



Shire of Coorow

TOWN PLANNING SCHEME No 2

District Zoning Scheme

AMENDMENT No 2

- 1. Various zoning and scheme map amendments required as a result of the route of Lakes Road into Green Head**
- 2. Rezoning Crown Lot 524 Green Head Road, Green Head from 'Parks and Recreation' to 'Residential'.**
- 3. Rezoning Crown Land 184 Cnr Bryant Street and Greenhead Road, Green Head, from 'Commercial' to 'Tourist Accommodation'.**
- 4. Rezoning Vacant Crown Land on the south-west side of Bryant Street, Green Head, from 'Tourist Accommodation' to 'Residential - R12.5'.**

Proposal to amend Shire of Coorow Town Planning Scheme No 2

AMENDMENT 2 - REPORT

1.0 INTRODUCTION

Approval is sought from the Hon. Minister's for Planning and Infrastructure to amend the Shire of Coorow Town Planning Scheme No 2 as follows;

- a. Rezoning Crown Lots 716 and 717 east of Green Head Road, Green Head, from 'Special Use', 'Parks and Recreation' 'Residential' and 'Rural' to 'Major Road'.
- b. Reclassifying Crown Reserve 41662 and portion of Crown Lot 710 from 'Special Use' and 'Parks and Recreation' to 'Public Purposes - Public Utilities'.
- c. Reclassifying portion of Crown Lot 542 Green Head Road from, 'Special Use' and 'No Zone' to 'Parks and Recreation'.
- d. Rezoning Crown Lot 524 Green Head Road, Green Head, from 'Parks and Recreation' to 'Residential'.
- e. Rezoning Crown Land 184 Cnr Bryant Street and Greenhead Road, Green Head, from 'Commercial' to 'Tourist Accommodation'.
- f. rezoning Vacant Crown Land on the south side of Bryant Street, Green Head, from 'Tourist Accommodation' to 'Residential - R12.5'.

2.0 BACKGROUND

Town Planning Scheme No 2 was gazetted on 27 July 2001, and with the development of Lakes Road and the evolvement of other planning issues the Council has identified that several zoning amendments need to be made.

The Amendment is therefore divided into several parts where Parts a to e

3.0 REPORT

Parts a) to c) of this amendment deals with a land realignment issues resulting from the creation of The Lakes Road.

The Lakes Road is already constructed and the alignment is already set aside for the road as reflected in the cadastre shown on the Scheme Amendment Maps.

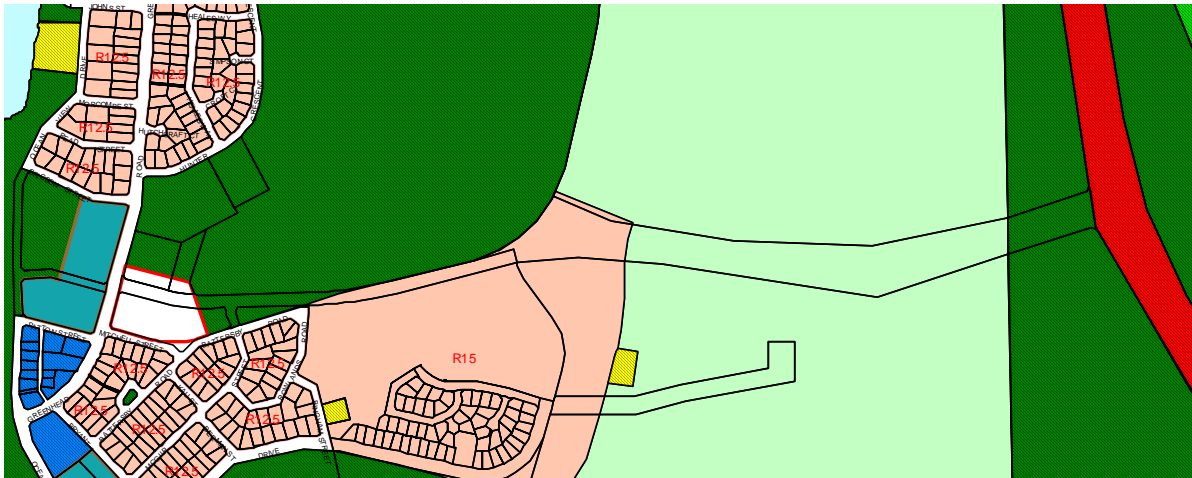
The existing Scheme has zones crossing this alignment that are no longer relevant. The amendment seeks to tidy up the zonings in the area and classifying the alignment as a major road.

The square lot on the north-east corner of the link road and Greenhead Road is currently occupied by the recreation hall and FESA facility and is more appropriately classified as 'Public Purposes'. The 'Special Use' zone at this intersection is inappropriate.

The land at the south-east corner is currently used as a recreation area that doubles as a compensating basin with a gazebo, lawn and lake.

The Figure below shows an extract from the Scheme showing the alignment of the link road between Greenhead Road and Indian Ocean Drive.

FIGURE 1 - LINK ROAD BETWEEN GREENHEAD ROAD AND INDIAN OCEAN DRIVE



Part d) seeks to rezone a 9-metre wide strip of land along the alignment of Greenhead Road from 'Parks and Recreation' to 'Residential'.

The rezoning will support the sub-division of the land and it's amalgamation with the abutting residential lots.

This strip of land was originally intended to preclude direct access to Greenhead Road but it has become evident that the traffic on Greenhead Road is unlikely to be significant enough to justify this type of measure.

Further, there are already in existence lots to the North and South of this area that already rely on direct access to Greenhead Road.

The Council is not in favour of creating small, virtually unusable as Public Open Space like this one due to the on-going maintenance burden.

If this strip can be included into the abutting lots the Council believe that better aesthetic and development outcomes .would likely result

Part e) proposes to rezone a Crown Land lot of 1.1933 hectares on the corner of Greenhead Road and Bryant Street in Green Head.

The land is currently zoned for Commercial purposes but is excessive to the needs of the settlement. The danger of providing excessive land for commercial purposes is that development may become fractured and piecemeal.

The site is well located within easy access to the beach, the shops and the main road to Leeman and the Highway as can be appreciated from the extract from the Scheme (Figure 3).

FIGURE 2 - GREENHEAD ROAD RECREATION STRIP

Source: Town Planning Scheme No 2, Department for Planning and Infrastructure

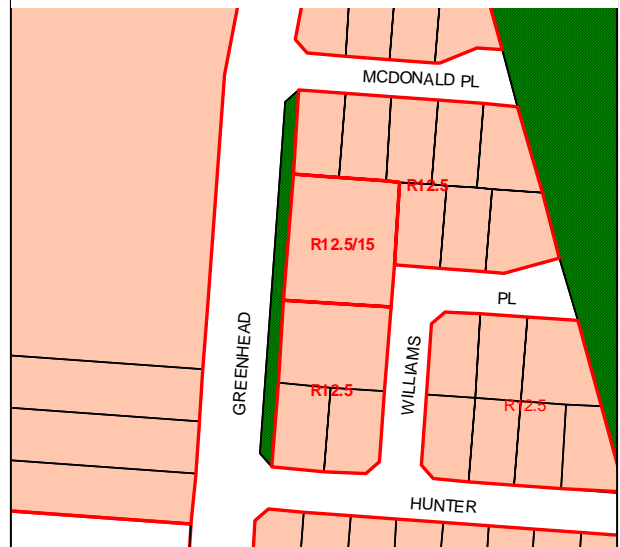
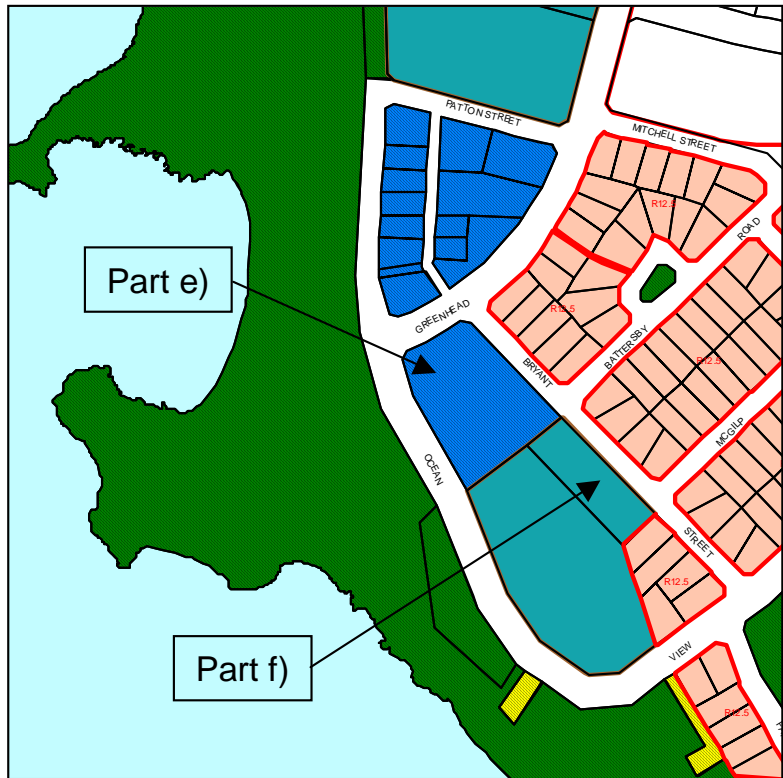


FIGURE 3 - GREEN HEAD COMMERCIAL CENTRE

The single street block bounded by Greenhead Road, Patton Street and Ocean View Road currently supports the main store in town. The land area remaining in this street block is considered adequate for the foreseeable future.

This part of the amendment, has been instigated due to the on-going demand for more holiday accommodation in the region. Much of the land currently zoned for holiday accommodation in the Shire (Green Head and Leeman) is either already developed or is Crown Land. The Crown Land, including the land in this amendment, will need to be cleared by the Native Title process prior to being released for development.



Part f) of the Amendment seeks to rezone a Vacant Crown Land lot from 'Tourist Accommodation' to 'Residential - R12.5'. The lot measures 5027m² and has a depth of about 40 metres with a frontage on Bryant Street of 126 metres.

The surrounding residential land is also currently zoned R12.5 which allows an average lot size of 800m² (minimum 700m²) under the provisions of the Residential Design Codes. With lots of 20 metres by 40 metres deep the site could support the creation of six new single residential lots.

The townsite is currently subject of a healthy demand for new residential blocks. Whilst the new development at South Beach is providing a good supply, this location on Bryant Street will offer a choice of locations. The land is already serviced with power, water, telephone and a sealed road allowing the lots to be created without too much expense. Again this area will need to be cleared by Native Title claims prior to being made available for development.

TOWN PLANNING & DEVELOPMENT ACT 1928 (AS AMENDED)
RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME
TOWN PLANNING SCHEME No. 2
AMENDMENT No 2

RESOLVED that the Council, in pursuance of section 7 of the Town Planning and Development Act, 1928 (as amended), amend the above Town Planning Scheme by:

- a. rezoning Crown Lots 716 and 717 east of Green Head Road, Green Head, from 'Special Use', 'Parks and Recreation' 'Residential' and 'Rural' to 'Major Road', as more clearly set out in the Scheme Amendment Map A.
- b. reclassifying Crown Reserve 41662 and portion of Crown Lot 710 from 'Special Use' and 'Parks and Recreation' to 'Public Purposes - Public Utilities'. as more clearly set out in the Scheme Amendment Map A.
- c. reclassifying portion of Crown Lot 542 Green Head Road from, 'Special Use' and 'No Zone' to 'Parks and Recreation'. as more clearly set out in the Scheme Amendment Map A.
- d. rezoning Crown Lot 524 Green Head Road, Green Head, from 'Parks and Recreation' to 'Residential' as more clearly set out in Scheme Amendment Map B.
- e. rezoning Crown Land 184 cnr Bryant Street and Greenhead Road, Green Head, from 'Commercial' to 'Tourist Accommodation' as more clearly shown on Scheme Amendment Map C.
- f. rezoning Vacant Crown Land on the south side of Bryant Street, Green Head, from 'Tourist Accommodation' to 'Residential - R12.5' as more clearly shown on Scheme Amendment Map C.

Dated this 17th day of December, 2003

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G A Sherry
Chief Executive Officer

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Date

TOWN PLANNING & DEVELOPMENT ACT 2005

Shire of Coorow

TOWN PLANNING SCHEME NO. 2 - AMENDMENT NO. 2

Adopted by resolution of the Council of the Shire of Coorow at the meeting of the Council held on the 14th day of December, 2005.

M. J. GIRANDO
SHIRE PRESIDENT

DATE

G. SHERRY
CHIEF EXECUTIVE OFFICER

DATE

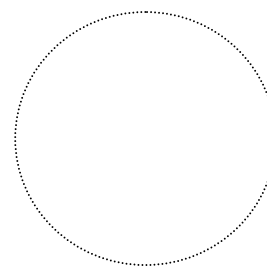
Adopted for final approval by resolution of the Shire of Coorow at the meeting of the Council held on the day of and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

M. J. GIRANDO
SHIRE PRESIDENT

DATE

G SHERRY
CHIEF EXECUTIVE OFFICER

DATE



Recommended/Submitted for Final Approval by the Western Australian Planning Commission

CHAIRMAN
WA PLANNING COMMISSION

DATE

Final Approval granted

MINISTER FOR PLANNING AND INFRASTRUCTURE DATE
MINISTER FOR PLANNING