

SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME N^o 2
AMENDMENT N^o 4

An Amendment to rezone:

- **Lot 1 Rolinson Drive, Kalannie from 'Special Use' (SU14) to 'Residential' (R10/30);**
- **Lot 27 Locke Street, Kalannie from 'Special Use' (SU12) to 'Residential' (R10/30); and**
- **Lot 137 Hazlett St, Kalannie from 'Special Use' (SU11) to 'Townsite'**

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME N^o 2
AMENDMENT N^o 4

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

Rezoning:

- Lot 1 Rolinson Drive, Kalannie from 'Special Use' (SU14) to 'Residential' (R10/30);
- Lot 27 Locke Street, Kalannie from 'Special Use' (SU12) to 'Residential' (R10/30); and
- Lot 137 Hazlett St, Kalannie from 'Special Use' (SU11) to 'Townsite'

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 Kalannie 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.

Dated this _____ day of _____ 20_____

J SUTHERLAND
CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

1. **LOCAL AUTHORITY** : SHIRE OF DALWALLINU
2. **DESCRIPTION OF LOCAL PLANNING SCHEME** : LOCAL PLANNING SCHEME N^o 2
3. **TYPE OF SCHEME** : DISTRICT ZONING SCHEME
4. **SERIAL N^o OF AMENDMENT** : 4
5. **PROPOSAL** : Rezoning:
 - Lot 1 Rolinson Drive, Kalannie from 'Special Use' (SU14) to 'Residential' (R10/30);
 - Lot 27 Locke Street, Kalannie from 'Special Use' (SU12) to 'Residential' (R10/30); and
 - Lot 137 Hazlett St, Kalannie from 'Special Use' (SU11) to 'Townsite'

REPORT

1.0 INTRODUCTION

The properties the subject of this proposal have been historically used as Places of Worship. The level of use of the three sites has reduced over time to the point where they are no longer used at all.

2.0 BACKGROUND

Location

All three lots are located in the Kalannie townsite. They have frontages to constructed, sealed roads. The Rolinson Dr and Locke St properties are located in a residential streetscape. The Hazlett St property has residential houses on the opposite side of the road but is contained within an undeveloped street block that comprises Commercial and Residential zoning.

Site Area

The area of each property is:

- Lot 1 Rolinson Dr is 1,012m²
- Lot 27 Locke St is 1,011m²
- Lot 137 Hazlett St is 5,480m²

Ownership

All three properties are owned by Gordon James Painter, Douglas James Painter and Philip Eynon Davies.

Site Description

All three properties have buildings located on them. Lot 137 Hazlett St is the largest and includes a formalised car park. Topographically the properties are level. They contain no watercourses or outstanding natural features.

Infrastructure

Reticulated water and power is available to each of the properties.

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.

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

4.0 PROPOSAL

The purpose of this proposal is to rezone the subject sites from the 'Special Use' zoning that only permits a single Place of Worship land use to standard zonings that are consistent with surrounding land uses and zonings and respond to the attributes of the individual properties. Without rezoning the properties, currently disused, will deteriorate and reduce the amenity of the area.

Rezoning the Rolinson Drive and Locke St properties to residential will enable two new families to settle in the townsite and contribute to and utilize the existing facilities.

Rezoning the larger Hazlett St property to 'Townsite' will create an opportunity for a broader range of development opportunities, including residential, commercial, tourism and civic and community uses on a cleared block of land that already has built infrastructure.

5.0 CONCLUSION

The proposed Amendment will provide for the utilization or removal of the existing built form on the subject lots. This will create a range of alternative uses, consistent with surrounding properties, of the currently disused special purpose sites. In doing this it will provide for minor consolidation of the Kalannie townsite consistent with Councils Local Planning Strategy.

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

SHIRE OF DALWALLINU

LOCAL PLANNING SCHEME N^o 2

AMENDMENT N^o 4

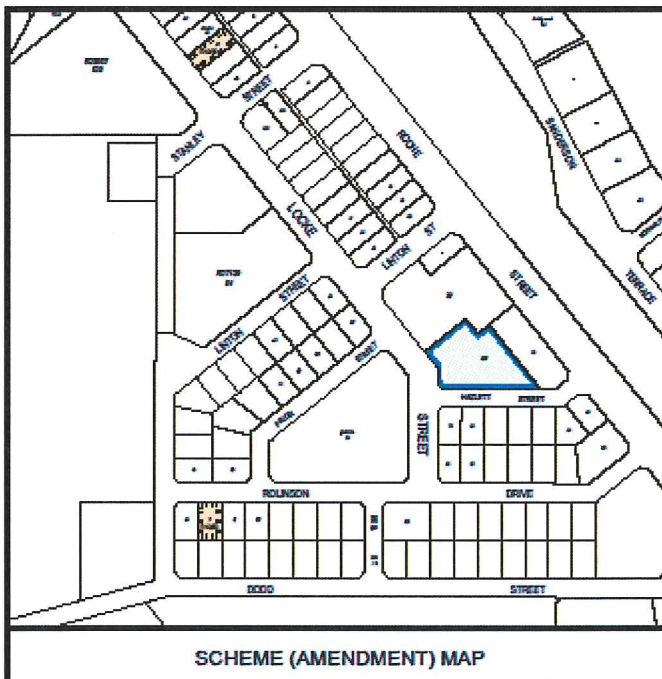
Resolved that the Shire of Dalwallinu pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

Rezoning:

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**SHIRE OF DALWALLINU
LOCAL PLANNING SCHEME No. 2**

Planning and Development Act 2005



LEGEND

LOCAL SCHEME RESERVES
(see scheme text for additional information)

- PUBLIC PURPOSES DENOTED AS FOLLOWS:
- EMERGENCY SERVICES
SCHOOL
WATER SUPPLY
- RAILWAY
- RECREATION

LOCAL SCHEME ZONES
(see scheme text for additional information)

- COMMERCIAL
- GENERAL INDUSTRY
- RESIDENTIAL
- SPECIAL USE
- TOWNSITE

OTHER CATEGORIES
(see scheme text for additional information)

- R20 R CODES
- SU1 SPECIAL USE AREA
- SCA1 SPECIAL CONTROL AREA

SCALE: 1:6000
DATE: 23.11.2017

Amendment No.

WAPC ENDORSEMENT (r.63)

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

DATE

APPROVAL GRANTED

MINISTER FOR PLANING

DATE