



## Ordinary Council Meeting

Tuesday, 24 September 2019 at 3.30pm

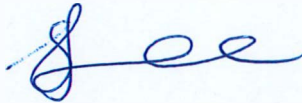
ATTACHMENTS		
9.2	PLANNING & DEVELOPMENT SERVICES	Page No
9.2.1	Development Application (DA 021920) – Outbuilding – 5 McNeill St Dalwallinu	2
9.2.2	Development Application (DA 031920) – Outbuilding – 7 Shannon St Dalwallinu	5
9.2.3	Planning Scheme Amendment - No 6 lot 148 Leahy St, Pithara	11

Dear Mr Burke,

Please see attached my application for planning consent. I have applied to have a shed of this size so that I can store both of my vehicles and any personal belongings safely, the shed currently located at 5 McNeill St is not adequate for this. Price was also a factor as the shed smaller was the same price at the time I purchased mine.

- Storage of two cars
- Camper trailer storage out of the weather
- Safe and lockable storage for my belongings.
- Price factor
- Weather proof for my outdoor items.

Regards,

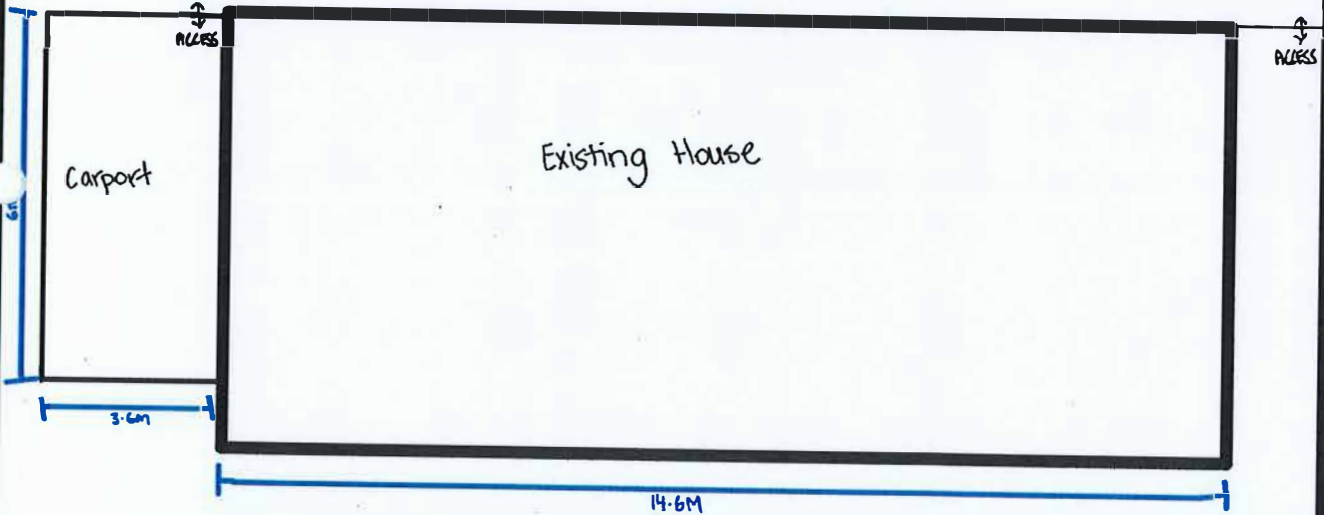
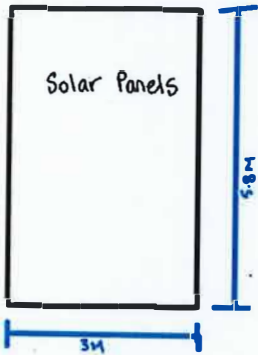
A handwritten signature in blue ink, appearing to read 'Sian Lee', written in a cursive style.

Sian Lee

0417 906 892

N

ACCESS OFF LANEWAY



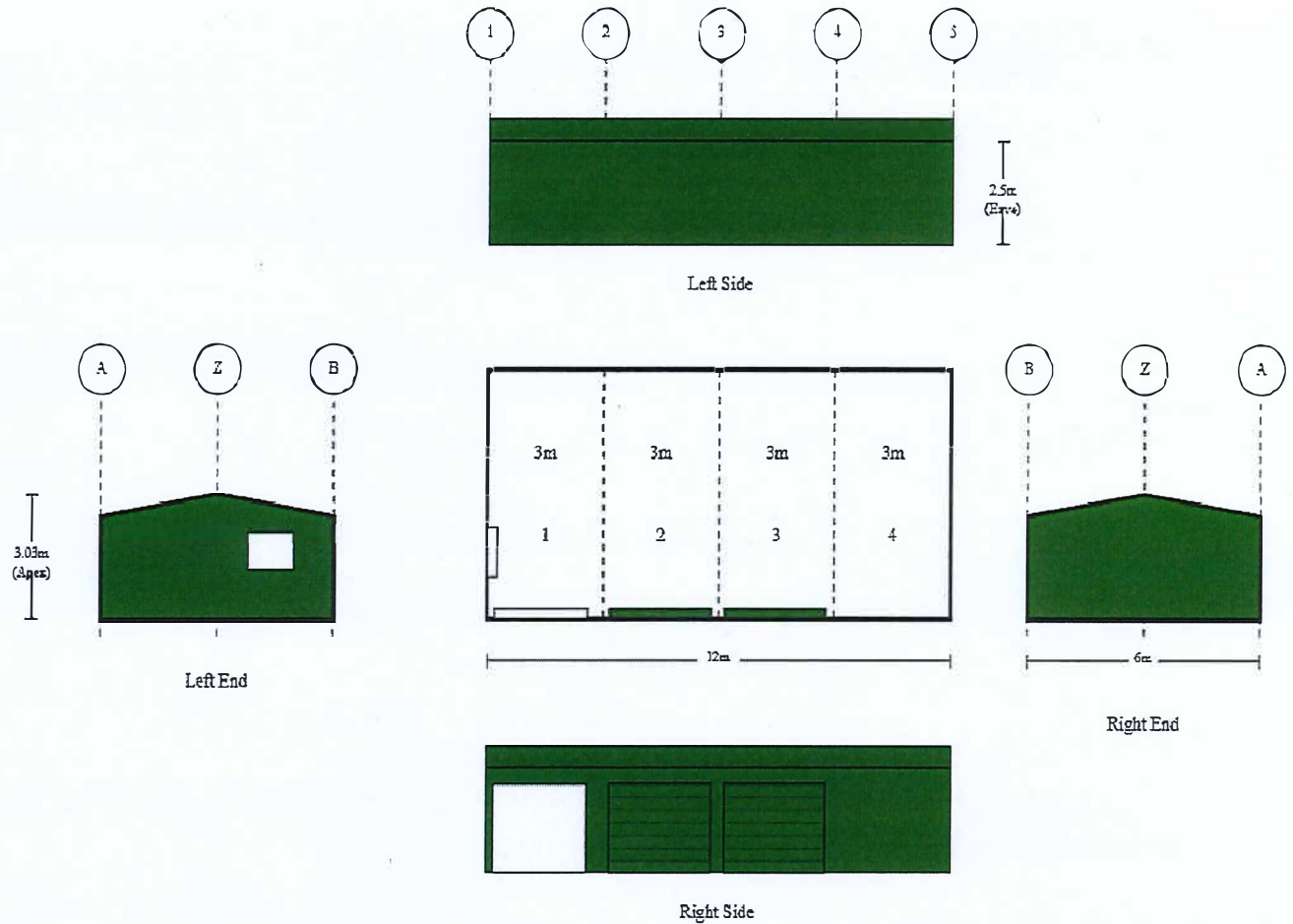
Lot 136, 5 McNeill St.

Dalwallinu 6609.

Sian Lee

ACCESS

20M 3



Purchaser Name: Sian Lee

Site Address: 5 McNeill St DALWALLINU WA 6609 Australia

Drawing # WSS191797 - 3

Print Date: 30/07/19

**Layout**  
**NOT FOR CONSTRUCTION**  
 Not to Scale  
 © Copyright SteelxIP Pty Ltd

Seller:  
 Wide Span Sheds Pty Ltd  
 Phone: 07 5657 8888  
 Fax: 07 5657 8899  
 Email: admin@sheds.com.au

TNC ENGINEERING PTY.LTD  
 ACN: 610 855260  
 ME Aust. (Registered NER Structural & Civil) 2741240  
 QLD : RPEQ No. 13750; VIC : EC44684; TAS : CC6968; N.T.: 225521ES;  
 Practising Professional Structural & Civil Engineers

Signature: *R. Nancarrow* R. Nancarrow  
 Date: 30/07/19

05/08/19

7 Shannon St.  
Shed proposal.  
Jarrod Morgan.

Shed dimensions:

14058mm(W)X8058mm(D)X3735mm(H)

Reason for floor plan size:

4 bays

1. For future car hoist.
2. Small Vehicle, Motorcycle and caravan storage.
3. Small workshop for personal use. (require 8000mm in depth to be able to move around cars that are in shed.
4. Social gathering area and General storage.

Reason for height:

1. Future car hoist so requires the extra height.
2. Mezzanine floor to be installed for storage.
3. Allow storage for caravan so it is out of weather and secured.

Shed will be for Personal use only and personal lite mechanical work on small vehicles and motorcycles on weekends.

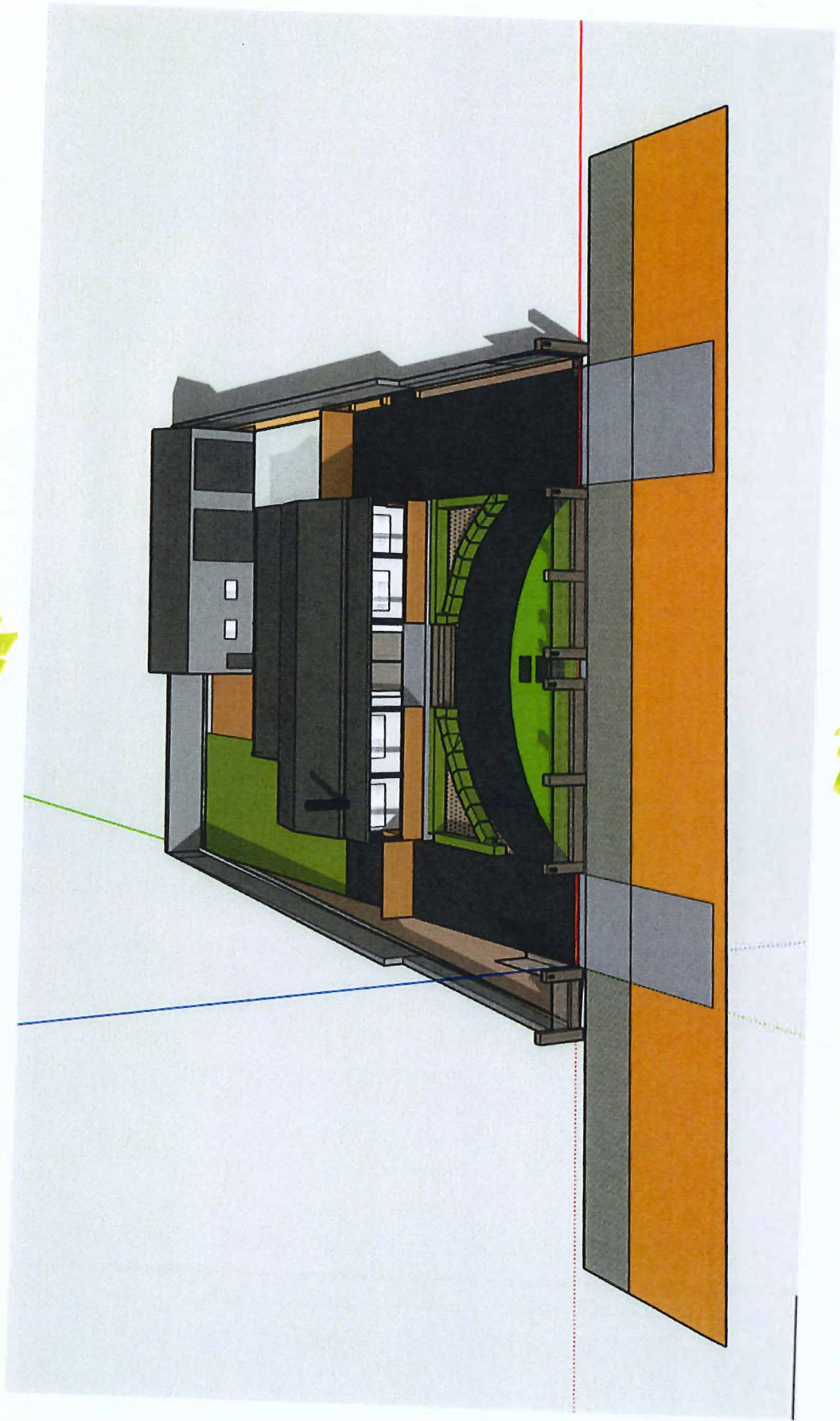
It will also be used for a gathering area for occasional BBQ's.

The shed is positioned at the south west area of the property to allow for best access for vehicle entry. Image's attached.



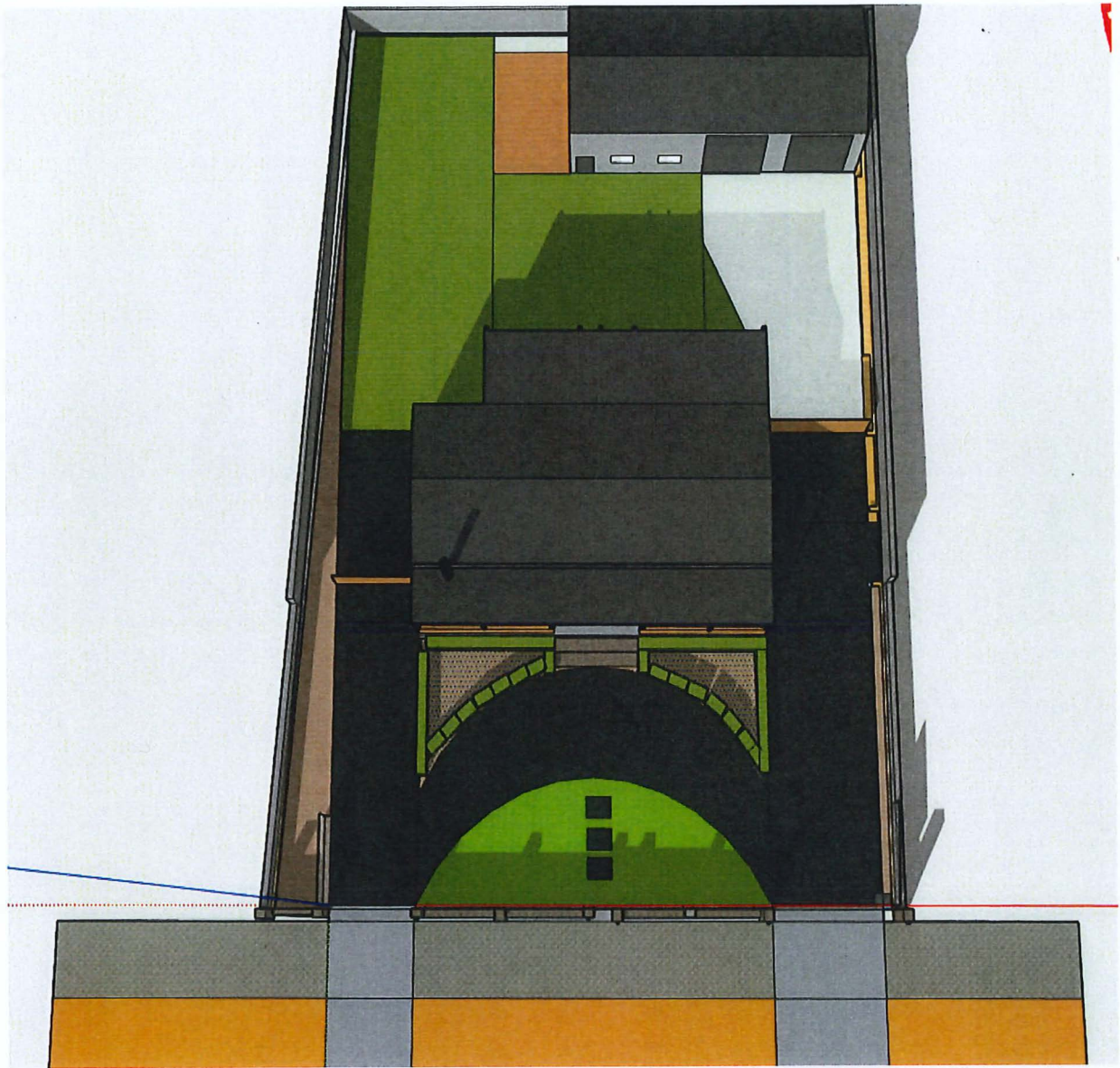
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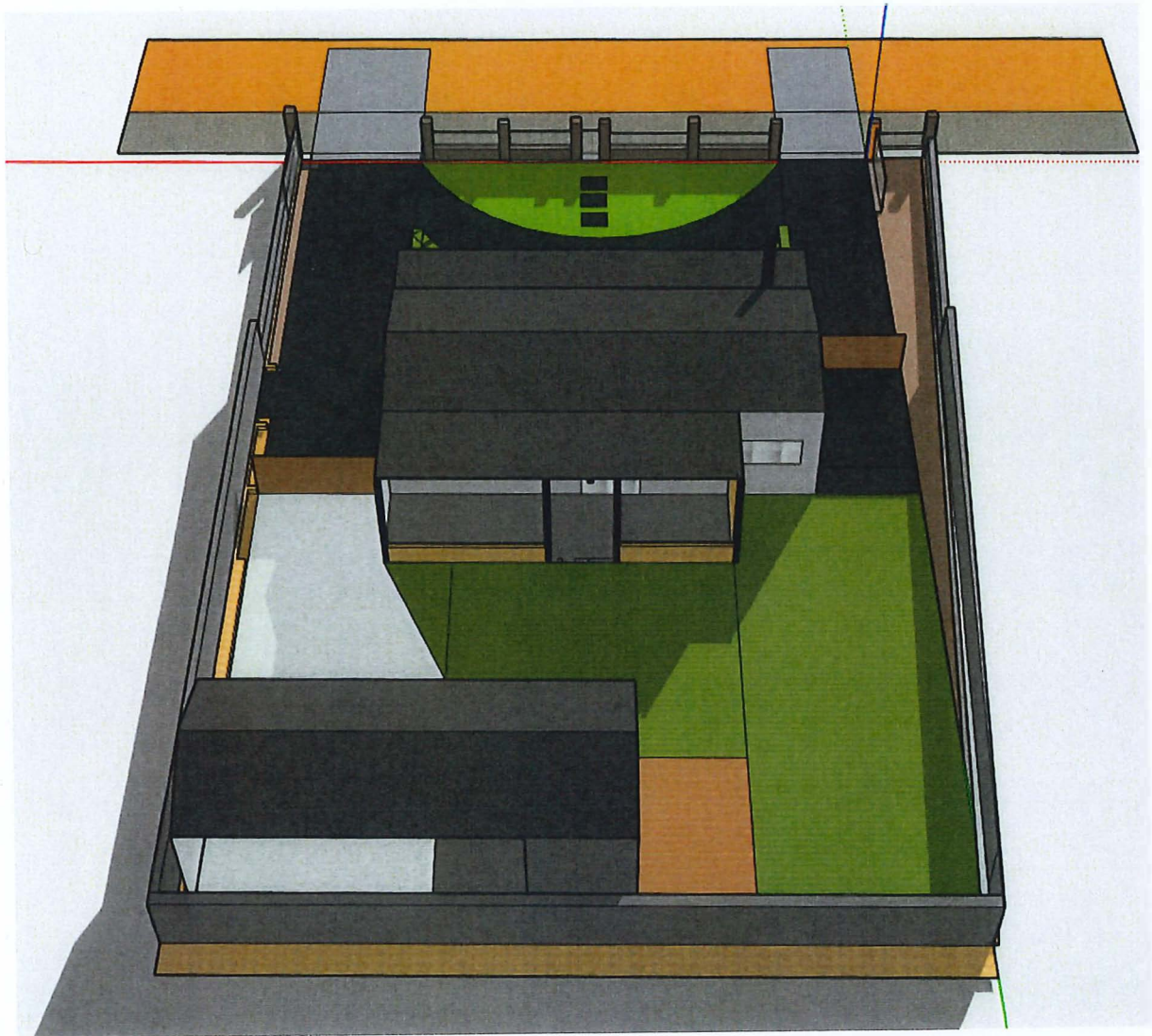


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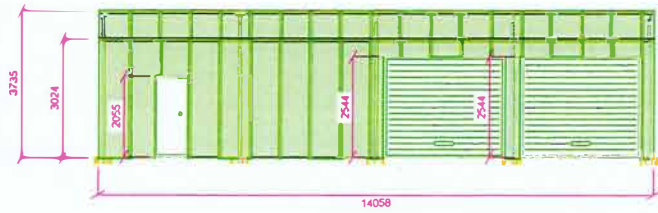
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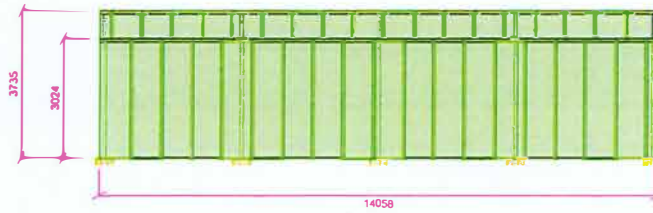




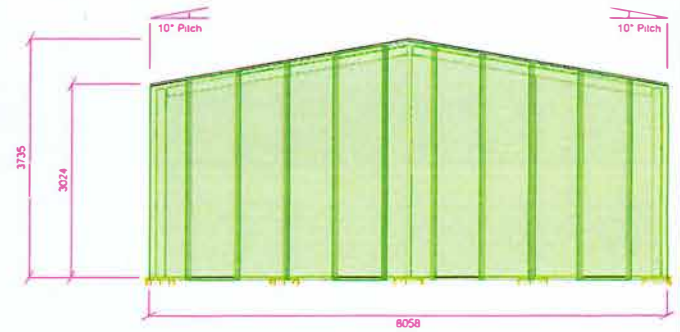




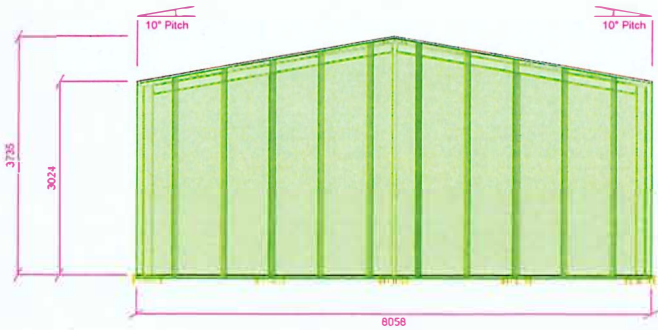
FRONT VIEW



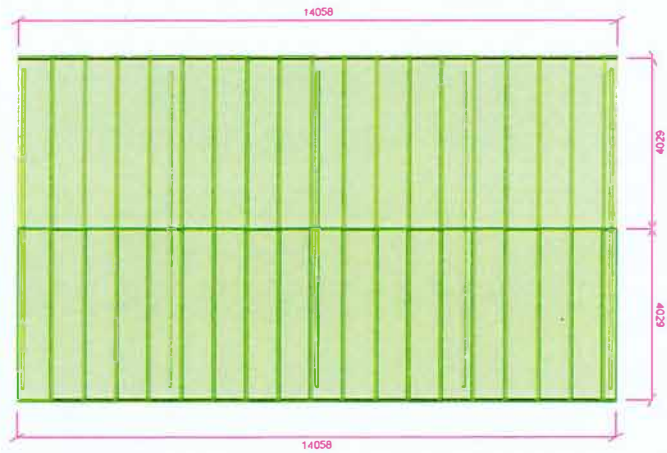
BACK VIEW



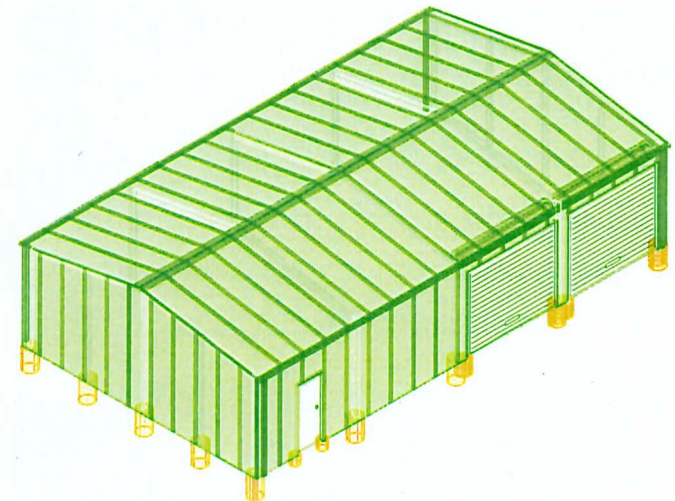
LEFT VIEW



RIGHT VIEW



PLAN VIEW



ISO FRONT LEFT VIEW

Elevation Multiview



**AUSSIE  
MADE  
SHEDS**

Signed:

Drawing Number: 1 of 5
Project No: amsst01 255765
Revision: 1 - 04 Sep 2019
7 Shannon St
DALWALLINU, WA 6609
Scale: N/A



**SHERMAC**

Engineered Equipment  
Transitions

## ENQUIRY FORM

Date: / /

Company Name:	
Contact Name:	Position:
Email:	Phone:
Location:	Quotation Required: Yes <input type="checkbox"/> No <input type="checkbox"/>
How they heard about Shermac:	
Requirements:	

The diagram shows a site plan with the following dimensions and features:

- Overall Site Dimensions:** Total width is 28.09m and total height is 40.23m.
- Shed:** A green-outlined rectangle with a width of 14.00m and a height of 8.00m. It is labeled "SHED" and "MAX HEIGHT OF 3.35".
- House:** A green-outlined rectangle with a width of 14.30m and a height of 10.00m. It is labeled "HOUSE".
- Distances from Left Boundary:** A diagonal line from the top-left corner to the left side of the shed is 40.36m. The horizontal distance from the left boundary to the left side of the shed is 5.300m. The horizontal distance from the left boundary to the left side of the house is 5.000m.
- Distances from Right Boundary:** The horizontal distance from the right side of the shed to the right boundary is 1.500m. The horizontal distance from the right side of the house to the right boundary is 4.300m.
- Internal Distances:** The horizontal distance between the right side of the shed and the left side of the house is 9.500m.

## SCHEME AMENDMENT REPORT



SHIRE OF DALWALLINU

LOCAL PLANNING SCHEME N<sup>o</sup> 2

AMENDMENT N<sup>o</sup> 6

An Amendment to rezone:

Lot 148 Leahy Street, Pithara from 'Recreation' to 'Townsite' zone with an R2 density code as depicted on the Scheme Amendment map.



# SCHEME AMENDMENT REPORT

## PLANNING AND DEVELOPMENT ACT 2005

### RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

#### SHIRE OF DALWALLINU

#### LOCAL PLANNING SCHEME N<sup>o</sup> 2

#### AMENDMENT N<sup>o</sup> 6

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

1. Rezoning: Lot 148 Leahy Street, Pithara from 'Recreation' to 'Townsite' zone with an R2 density code as depicted on the Scheme Amendment map.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015* for the following reasons:

1. The Amendment is consistent with the Councils Local Planning Strategy in that it will consolidate residential development and supporting services in the Pithara townsite.
2. The Amendment will have minimal impact on land in the Scheme area that is not the subject of the Amendment.
3. The Amendment will not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.
4. The Amendment is not a complex or basic amendment.

Dated this 25 day of JUNE 2019

  
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CHIEF EXECUTIVE OFFICER



# SCHEME AMENDMENT REPORT

1. **LOCAL AUTHORITY** : SHIRE OF DALWALLINU
2. **DESCRIPTION OF LOCAL PLANNING SCHEME** : LOCAL PLANNING SCHEME N<sup>o</sup> 2
3. **TYPE OF SCHEME** : DISTRICT ZONING SCHEME
4. **SERIAL N<sup>o</sup> OF AMENDMENT** : Amendment N<sup>o</sup> 6
5. **PROPOSAL** : Rezoning:  
Lot 148 Leahy Street, Pithara from 'Recreation' to 'Townsite' zone with an R2 density code as depicted on the Scheme Amendment map.

## REPORT

### 1.0 INTRODUCTION

The applicant, Mr John Fowler, requests the Shire of Dalwallinu's Council approval to initiate the proposed Scheme Amendment. The proposal is for the reclassification of the subject property (Lot 148 Leahy Street, Pithara) from 'Recreation' to 'Townsite' zone with an R2 density code as depicted on the Scheme Amendment map.

### 2.0 BACKGROUND

#### Location

The lot is located on the corner of Leahy Street (an extension of the Great Northern Highway) and Pithara West Road, Pithara. Pithara is situated within the Shire of Dalwallinu local government area.

#### Site Area

The area of the property is 7,900m<sup>2</sup>.

#### Ownership

The property was purchased by the Shire of Dalwallinu in May 2018 when the property reverted from being a Crown Reserve (Reserve 25571). A Certificate of Title was created in June 2018 under the *Transfer of Land Act 1893*. The property is currently owned by Mr John Fuller.

#### Current and Surrounding Land Uses

The property is currently zoned 'Recreation' which epitomised the historic land use. The property was a Crown Reserve that was invested with the Shire to manage.

# SCHEME AMENDMENT REPORT

The property is located on the north side of the township of Pithara. At the 2011 census, Pithara had a population of 257, a 25% fall from the previous 2006 census. The township is characterised by a predominance of residential type land uses. The majority of the land use zoning within the town boundaries is 'Townsite'.

## Physical Characteristics

The property has been developed since the 1950's as a venue for the pursuit of lawn bowls as a recreation. The property is bounded by two public roads and, remnant vegetation on the west and northern sides.

The property was leased to the Pithara Bowls Club and a number of improvements have been made over the years including a substantial building used as the clubhouse, a bowls rink, ablutions and a number of sheds to house equipment used in the maintenance of the bowls rink. The club ceased to operate in 2011.

## Infrastructure

Reticulated water and power is available to the property. The property has direct access to two sealed public roads.

## **3.0 LOCAL PLANNING CONTEXT**

### Local Planning Strategy

Councils Local Planning Strategy (endorsed by the WAPC on 24 September 2013) focuses on promoting the Shire as a safe, quiet location, in a country environment with an active community. It seeks to promote, inter alia, no loss of townsite amenity, maintaining natural vegetation and utilizing existing services so as not to burden the community with increased servicing costs.

Through engagement strategies associated with development of a Strategic Community Plan, the Shire has identified the aspirations and values of the community.

One of the objectives of the Strategy is 'to be a diverse and innovative economy with a range of local employment opportunities' to achieve an outcome of 'encourage a variety of housing types'.

In terms of the Pithara townsite, it seeks to support development and consolidate residential services, community facilities and amenities.

## **4.0 PROPOSAL**

The proposal is or the subject property, Lot 148 Leahy Street, Pithara to be rezoned from 'Recreation' to that of 'Townsite R2' zoning as depicted on the Scheme Amendment map.

The amendment will maximise flexibility for future development and simply extends the existing Townsite zone to the north. Inclusion of a low density Code over the land

## **SCHEME AMENDMENT REPORT**

ensures any potential residential development will be compatible with surrounding land uses.

The proposed Townsite zone can be justified based on compliance with sound planning principles. This amendment proposes a Townsite zone over Lot 148 with a low density code of R2 to limit dwelling potential. Under the Residential Design Codes an average area a 5000m<sup>2</sup> per dwelling unit applies to the R2 density code.

The low density code ensures potential for new dwellings is limited so any future land sale will not create any significant increase of demand for services provided by the Shire, or place undue pressure on Shire resources. The Shire is supportive of a Townsite zone to maximise flexibility for future land uses.

The objectives of the Townsite zone are;

- To maintain a rural town atmosphere and lifestyle choice.
- To provide for a degree of flexibility of uses allowed within the zone whilst maintaining an appropriate level of residential amenity.
- To allow a variety of uses necessary to service the normal functions of a rural townsite.
- To provide for a mix of residential development and a range of commercial, light industrial and other uses considered appropriate in rural towns.

### **5.0 CONCLUSION**

In view of the fact that the property is no longer recognised as a Reserve and is no longer used for purposes of 'Recreation' by the general public or members of an organised club, it is recommended that the proposed amendment by rezoning be initiated.

This will create a range of alternative uses, consistent with surrounding properties, of the currently disused site.

# **SCHEME AMENDMENT REPORT**

**PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION TO AMEND LOCAL PLANNING SCHEME**

**SHIRE OF DALWALLINU**

**LOCAL PLANNING SCHEME N<sup>o</sup> 2**

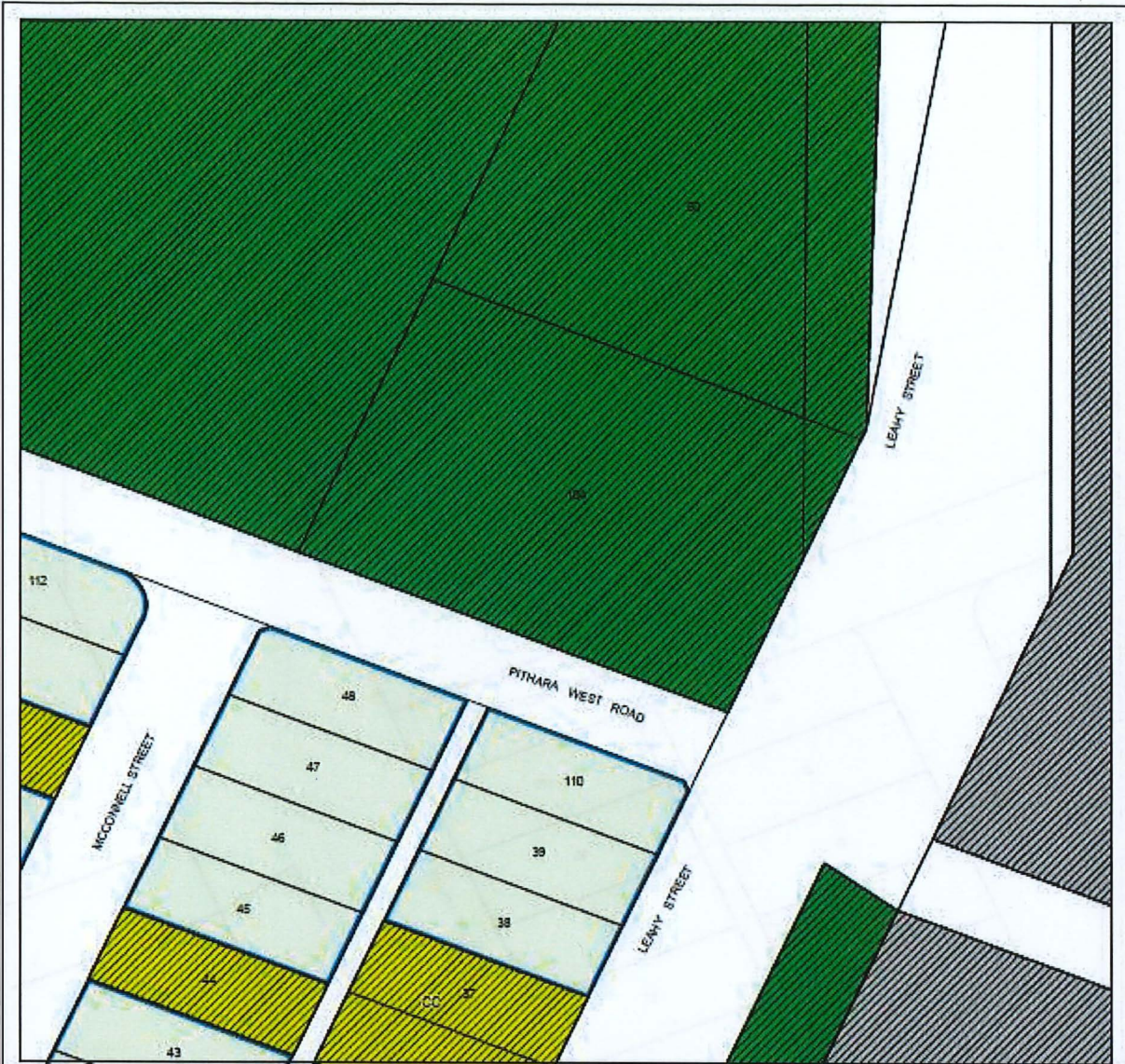
**AMENDMENT N<sup>o</sup> 6**

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

1. Rezoning: Lot 148 Leahy Street, Pithara from 'Recreation' to 'Townsite' zone with an R2 density code as depicted on the Scheme Amendment map.









# SCHEME AMENDMENT REPORT



EXISTING SCHEME MAP

### Legend

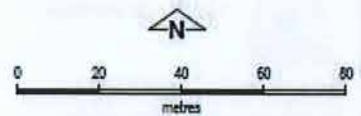
-  Cadastre with Lot number
-  Recreation
- LPS Zones**
-  Townsite
- LPS Reserves**
-  Public purposes
-  CC Public purposes : Civic and cultural
-  Railway



Department of Planning,  
Lands and Heritage

Produced by Geospatial Research and Mapping,  
Department of Planning, Lands and Heritage, Perth WA  
Base Information supplied by Western Australian  
Land Information Authority GLP 1208-SC18-1

Shire of Dalwallinu  
Local Planning Scheme No. 2  
Amendment No 6



# SCHEME AMENDMENT REPORT



**PROPOSED SCHEME AMENDMENT MAP**

**Legend**

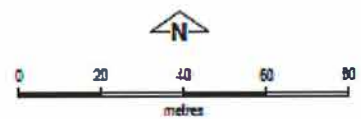
-  Cadastre with Lot number
- LPS Zones and Reserves Amendments**
-  Townsite



**Department of Planning,  
Lands and Heritage**

Produced by Geospatial Research and Mapping,  
Department of Planning, Lands and Heritage, Perth WA  
Base Information supplied by Websoft Australia  
Land Information Authority SLIP 1000-2018-1

**Shire of Dalwallinu**  
**Local Planning Scheme No. 2**  
**Amendment No 6**



# SCHEME AMENDMENT REPORT

## COUNCIL RESOLUTION TO ADOPT AMENDMENT TO SCHEME

This Standard Amendment as adopted by resolution of the Council of the Shire of Dalwallinu at the Ordinary Meeting of the Council held on the 25 day of June, 2019

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CHIEF EXECUTIVE OFFICER

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SHIRE PRESIDENT

## COUNCIL RECOMMENDATION

This Amendment is recommended for support by the resolution of the Shire of Dalwallinu at the Ordinary Meeting of the Council held on the 24 day of September, 2019 and the Common Seal of the Shire of Dalwallinu was hereunto affixed by authority of a resolution of the Council in the presence of:

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CHIEF EXECUTIVE OFFICER

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SHIRE PRESIDENT

## WAPC ENDORSEMENT (r.63)

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DELEGATED UNDER S.16 OF  
THE P&D ACT 2005

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DATE

## APPROVAL GRANTED

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MINISTER FOR PLANING

---

DATE