area. There are significant landholdings within the Coolgardie townsite already set aside under the scheme for public open space. The Shire has been incrementally improving the recreation infrastructure and facilities to reflect the needs of the community in locations with good access, associated amenities, playgrounds, shelters and mixed sporting surfaces.

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



5.3 Heritage

5.3.1 State Heritage listing

A desktop search of the site has been undertaken on various data bases and records as contained on Lands WA datasets. The site has no heritage listing or significance.

5.3.2 Aboriginal Heritage listing

There is no registered Aboriginal heritage site on the subject land area as set out on the Department of Aboriginal Affairs heritage inquiry system.

6 SITE ANALYSIS & DEVELOPMENT

6.1 Topography

The surface elevation of the site is flat a slight rise 0.20m at the south eastern boundary, Water flow over the site will natural drain to the adjoining reserve. Development of the site will include requirements to retain water onsite and draining into the Shire road drainage system.

6.2 Infrastructure & Services

The sites are currently serviced via the following infrastructure.

6.2.1 Power

The site has direct access to power serviced by Western Power via a connection on Jobson and Lindsay Streets, as shown on Figure 4

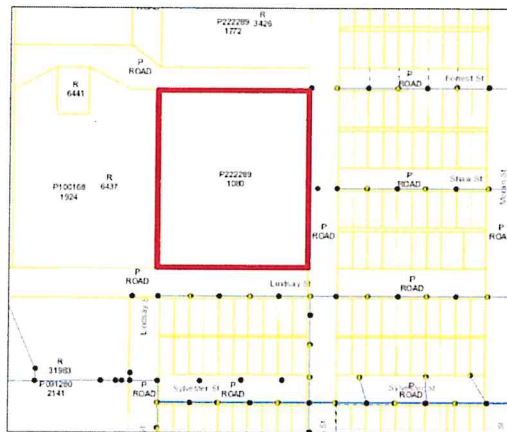


Figure 4 - Power & Streetlights

6.2.2 Water

Reticulated water services are managed and operated by Water Corporation and can be accessed along Jobson and Lindsay Streets, as shown on Figure 5



Figure 5 - Water Corporation infrastructure

6.2.3 Sewerage

The site is connected to the reticulated town sewerage system which is operated by Shire of Coolgardie, as shown on Figure 6



Figure 6 - Coolgardie Sewer Plan

6.2.4 Communication

The site is well serviced by mobile coverage to the townsite and along Great Eastern Highway.

6.3 Traffic and Access

The site currently has vehicle access:-

- Via constructed roads along 2 sides from Lindsay and Jobson Streets, and
- Forrest Street – this section whilst unsurfaced is a gazetted road reserve.

6.4 Environmental Impacts

The Amendment will create no environmental impacts. The site has been predominantly cleared of native vegetation

6.5 Development Opportunities

The Shire has received a number of enquiries regarding redevelopment of the sites, however the restrictive provisions of the current zoning limit development on this strategically located site within the Coolgardie townsite. Development limitations are detrimental to the economic and social growth and sustainability of the townsite.

The use of the site for residential uses is considered compatible development within the townsite.

7 CONCLUSION

The Shire of Coolgardie is experiencing a significant challenge in addressing the availability of suitably land that supports residential growth. The subject land has been identified through the Shire local planning strategy as a site capable of supporting various residential uses.

The Shire's is committed to facilitate appropriately zoned land that delivers economic, employment, lifestyle, social, and environmental benefits and sustainability to the community and businesses. The objectives contained within the Scheme and Local Planning Strategies, aim to develop and enhance the amenity and economic prosperity of the Shire and facilitate the release of suitably zoned and unconstrained land for development

This scheme amendment proposes to create developed residential land which reflect demand and suitability of the location in terms of service connections and access.

The Shire of Coolgardie Local Planning Strategy identifies land in close proximity of the town as having potential for development of a non-residential nature that enhances the growth and sustainability of the townsites.

It is therefore recommended that the WAPC support this amendment to Local Planning Scheme No 5 to rezone the site Residential.

PLANNING AND DEVELOPMENT ACT 2005 (AS AMENDMENT)

SHIRE OF COOLGARDIE

LOCAL PLANNING SCHEME NO 5 - AMENDMENT NO 5

The Shire of Coolgardie Council resolved, pursuant to section 75 of the *Planning and Development Act 2005*, to amend the above Local Planning Scheme by:






1. Reclassify Lot 1060 No 116 Lindsay Street, Coolgardie from Recreation to Residential R10/30.
2. Modify the Scheme Map accordingly

EXISTING ZONING MAP

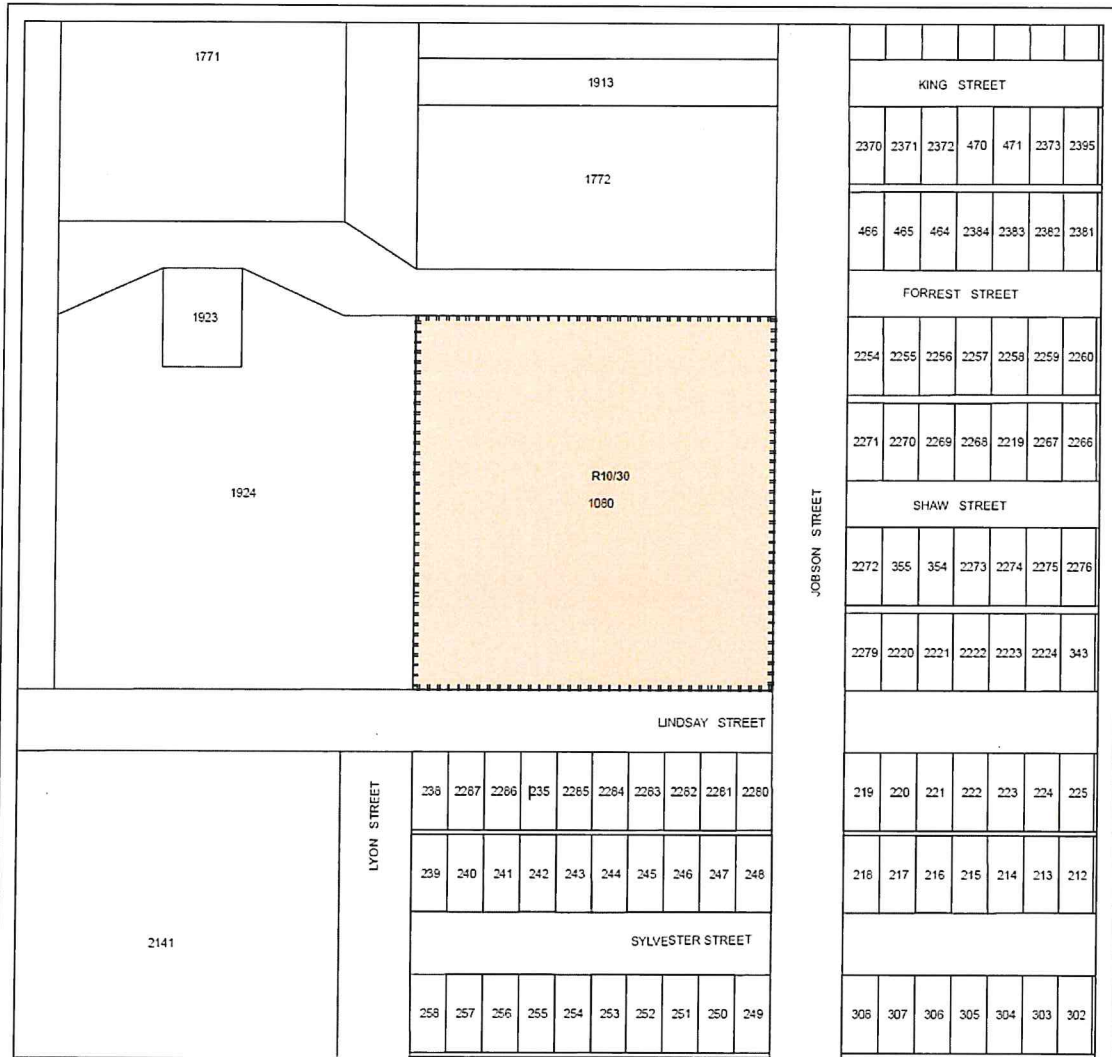


EXISTING SCHEME MAP

Legend




-  Cadastre with Lot number
-  R Codes
- LPS Zones**
-  Residential
- LPS Reserves**
-  Public open space
-  C Public purposes : Cemetery

PROPOSED ZONING MAP



PROPOSED SCHEME AMENDMENT MAP

Legend

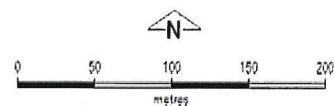
-  Cadastre with Lot number
-  R Code amendments
- LPS Zones and Reserves Amendments**
-  Residential



Department of Planning,
Lands and Heritage

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Shire of Coolgardie
Local Planning Scheme No. 5
Amendment No. 5



COUNCIL ADOPTION

This Standard amendment was adopted by resolution of the Shire of Coolgardie at the Ordinary Meeting of the Council held on 25 day of May 2021.



SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

BY RESOLUTION of the Council of the Shire of Coolgardie at the Ordinary Council Meeting of the Council held on the 25 day of May 2021 to advertise this amendment.



SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Standard Amendment is recommended for APPROVAL by resolution of the Shire of Coolgardie at the Ordinary Meeting of the Council held on the day of.....and the Common Seal of the Shire of Coolgardie was hereunto affixed by authority of a resolution of the council in the presence of:

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED / SUBMITTED FOR APPROVAL

DELEGATED UNDER s.16 OF THE
PLANNING AND DEVELOPMENT ACT (2005)

DATE

APPROVAL GRANTED

MINISTER FOR PLANNING

DATE