

OFFICIAL



Shire of Gnowangerup

Local Planning Scheme No. 2

Amendment No. 15

Summary of Amendment Details

Standard Amendment, Rezoning Land from 'Public Purposes' (reserve) to the 'Residential R20' (zone), to allow for housing.



Planning and Development Act 2005

**RESOLUTION TO ADOPT AMENDMENT
TO LOCAL PLANNING SCHEME**

**Shire of Gnowangerup
Local Planning Scheme No. 2
Amendment No. 15**

Resolved that the local government, pursuant to section 75 of the *Planning and Development Act 2005* amend Local Planning Scheme No. 2 as follows:

1. Rezone Lot 418 Whitehead Road, Gnowangerup from the 'Public Purposes' (reserve) to the 'Residential' (zone) 'R20' and amending the scheme maps accordingly.
2. Pursuant to r. 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, that the amendment is 'standard' in accordance with regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as it satisfies the following criteria:
 - (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - (f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
 - (g) it is not considered a complex or basic amendment.

Dated this _____ day of _____ 20__

(Chief Executive Officer)

EXECUTIVE SUMMARY

This document is the Shire of Gnowangerup Local Planning Scheme No.2, Amendment No.15 document, which provides the rationale for the rezoning of Lot 418 Whitehead Road, Gnowangerup from the 'Public Purposes' (reserve) to the 'Residential' R20 (zone and density).

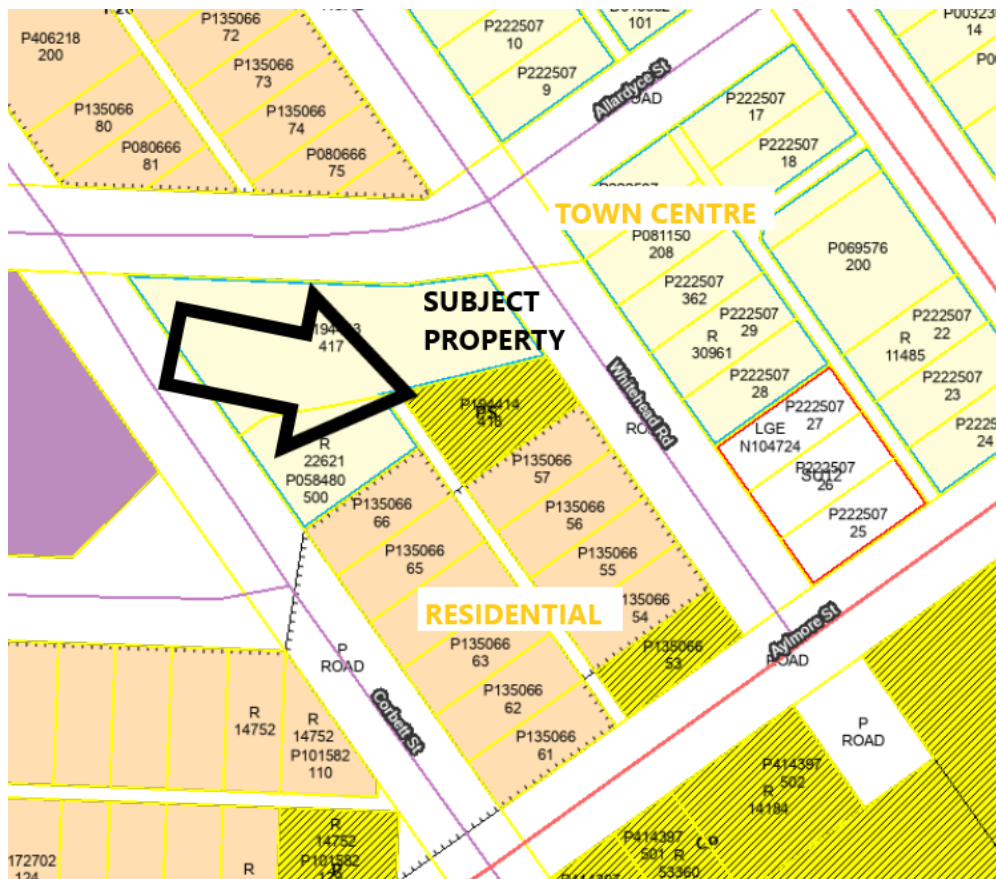
The Lot 418 Whitehead Road is owned by the Shire of Gnowangerup and was once used as a kindergarten. The property is no longer needed for this purpose and may be better utilised for housing development by the private sector.

In-order to enable housing development to occur, the Local Planning Scheme classification for the property needs to be changed from the 'Public Purposes' (reserve) to the 'Residential R20' (zone).

1.0 INTRODUCTION

The Lot 418 Whitehead Road is located in the centre of the Gnowangerup townsite and alongside land currently zoned and used for residential purposes.

Figure 1: Property location and land use



The subject land is 1517m² in area and is currently owned by the Shire of Gnowangerup.

The land is flat and is not subject to any environmental constraints:

OFFICIAL

- The land is not located within the bushfire prone area
- The land is not subject to any water inundation
- The land is not contaminated
- The land is cleared of remnant vegetation.

Figure 2: The subject property is connected to power, water and sewer infrastructure.



2.0 LOCAL PLANNING CONTEXT

STATE & REGIONAL PLANNING CONTEXT

The proposal to allocate the subject property within a 'Residential' zone classification, to allow for the development of housing, is in-line with a high housing demand coupled with a limited supply.

WA is on the cusp of experiencing substantial population growth and demographic change whereby the number of persons aged 65 and over will dramatically increase. As a result of these challenges the mandate of the state and regions is to make available land for housing.

STATE PLANNING POLICIES

The *State Planning Policy 3.0 – Urban Growth and Settlement ('SPP 3.0')* is a broad sector policy that sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia.

OFFICIAL

The proposal to rezone the subject land to 'Residential' is in-line with the SPP3, the purpose of which is to build on existing communities in response to the social and economic needs of the community.

The ***State Planning Policy 7.0 – Design of the Built Environment ('SPP 7.0')*** is a broad sector policy relevant to all local governments. The policy sets out the objectives, measures, principles and processes that apply to the design and assessment of built environment proposals through the planning system.

The proposed rezoning is in-line with the SPP 7.0, which seeks to ensure the context and character, landscape quality, built form and scale, functionality and build quality, sustainability; amenity, legibility, safety, community and aesthetics is considered and protected.

Volume 1 of ***State Planning Policy 7.3 – Residential Design Codes ('SPP 7.3')*** provides design elements for single, grouped and multiple dwellings based on the designated residential density coding under the planning framework.

In this regard, the proposed scheme amendment includes the designation of the residential density code of R20. The 'R20' classification allows for an average of one dwelling for every 450m² of land area. The subject property is 1517m² in land area, which means 3 dwellings could be considered for development at the subject property.

LOCAL PLANNING STRATEGY

The Shire of Gnowangerup does not have a Local Planning Strategy specific to the subject area.

LOCAL PLANNING POLICIES

There are no planning policies specific to the subject area.

3.0 PROPOSAL

PLANNING JUSTIFICATION

In accordance with the Shire's Local Planning Scheme No.2 (scheme), the subject property is 'Reserved' for 'Public Purposes'.

The Shire has resolved to undertake a process to change the scheme reserve classification to the 'Residential' zone classification to allow for much needed housing development to occur.

Figure 3: Proposed rezoning



The land adjacent to the Lot 418 Whitehead Road is zoned 'Residential' and is allocated with a density code of 'R20'. The purpose of the 'Residential' classification is, *to provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.*

The 'R20' classification allows for an average of one dwelling for every 450m² of land area. The subject property is 1517m² in land area, which means 3 dwellings could be considered for development at the subject property.

The Water Corporation's water and sewer infrastructure and Western Power's electricity infrastructure run past the subject property, meaning future development is capable of being connected to services.

OFFICIAL

The property is ideally located within walking distance to the centre of town, which includes commercial, recreational and social services.

The transfer from a reserve classification to the 'Residential' zone classification will help the sale of the property and will ensure housing can be developed.

Figure 4: Old Kindergarten Building situated at Lot 418 Whitehead Rd



4.0 CONCLUSION

This scheme amendment request seeks to rezone the subject land from **the 'Public Purposes' (reserve) to the 'Residential' (zone) 'R20'** under the *Shire of Gnowangerup Local Planning Scheme No. 2*.

This request is being made in accordance with Section 75 of the *Planning and Development Act 2005* to facilitate the implementation of housing on the subject land.

In this regard, we respectfully request that the Shire of Gnowangerup initiates the proposed amendment to the *Shire of Gnowangerup Local Planning Scheme No. 2*.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

[Name and Number of Local Planning Scheme]

[Amendment Number]

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- 1. Rezone Lot 418 Whitehead Road, Gnowangerup from ‘Public Purposes’ (reserve) to ‘Residential’ (zone) and include within the R20 density code.**

- 2. Pursuant to r. 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, that the amendment is ‘standard’ in accordance with regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as it satisfies the following criteria:**
 - (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;**
 - (f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;**
 - (g) it is not considered a complex or basic amendment.**

AMENDMENT MAP



COUNCIL RESOLUTION TO PREPARE AND ADVERTISE

This standard Amendment was initiated by resolution of the Council of the Shire of Gnowangerup at the Ordinary Meeting of the Council held on the _____ day of _____ 2024.

.....

MAYOR/SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL FINAL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Gnowangerup at the Ordinary Meeting of the Council held on the _____ day of _____ 2024 and the Common Seal of the Shire of Gnowangerup was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

MAYOR/SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 OF

THE P&D ACT 2005

DATE.....

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....