



Shire of Coorow

TOWN PLANNING SCHEME No 2

District Zoning Scheme

AMENDMENT No 3

To allow Council discretion to approve a range of development residential development densities in addition to those prescribed on the scheme maps, provided the site subject to development consideration having a deep sewer service.

Specifically the amendment proposes to give Council;

1. General discretion to approve grouped development to R20, where the property has a deep sewer service and it meets the site area requirements nominated in the R-codes.
2. General discretion to approve grouped development to R30 provided:
 - i. The lot area is 1200m² or greater
 - ii. Public Notice is given of the proposal and submission dealt with in accordance with the requirements of the Town Planning Scheme
 - iii. The property has a deep sewerage service.

Proposal to amend Shire of Coorow Town Planning Scheme No 2

Amendment No 3 - Report

INTRODUCTION

The Shire of Coorow seeks the WA Planning Commissions support and the Hon. Ministers approval to a scheme amendment to allow Council the discretion to approve a range of development densities within the residential zone, without having to amend the Town Planning Scheme in every instance.

The amendment will have its application restricted to sites that have a deep sewerage service and will allow:

- i. Council to approve grouped development to a density of R20 at its discretion, and
- ii. Council to approve grouped development to a density of R30 on land parcels of 1200m² or greater in area, subject to suitable public notice being given in accordance with the requirements of the Town Planning Scheme.

The amendment deliberately addresses the Residential Zone in general, but does limit its effect to land

- i. that has a deep sewerage service, or
 - ii. a private pump station service agreement with the Water Corporation of WA,
- as a result State Sewerage Policy as it applies to Country Regions is complied with.

The amendment will;

- a. introduce into the Council's Town Planning Scheme discretion relating to development densities similar to those provided in the Town Planning Schemes in other Shires with similar population profiles.
- b. Recognise the potential for higher densities of development in areas provided with a sewerage service.
- c. Potentially encourage the redevelopment of certain areas of Leeman where a deep sewerage service is available.
- d. Result in greater variety of development densities within the residential zone and help provide a greater range of housing options as a result.

COMMENT

Town Planning Scheme Number 2 was gazetted on 27 July, 2001.

The scheme currently does not allow the approval of differing densities of residential development without resort to scheme amendment in every instance. This is now recognised as being unwieldy, and does not encourage the development of a range of residential housing types/options in the residential areas.

The Planning Strategy adopted concurrently with the Town Planning Scheme does indicate a level of support for mixed density development within the residential zone.

For Green Head the Strategy specifically indicates that the residential areas should provide for a diversity of housing types consistent with the Council's Objective of Developing the Town as Holiday Centre.

In the case of Leeman the Strategy indicates the low density residential character of the existing residential area should be maintained, except in select localities where Council may approve medium density development.

The requirement to have the higher density developments as grouped developments in part protects this requirement of the Planning Strategy. As grouped developments better control of the appearance of development and an ability to limit the number of vehicular crossovers will help maintain the general appearance of low density development.

This strategic aim is further protected by limiting consideration of development to R30 to lots of 1200m² or greater. This in effect will require property amalgamations to create an appropriate lot size, except in the few instances where lots of appropriate area are already in existence. The amendment proposed, in any case requires that consideration be given to the protection of nature of the area as part of the development approval process.

The amendment addresses;

- i. The reinstatement of the potential for grouped development to properties of 1100m² to 1332m² which lost such development right with the cessation of transitional provisions between the old R-Codes and the new R-Codes,
- ii. Demand for allowing development of blocks of around 1000m² as grouped sites,
- iii. A mechanism where a variety of housing types and densities can be developed within the residential zone without resort to site specific scheme amendments,
- iv. The provision of some encouragement for redevelopment of areas where the houses are aging and of lower capital value.
- v. Some sustainability principals in that it encourages better use of existing services in selected localities where a deep sewerage service exists or is accessible.
- vi. The need to provide greater flexibility in the setting of lot sizes in new subdivisions to achieve a greater variety of housing densities and housing types.

The proposed amendment will have no application to any other locality in the Shire other than those areas of Green Head and Leeman that have a sewerage service or where the deep sewerage service is accessible by means of a private pump station or other means.

The residential density currently applicable to those areas of Green Head and Leeman with a sewerage service is R15.

Within each of those sewered areas a range of lot sizes exists, and only a limited number of those lots will be immediately subject to the potential to develop at a higher density.

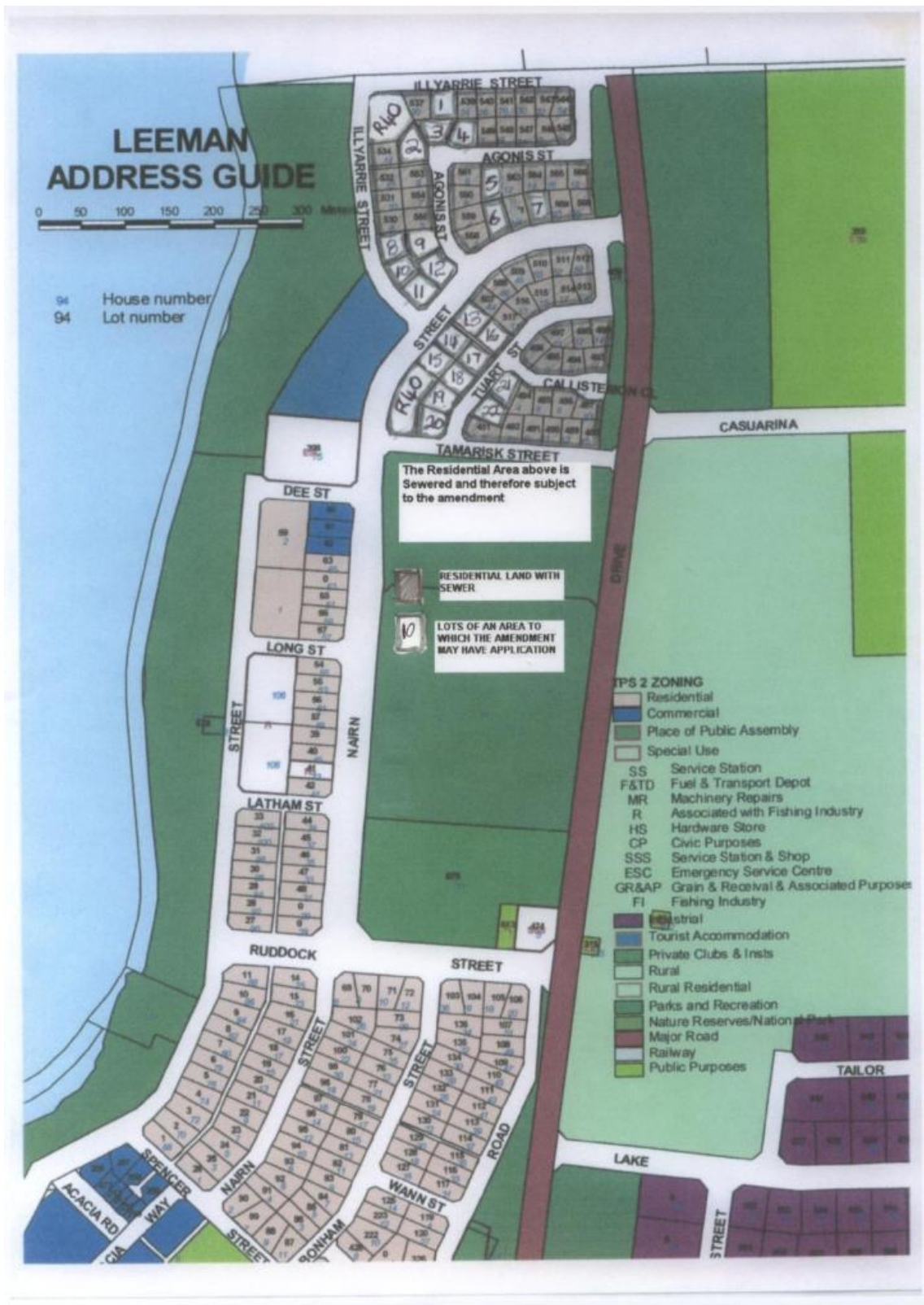
The lots that may have the potential for development to a higher density as a consequence of the proposed amendment are listed in the table below. Included are maps showing the locality of each of the lots and delineating the sewered areas of Leeman and Green Head.

Lot 619 Illyarie Street, Leeman & Lot 604 Nairn Street, Leeman are already zoned R40 and therefore have been disregarded in the table below. Both lots are developed and Strata Titled

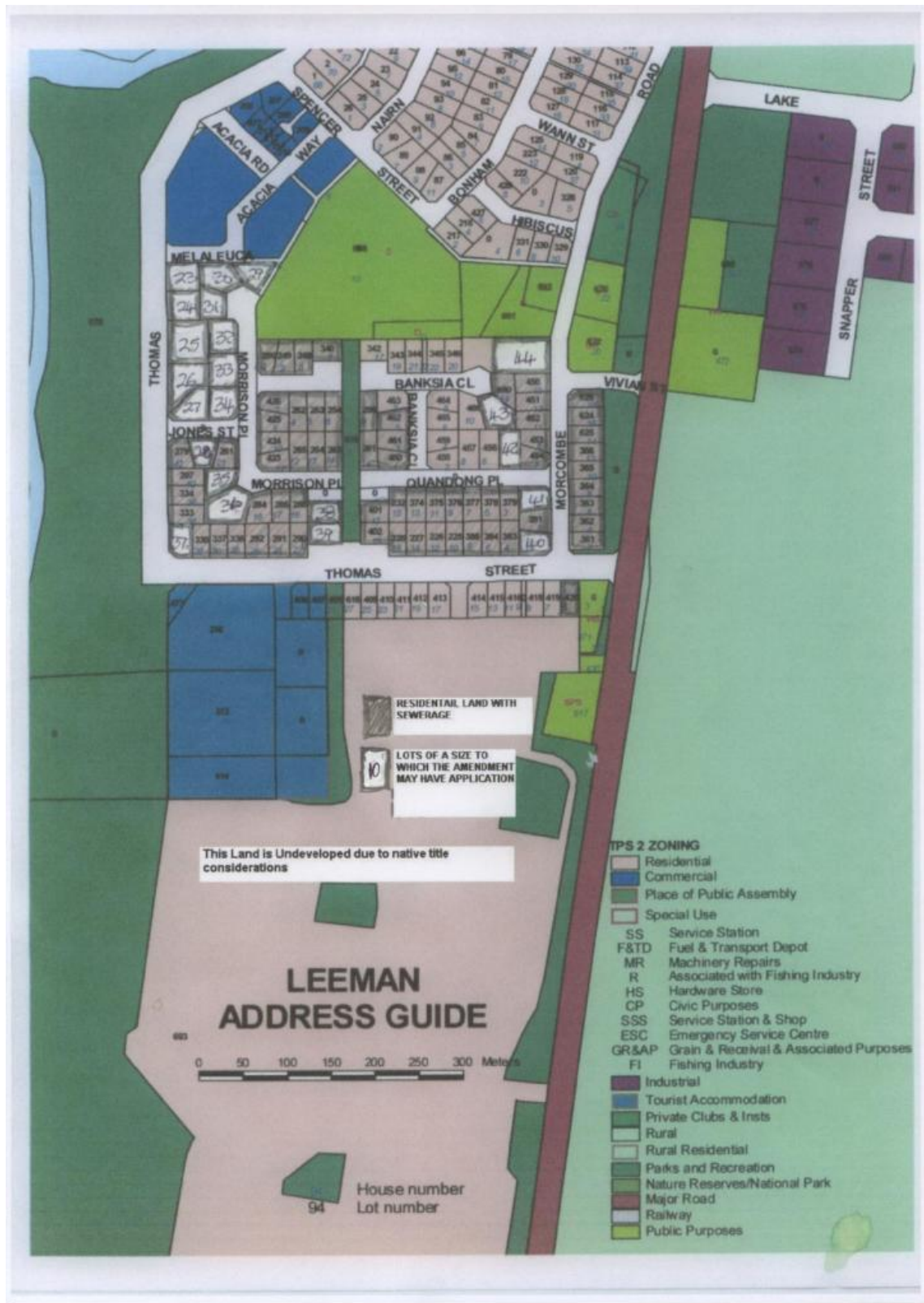
Block No (as shown on attached map)	Address	Block Area m2	Existing Site Development
1	Lot 538 Illyarie Street, Leeman	1020	Single House
2	Lot 620 Agonis Street, Leeman	1241	Vacant Land
3	Lot 551 Agonis Street, Leeman	1034	Single House
4	Lot 550 Agonis Street, Leeman	988	Single House
5	Lot 562 Agonis Street, Leeman	1065	Single House
6	Lot 572 Nairn Street, Leeman	1111	Vacant
7	Lot 570 Nairn Street, Leeman	1023	Single House
8	Lot 529 Illyarie Street, Leeman	1070	Vacant
9	Lot 556 Agonis Street, Leeman	1060	Single House
10	Lot 528 Illyarie Street, Leeman	1012	Single House
11	Lot 527 Illyarie Street, Leeman	1151	Single House
12	Lot 557 Agonis Street, Leeman	1353	Single House
13	Lot 499 Nairn Street, Leeman	1020	Single House
14	Lot 504 Nairn Street, Leeman	1020	Single House
15	Lot 503 Nairn Street, Leeman	1020	Vacant
16	Lot 518 Tuart Street, Leeman	1020	Single House
17	Lot 519 Tuart Street, Leeman	1020	Single House
18	Lot 520 Tuart Street, Leeman	1020	Single House
19	Lot 521 Tuart Street, Leeman	1047	Grouped Dwelling (2)
Block No (as shown on attached map)	Address	Block Area m2	Development on site
20	Lot 522 Tuart Street, Leeman	1131	Single House
21	Lot 483 Tuart Street, Leeman	968	Vacant
22	Lot 482 Tuart Street, Leeman	1041	Single House
23	Lot 443 Thomas Street, Leeman	1200	Single House
24	Lot 442 Thomas Street, Leeman	1200	Vacant
25	Lot 1 Thomas Street, Leeman	2342	Single House
26	Lot 2 Thomas Street, Leeman	1814	Single House
27	Lot 439 Jones Street, Leeman	1221	Single House
28	Lot 280 Jones Street, Leeman	1019	Single House
29	Lot 433 Morrison Place, Leeman	1115	Single House
30	Lot 434 Morrison Place, Leeman	1341	Single House
31	Lot 435 Morrison Place, Leeman	1153	Single House
32	Lot 436 Morrison Place, Leeman	1316	Single House
33	Lot 437 Morrison Place, Leeman	1320	Single House

34	Lot 438 Morrison Place, Leeman	1316	Single House
35	Lot 282 Morrison Place, Leeman	1065	Single House
36	Lot 355 Morrison Place, Leeman	1904	Vacant
37	Lot 332 Thomas Street, Leeman	1018	Single House
38	Lot 398 Morrison Place, Leeman	1005	Single House
39	Lot 397 Thomas Street, Leeman	1022	Single House
40	Lot 382 Morcombe Road, Leeman	1011	Single House
41	Lot 380 Morcombe Road, Leeman	1011	Single House
42	Lot 455 Quandong Place, Leeman	1079	Vacant
43	Lot 467 Banksia Close, Leeman	1299	Vacant
44	Lot 689 Morcombe Road, Leeman	?	Aged Person Units
45	Lot 765 Craike Way, Green Head	1362	Vacant
46	Lot 773 Craike Way, Green Head	1381	Vacant
47	Lot 9001 Craike Way, Green Head	2088	Vacant
48	Lot 612 Whiteman Street, Green Head	1014	Vacant

NORTH LEEMAN - SEWERED AREA AND PLAN SHOWING LOCATION OF LOTS AFFECTED BY PROPOSED SCHEME AMENDMENT



SOUTH LEEMAN - SEWERED AREA AND PLAN SHOWING LOCATION OF LOTS THAT ARE AFFECTED BY THE PROPOSED SCHEME AMENDMENT



GREEN HEAD - SEWERED AREA AND PLAN SHOWING LOCATION OF LOTS THAT ARE AFFECTED BY THE PROPOSED SCHEME AMENDMENT



THE AMENDMENT

TOWN PLANNING & DEVELOPMENT ACT 1928 (AS AMENDED)

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

TOWN PLANNING SCHEME No. 2

AMENDMENT NO. 3

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:

1. Inserting after clause 5.2.3 the following
 - 5.2.4 Notwithstanding clause 5.2.3 the Council may at its discretion approve a development for grouped housing or a vacant strata development to a density of R20, subject to the land in question being provided with a connection to deep sewer.
 - 5.2.5 Notwithstanding clause 5.2.3 and 5.2.4 the Council may approval a development for grouped housing to a density of R30 subject to:
 - (a) The land subject to the development application being connected to deep sewer,
 - (b) Notice of the proposal being given in accordance with the provision of clause 9.4.3
 - (c) Consideration being given to the effect the proposal will have on the residential amenity of the locality by reason of streetscape, building form, servicing, privacy between buildings, over-shadowing and traffic circulation both on and off the site.
 - (d) Consideration being given to the likely impacts of the development on the identifiable or special character and amenity of the immediate locality in which the proposed development is to be situated.
 - (e) The minimum area of the lot to which the development application is applicable being 1200m².
2. Deleting Clause 5.3.2
3. Insert in clause 9.4 the following after “(b) a use not listed in the zoning table,”

or

 - (c) a development subject to discretionary consideration under clause 5.2.5

Dated this 14th day of December, 2005

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G A Sherry

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Date

Chief Executive Officer

TOWN PLANNING & DEVELOPMENT ACT 2005

Shire of Coorow

TOWN PLANNING SCHEME NO. 2 - AMENDMENT NO. 4

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

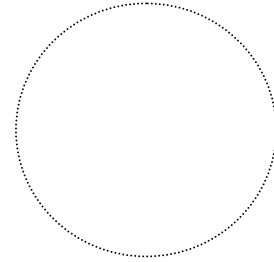
G. SHERRY
CHIEF EXECUTIVE OFFICER

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