



**SHIRE OF COOLGARDIE
LOCAL PLANNING SCHEME NO 5
AMENDMENT NO 3**

JULY 2019



**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO ADOPT AMENDMENT
TO LOCAL PLANNING SCHEME**

**SHIRE OF COOLGARDIE
LOCAL PLANNING SCHEME NO 5
AMENDMENT NO 3**

That Council: -

1. INITATES Amendment No 3 to Local Planning Scheme No 5 to add the following additional uses to Special Use zones are follows: -

Site	Current Uses	Additional Uses
Lot 37 Great Eastern Highway, Coolgardie	Caravan Park	Office, bulky goods showroom Motor Vehicle, boat or caravan sales, motor vehicle repair and motor vehicle washdown
Lot 6 Great Eastern Highway, Coolgardie	Caravan Park	Office, bulky goods, showroom, Motor Vehicle, boat or caravan sales, motor vehicle repair and motor vehicle washdown

2. CONSIDERS Amendment No1 to Local Planning Scheme No 5 to be 'standard' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. PREPARES the Scheme Amendment report and documentation.
4. REFERS to Scheme Amendment to the EPA in accordance for assessment in accordance with Regulation Section 81 of the Planning and Development Act 2005.
5. AUTHORISES the public advertising of the proposal upon receipt of EPA advice regarding environmental assessment being received, and the incorporation.

Dated the Day
of 2019

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CHIEF EXECUTIVE OFFICER



1 CLASSIFICATION OF AMENDMENT

The Shire of Coolgardie Town Planning Scheme was gazetted on 8 March 2017.

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 SCHEME AMENDMENT REPORT

This amendment seeks to include additional uses into the following Special Use zones.

Site	Current Uses	Additional Uses
Lot 37 Great Eastern Highway, Coolgardie	Caravan Park	Office, bulky goods showroom Motor Vehicle, boat or caravan sales, motor vehicle repair and motor vehicle washdown
Lot 6 Great Eastern Highway, Coolgardie	Caravan Park	Office, bulky goods, showroom, Motor Vehicle, boat or caravan sales, motor vehicle repair and motor vehicle washdown

This report: _

- examines the surrounding site characteristics, suitability of the additional uses, strategic vision and sustainability of the townsite, and
- provides justification for the proposed Scheme Amendment.

3 JUSTIFICATION FOR PROPOSED SCHEME AMENDMENT

The amendment seeks to include additional uses of Office, bulky goods, showroom, Motor Vehicle, boat or caravan sales, motor vehicle repair and motor vehicle washdown to 2 special use zones that are located within the Coolgardie Townsite.

The current zoning provides a restricted range of land uses that hinders development on land that is suitably located to advance social and economic sustainability of the townsites and provide modern and efficient services that meet the district service centre role.

The suitability and capability of the subject land for development has been identified following discussions with various State Government agencies.

3.1 Location

The subject site comprises Lot 37 and Lot 6 Great Eastern Highway, Coolgardie, as shown on the plan below.



Map 1 – Location Map - Special Use lots Coolgardie

3.2 Existing Land Use and Development

Both sites have been developed for caravan sites with various structures and activities.

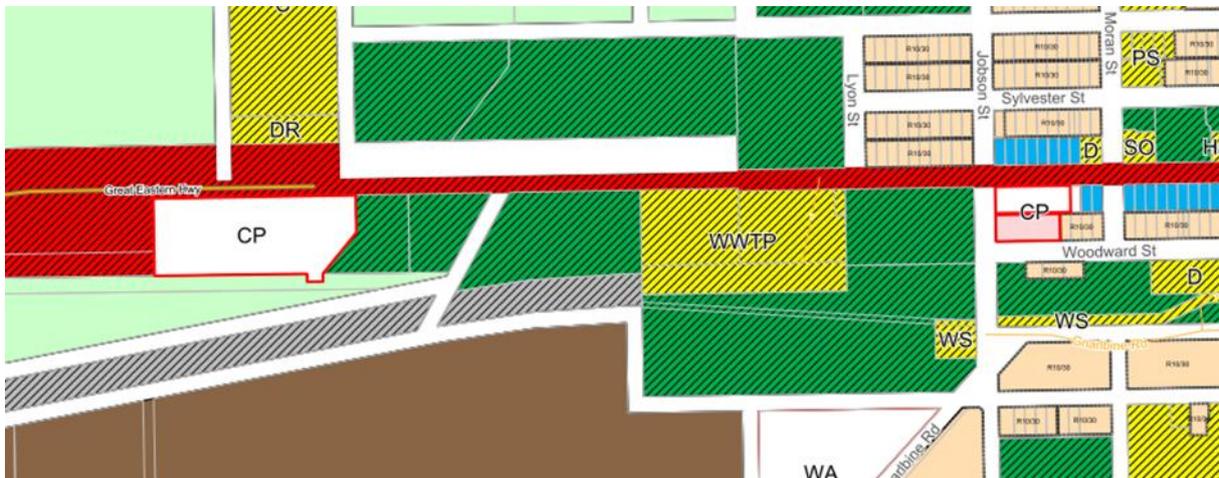


Map 2: Lot 37 Great Eastern Highway



Map 3: Lot 6 Great Eastern Highway

3.3 Existing Zoning



Map 5 – LPS Zoning map

3.4 Surrounding Land use

The land surrounding the subject site comprise a wide range of uses including: -

- Commercial
- Public infrastructure – Wastewater treatment plant sewerage ponds, cemetery.
- Public recreation oval
- Vacant crown land.
- Rural Residential

Both sites have frontage to Great Eastern Highway which is a major east west transport network.



Map 4 - Surrounding uses

3.5 Summary of issues and opportunities

Under the Scheme both sites are limited to caravan park activities.

The Shire has received a number of enquiries regarding redevelopment of the sites, however the restrictive provisions of the special use zone to single use limit development on these strategically located sites within the Coolgardie townsite.

Development limitations are detrimental to the economic and social growth and sustainability of the townsite. The sites are appropriately located within a mix of uses and on a major transport route.

Broadening the range of uses on these sites is therefore a priority to facilitate appropriate and compatible development within the townsite.

4 PLANNING CONTEXT

The Shire of Coolgardie is experiencing a significant challenge in addressing the availability of suitably zoned industrial land that supports business and employment. The subject land has been identified through the Shire local planning strategy as a suitable alternative area that can support industrial development creating investment and economic growth in the area.

Historically the growth of the industrial activities has been influenced heavily on mining supportive industries. The diversification of activities and investment, support population growth and the development of Coolgardie townsite.



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

This strategy recognised that the mining industry is the principal economic base for much of the region and the distribution of existing mines, future mines and downstream processing projects has a significant influence on the region’s infrastructure requirements.

Many towns in the region are dependent on the mining industry for employment. The growth and development of the region and the major regional centres is dependent on the availability of land and infrastructure to facilitate and channel growth. The strategy that all settlements in the region will have access to essential services.

To achieve this the strategy promotes the provision of services in major or sub-regional centres and the improvement of regional infrastructure to assist in creating regional wealth and to provide community stability.

An overall vision statement and broad principles provide the foundation of the strategy. The vision statement for the strategy is: The region will be based upon a diverse and vibrant economy, offering an attractive lifestyle with a range of services and recreational opportunities, while embracing environmental principles.

4.2 Goldfield – Esperance Regional Planning and Industrial Framework 2015

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 additional workers 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.



5 SHIRE OF COOLGARDIE LOCAL PLANNING STRATEGY

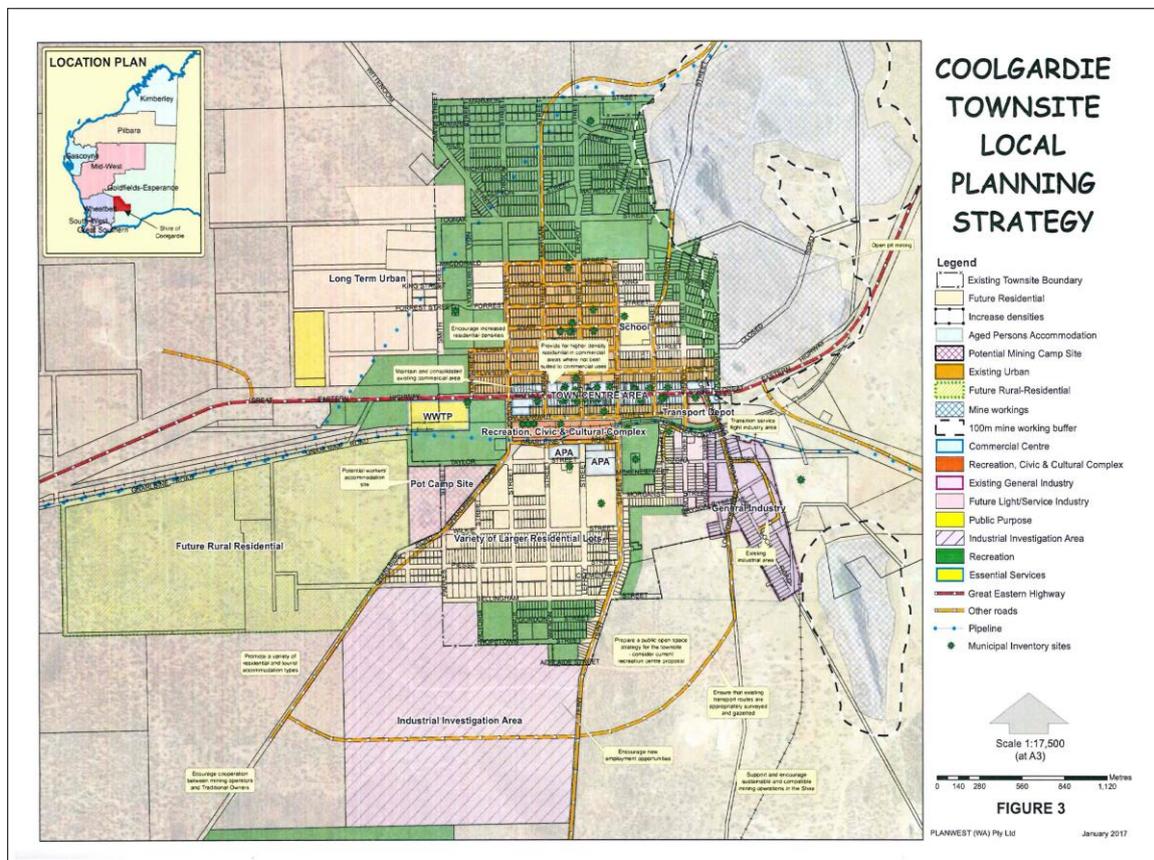
The Shire’s is committed to facilitate appropriately zoned land that delivers economic, employment, lifestyle, social, and environmental benefits and sustainability to the community and businesses.

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

In October 2016 the Local Planning Strategy was endorsed by the WAPC. This plan provides a guide for the Council over the next 10-15 years and includes setting out the future path for growth and development.

The aim of this strategy is to provide for an adequate land supply in key townsites and around the district for a variety of land use types.

The Local Planning Strategy (as shown on the plan below) identifies a opportunities for future land uses.





6 DEVELOPMENT

6.1 Bushfire Prone Area

The land is classified within a Bush Fire Prone Area and will be subject to planning and building requirements. The subject sites are currently in Bush Fire Prone Area and will be subject to appropriate controls as part of the planning and building requirements.

6.2 Access

The sites have existing frontage and access to Great Eastern Highway. No changes to the access arrangements are proposed as a result of the additional uses.

6.3 Servicing

The sites are currently serviced via water and sewerage services and electricity.

7 Summary and Conclusion

This scheme amendment proposes to increase the range of uses to include transport and showroom activities which reflect the location of the sites on major transport route and complement the mix of uses in the townsites.

Investigations have identified that the single uses identified in the special uses zone unreasonably restrict compatible development surrounding the townsites of Coolgardie. Such development restrictions are considered to negatively impact on the subject sites and surrounding area.

The opportunity to increase flexibility within the Scheme has been discussed with officers from Planning Section of Department Planning Lands and Heritage (DPLH), during these discussions it was identified that increasing uses within the special uses zones consistent with the Local Planning Strategy should be further explored through a scheme amendment.

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 include a range of additional commercial uses to the Special Use zone to reflect its town-centre location,



PLANNING AND DEVELOPMENT ACT, 2005 (AS AMENDED)
SHIRE OF COOLGARDIE
LOCAL PLANNING SCHEME NO 5 – AMENDMENT NO 3

Council of the Shire of Coolgardie, under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act, 2005 (as amended), hereby amends the above Local Planning Scheme by:

1. Adding the following additional uses to Special Use zones are follows: -

Site	Current Uses	Additional Uses
Lot 37 Great Eastern Highway, Coolgardie	Caravan Park	Office, bulky goods showroom Motor Vehicle, boat or caravan sales, motor vehicle repair and motor vehicle washdown
Lot 6 Great Eastern Highway, Coolgardie	Caravan Park	Office, bulky goods, showroom, Motor Vehicle, boat or caravan sales, motor vehicle repair and motor vehicle washdown

2. CONSIDERS Amendment No1 to Local Planning Scheme No 5 to be 'standard' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. PREPARES the Scheme Amendment report and documentation.
4. REFERS to Scheme Amendment to the EPA in accordance for assessment in accordance with Regulation Section 81 of the Planning and Development Act 2005.
5. AUTHORISES the public advertising of the proposal upon receipt of EPA advice regarding environmental assessment being received, and the



RESOLUTION TO AMEND SCHEME

Adopted by resolution of the Council of the Shire of Coolgardie at the Ordinary Meeting of the Council held on the 28 day of May 2019

CHIEF EXECUTIVE OFFICER

SHIRE PRESIDENT

RESOLUTION TO ADOPT AMENDMENT TO SCHEME

Adopted by resolutions of the Council of the Shire of Coolgardie at the Ordinary Meeting of the Council held on the _____ day of _____ 20

- (a) That the amendment to the Scheme by adopted with or without modifications.
- (b) That it does not wish to proceed with the amendment to the Scheme

The Common Seal of the Shire of Coolgardie was hereunto affixed by authority of a resolution of the council in the presence of:

CHIEF EXECUTIVE OFFICER

SHIRE PRESIDENT

RECOMMENDED / SUBMITTED FOR FINAL APPROVAL

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

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING