

SHIRE OF COOLGARDIE

Local Planning Scheme No 5

Scheme Amendment No 4

August 2021

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 4**

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 971 No 2 Marianthus Road, Kambalda from Public Purposes to Commercial.
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^{7th}..... Day
of January 2022



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CHIEF EXECUTIVE OFFICER

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

1 INTRODUCTION

This proposal is to rezone Lot 971 No 2 Marianthus Road, Kambalda from Special Use to Commercial 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 additional uses,
- 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 971 No 2 Marianthus Road, Kambalda from Special Use to Commercial.

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 971 No 2 Marianthus Road, Kambalda West.

The site is owned in freehold by the Shire of Coolgardie

The subject site is located on the corner of Goldfields Highway and Marianthus Road on the entry to Kambalda West townsite, as shown on Figure 1. The existing buildings on the site are used for community purposes principally as a community arts centre.

The Shire has identified the site as suitably location to facilitate an icon mixed commercial development, at part of the Shires Strategic objectives to encourage and support growth and sustainability of the town centre of Kambalda West.



Figure 1 - Site Map

2.2 Context – Regional

The site centrally located within the southern goldfield region, a considerable distance from other townsites. The closed regional centre at Kalgoorlie located 55km north. The townsite of Coolgardie is 75km northwest and Norseman located 135km to the south, as shown in Figure 2.

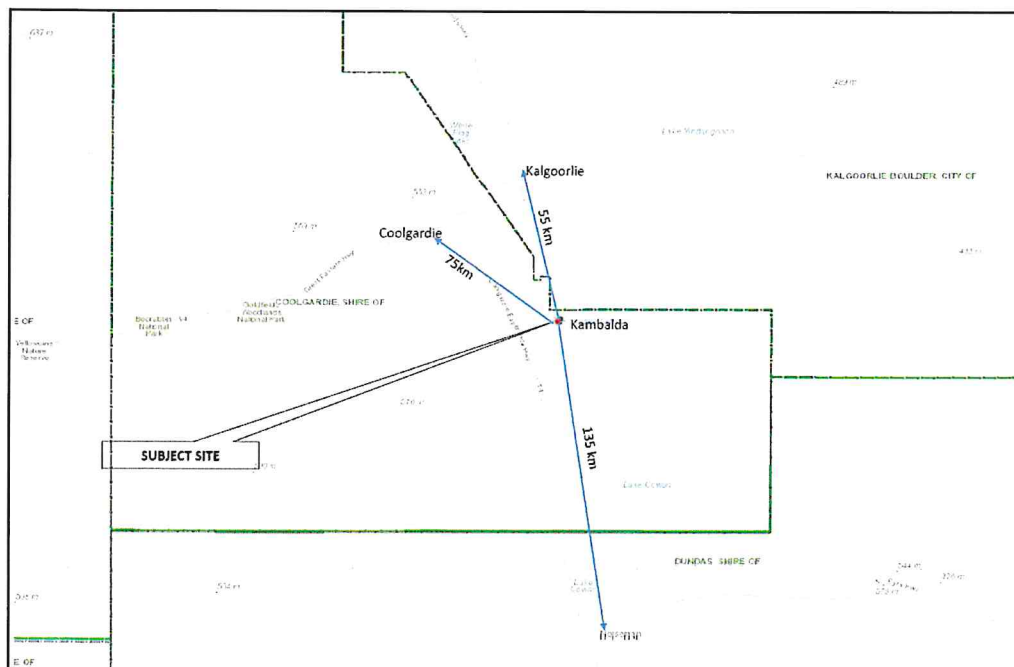


Figure 2 - Regional Goldfields Context

2.3 Context – Local

The site is located on the intersection on Goldfields Highway and Marianthus Road, as identified on the Figure 3. The site is the only development site on the Goldfield Highway that identifies the entrance to the Kambalda West Townsite. The is surrounded by crown land with is vested for drainage, recreation of unallocated.

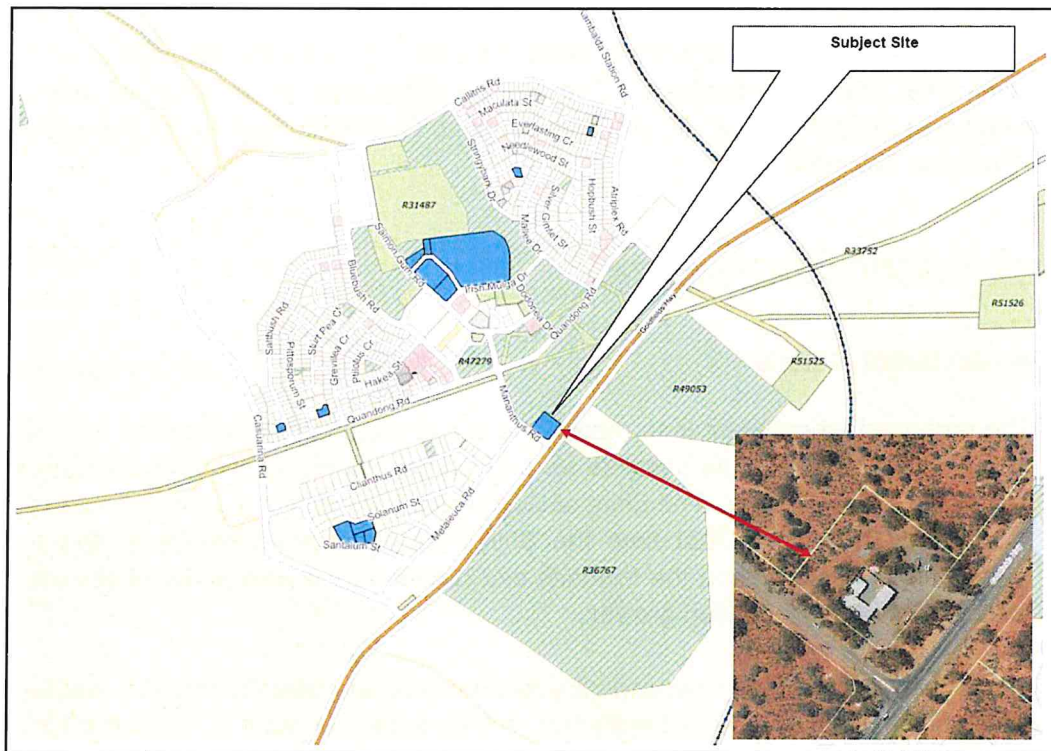


Figure 3 - Location Map

2.4 Current and Surrounding Land uses

The existing facilities on the site comprise an existing building currently used as a Community Arts Facility, previously forming part of the services station use on the site. Vehicle access to the site is by Marianthus Road and Goldfields Highway.

The site is surrounded by crown land for drainage and recreation purposes vested in the Shire of Coolgardie with land to the west, unallocated crown land. The immediate land uses to the north and east is drainage purposes -Crown Reserve R47093. There is a pocket of light industrial land to the west along Marianthus Road and Melaleuca Road respectively. The Kambalda Gold Course and club rooms on Lot 57 are located on Goldfields Highway to the south of the site. The closed residential buildings are buildings are approximately 300meters to the north of the site.



2.5 Site History

The site was previously used as services station. The land retains the existing buildings and location crossovers from the initial development. The site was cleared of any natural vegetation. The site falls to the east to prevent flooding and ensure water flows towards the drainage infrastructure the adjoining site.

The existing buildings have been used for over 10 years for community arts, under a community lease arrangement. The site was identified for a range of uses, including commercial activities given its prominence along Goldfields Highway at the entrance to the Kambalda Townsite.

3 PROPOSED AMENDMENT

3.1 Amendment Details

The proposed amendment is to rezone the site to commercial to facilitate a range of more intensive activities with the potential for an icon development reflecting the entrance to the Kambalda West townsite. The Shire of Coolgardie Town 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 expands the range of suitable uses for the site, that facilitate the actions to increase townsite identify and visibility to the current and future residents, tourists and the broader region.

4 PLANNING FRAMEWORK

This scheme amendment is consistent with State, Regional and Local Planning framework. A summary for 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 planning vision. 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, promoting 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 currently contains an existing building and two vehicle access points. Additional development of the site will be subject to the compliance with the provisions of the SPP3.7. The site is within the Kambalda townsite.

4.1.5 State Planning Policy 5.4 – Road and Rail Noise (2019)

The site is located along Goldfields Highway. A present the site is used for community centre. Any development changes to the site will include consideration of the design and location of any noise sensitive activities. This amendment seeks to provide for commercial uses and other high order activities that are make best use of the site location and entrance to the townsite.

4.2 Regional Planning Framework

The regional planning documents assist in 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 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 and constrained by mining activities. The growth and development of the region and the major regional centres is constrained by the availability of land for infrastructure and growth, that is not subject to mineralisation.

The vision includes the creating a region with 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 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. To achieve growth in Kambalda West townsite, the Shire is focusing on intensification of the existing townsite land to provide community stability.

5 LOCAL PLANNING FRAMEWORK

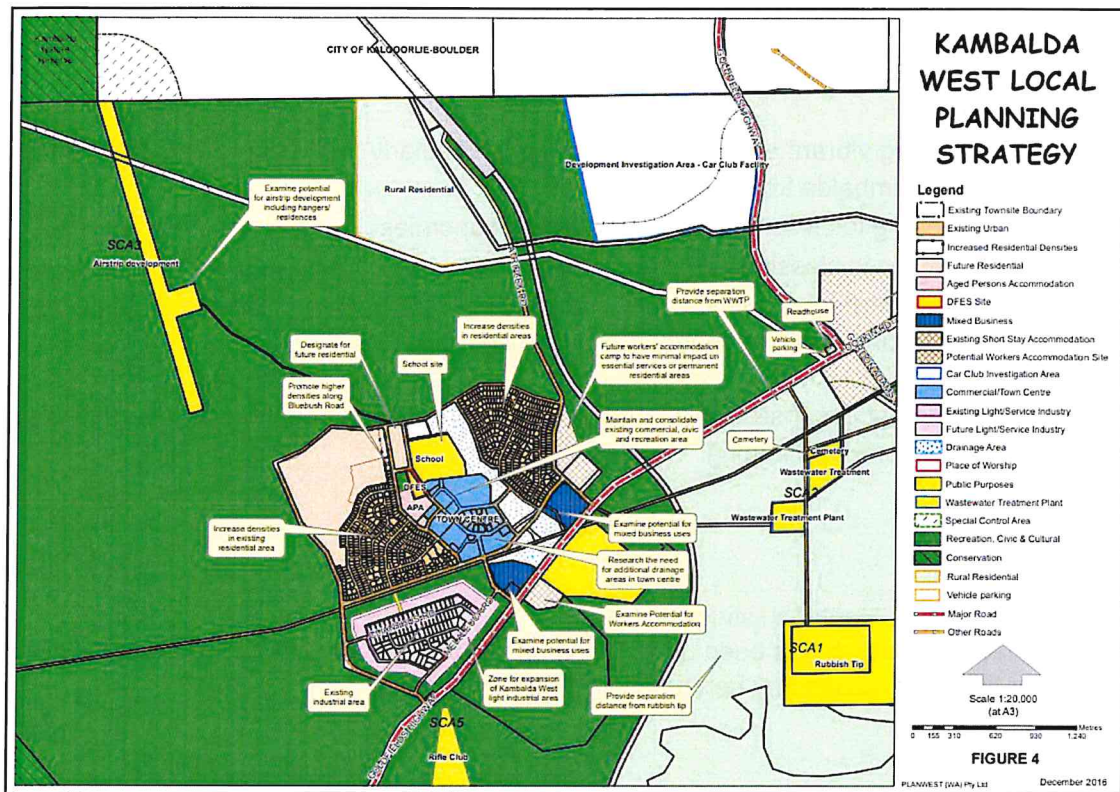
The site forms part of the Kambalda West town centre and is located approximately 200 metres from the heart of the town centre (see Attachment 2). Attachment 3 shows the Opportunities and Constraints Plan which outlines the site’s context. Further details on the suitability of the commercial zoning are 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 provides a guide for the Council over the next 10-15 years and includes setting put the future path for growth and development.



The subject site is identified as part of an area suitable for future mixed business uses.



Under the Strategy, Kambalda West will continue to provide modern and efficient services to meet the district service centre role and will be supported as the focus of recreation, administration, commercial and residential development for the Shire and District. The key strategies for the Townsite include

- Recognise Kambalda West, Kambalda East, and Coolgardie as key settlements where urban development would be supported and be consolidated as the centres for cultural, recreation, business, social and administrative uses.
- Adopt the townsite expansion plans for key settlements. Maintain an ongoing working relationship with the essential service agencies
- Allocate adequate land in key settlements to cater for employment opportunities.
- Examine the viability of creating new mixed business areas in Kambalda West
- 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 Public Purpose under LPS5. This limits the development of the site. Commercial or Tourism developments would not be considered consistent with the objectives of the zone. On this basis, it is proposed to rezone the site to a Commercial zone.

Development with the Commercial zone would generally be in accordance with Scheme provisions and subject to variations which may be approved by the Local Government. There

are no dwellings or other noise sensitive uses within close proximity of the site and as such the site is ideally located for a range of commercial and higher intensity activities.

Common themes of the planning framework and their implications for the Amendment include:

- promoting vibrant activity centres and in particularly promoting commercial development in the Kambalda town centre.
- supporting local communities and local economies.
- Kambalda is classified as a regional centre.
- various strategies identify the site as part of the town centre and allocate it as for commercial, retail, or central business uses; and

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

5.3 Heritage

5.3.1 State Heritage listing

A desk top search has been undertaken on various data bases and records, neither the site nor the building has any 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 relatively level with a slight fall to the eastern boundary, providing a natural water flow to the drainage reserve adjoining the site.

6.2 Infrastructure & Services

The sites are currently serviced via the following infrastructure.

6.2.1 Power

The site is services by Western Power lines to the property boundary via a connection on Marianthus Road, as shown on Figure 4

6.2.2 Water

The site is services by a reticulated water services managed and operated by Water Corporation, as shown on Figure 4

6.2.3 Sewerage

The site is connected to the reticulated town sewerage system which is operated by Water Corporation. as shown on Figure 4



6.2.4 Communication

The site is well serviced by mobile coverage in both the townsite and surrounding road, and mining activities.

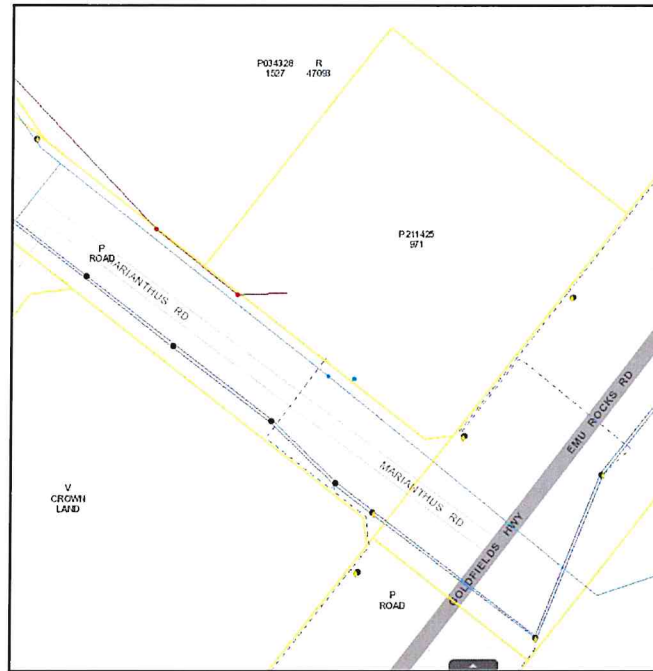


Figure 4 - Infrastructure - Power, Water & Sewer

6.3 Traffic and Access

The site currently has vehicle access to the site from Goldfield Highway and Marianthus Road. These vehicle access points were created as part of the previous service station use of the site.

6.4 Environmental Impacts

The Amendment will create no environmental impacts. The site has been previously 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 at the entrance to Kambalda West townsite. Development limitations are detrimental to the economic and social growth and sustainability of the townsite. The site is appropriately located on a major transport route.

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

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 on the site via a commercial zoning are consistent with the Local Planning Strategy and through a scheme amendment.

7 CONCLUSION

The Shire of Coolgardie is experiencing a significant challenge in addressing the availability of suitably land that supports business, tourism and employment. The subject land has been identified through the Shire local planning strategy as a site capable of supporting a range of uses with development opportunities to create a landmark building that creates visibility and identity at the primary entrance to the Kambalda West Townsite.

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

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 increase the range of uses which reflect the location of the site on major transport route at the entrance of the townsite

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 Commercial Zone to reflect its town-centre location,



**PLANNING AND DEVELOPMENT ACT 2005 (AS AMENDMENT)
SHIRE OF COOLGARDIE
LOCAL PLANNING SCHEME NO 5 - AMENDMENT NO 4**

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:

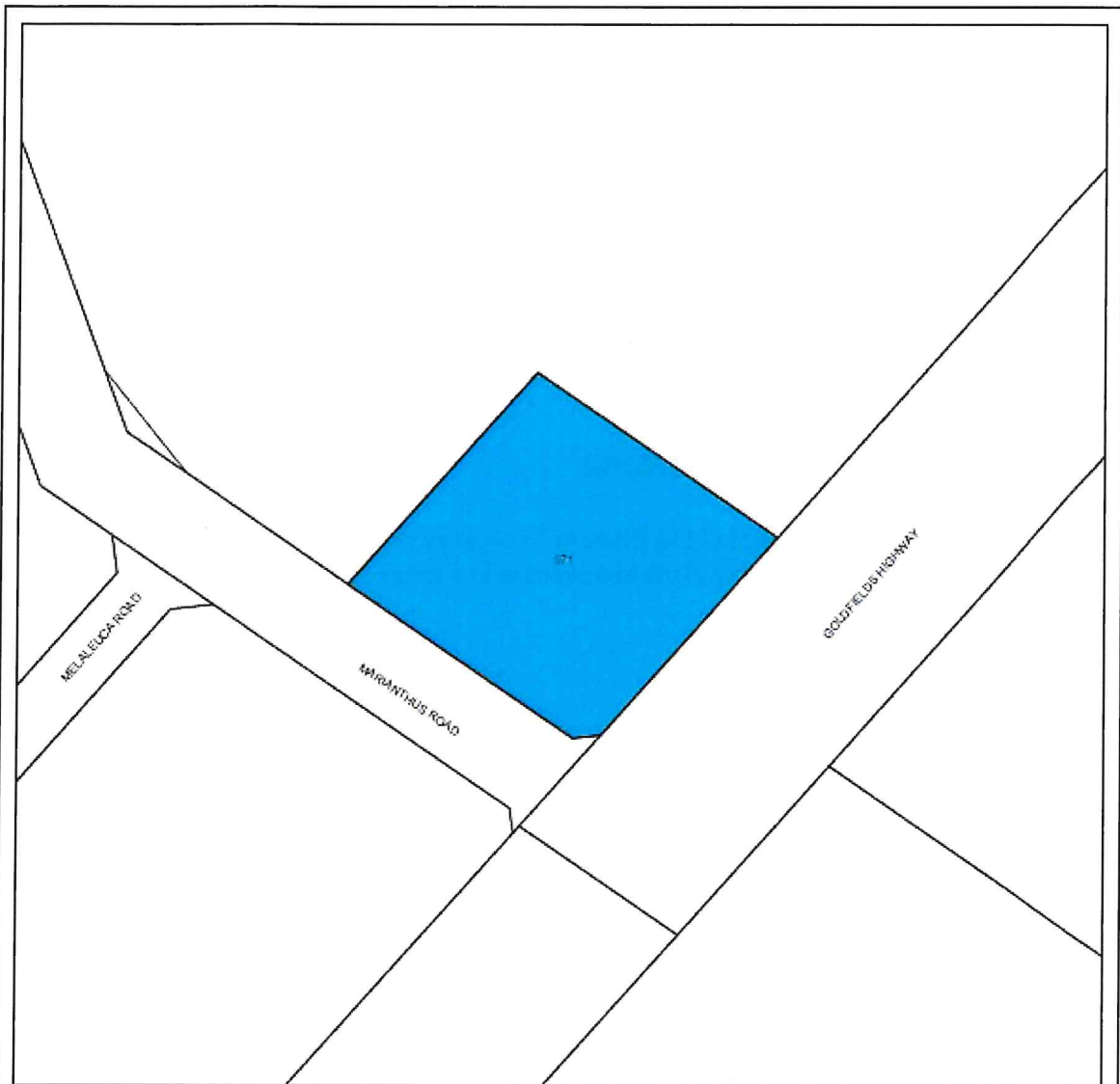
1. Reclassify Lot 971 No 2 Marianthus Road, Kambalda West, from Public Purposes to Commercial.
2. Modify the Scheme Map accordingly



EXISTING ZONING MAP





PROPOSED ZONING MAP



PROPOSED SCHEME AMENDMENT MAP

Legend

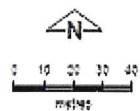
-  Cadastral with Lot number
- LPS Zones and Reserves Amendments**
-  Commercial



Department of Planning,
Lands and Heritage

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Shire of Coolgardie
Local Planning Scheme No. 5
Amendment No. 4



COUNCIL ADOPTION

This Standard amendment was adopted by resolution of the Shire of Coolgardie at the Ordinary Meeting of the Council held on 26 day of May 2020.



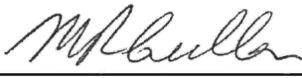
SHIRE PRESIDENT




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 26 day of May 2020 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



