

Shire of Exmouth
Town Planning Scheme N^o. 3

Amendment N^o. 26

Prepared by
Shire of Exmouth
May 2011

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
SHIRE OF EXMOUTH
TOWN PLANNING SCHEME N^o. 3
AMENDMENT N^o. 26

RESOLVED that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005* amend the above Local Planning Scheme by;

1. Rezoning a portion of Reserve 27648 described as Lot 1112 on Deposited plan 188768 from Tourist to Residential R30 and R17.5 and Open Space and reclassifying a portion of Reserve 29086 described as Lot 701 on Deposited Plan 21077 and Reserve 41753 described as Lot 1388 on Deposited Plan 217594 from Recreation and Open Space to Residential R17.5 and Special Rural respectively.
2. Amend the Scheme map accordingly as depicted on the Scheme Amendment Map.

Dated this 18th day of November, 2010



CHIEF EXECUTIVE OFFICER

25.5.11.

DATE

Proposal to Amend District Zoning Scheme

1. Local Authority: Shire of Exmouth
2. Description of Local Planning Scheme: Town Planning Scheme No. 3
3. Type of Scheme: District Zoning Scheme
4. Amendment No.: Amendment No. 26
5. Proposal:
 1. Rezoning a portion of Reserve 27648 described as Lot 1112 on Deposited plan 188768 from Tourist to Residential R30 and R17.5 and Open Space and reclassifying a portion of Reserve 29086 described as Lot 701 on Deposited Plan 21077 and Reserve 41753 described as Lot 1388 on Deposited Plan 217594 from Recreation and Open Space to Residential R17.5 and Special Rural respectively.
 2. Amend the scheme map accordingly as depicted on the Scheme Amendment Map.

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1.0 INTRODUCTION

There has been an acute shortage of service workers accommodation within Exmouth. The high cost of new subdivisions and high building costs has also further worsened the situation. This Scheme Amendment proposal seeks to facilitate the development of affordable housing for Council employees and other organisations in Exmouth.

This report examines the existing and surrounding zoning, site characteristics, and provides justification for the Amendment. The report has been prepared following discussions with the Shire of Exmouth and State Land Services.

1.1 Background

Economically, Exmouth is dependent upon the tourism industry. The proposed workers accommodation will be significant for seasonal and permanent employees providing affordable housing and diverse accommodation options to support the local economy and developments within the Exmouth region. Currently, there are limited opportunities within the town site for affordable long term rental accommodation for families and service sector employees.

Three sites have been identified for residential infill development as follows:

- Investigation A land-use is zoned Tourist supporting short stay holiday accommodation and the land has not been taken up for development for the purpose of tourist use. This site is adjacent to properties zoned Residential R17.5 and R30 encouraging high density developments that abuts the Town Centre.
- Investigation B is an urban infill development with adjoining properties zoned Residential R17.5 encouraging low density development. Currently the subject land is a reserve and shall be reclassified to Residential.
- Investigation C is adjacent to an existing Special Rural zone and shall be reclassified from Recreation and Open Space to Special Rural.

Given the close proximity of the subject sites to the Town Centre, employment opportunities and recreational facilities, the ability of the investigation sites to attract and retain residents is considered a viable alternative use.

2.0 Location and Legal Description

The three parcels of land earmarked for rezoning and reclassification are Reserve 27648 described as Lot 1112 Deposited Plan 188768 denoted as Investigation A and Reserve 29086 described as Lot 701 on Deposited Plan 21077 and Reserve 41753 described as Lot 1388 on Deposited Plan 217594 denoted as Investigation B and Investigation C respectively (*refer to Figure 1 and 2*).

2.1 Investigation A

The subject land composes a total lot area of 9.53ha and is described as Reserve 27648 described as Lot 1112 Deposited Plan 188768. This amendment allows for the northwest portion of the land to provide high density residential development and low density residential development on the southwest portion.

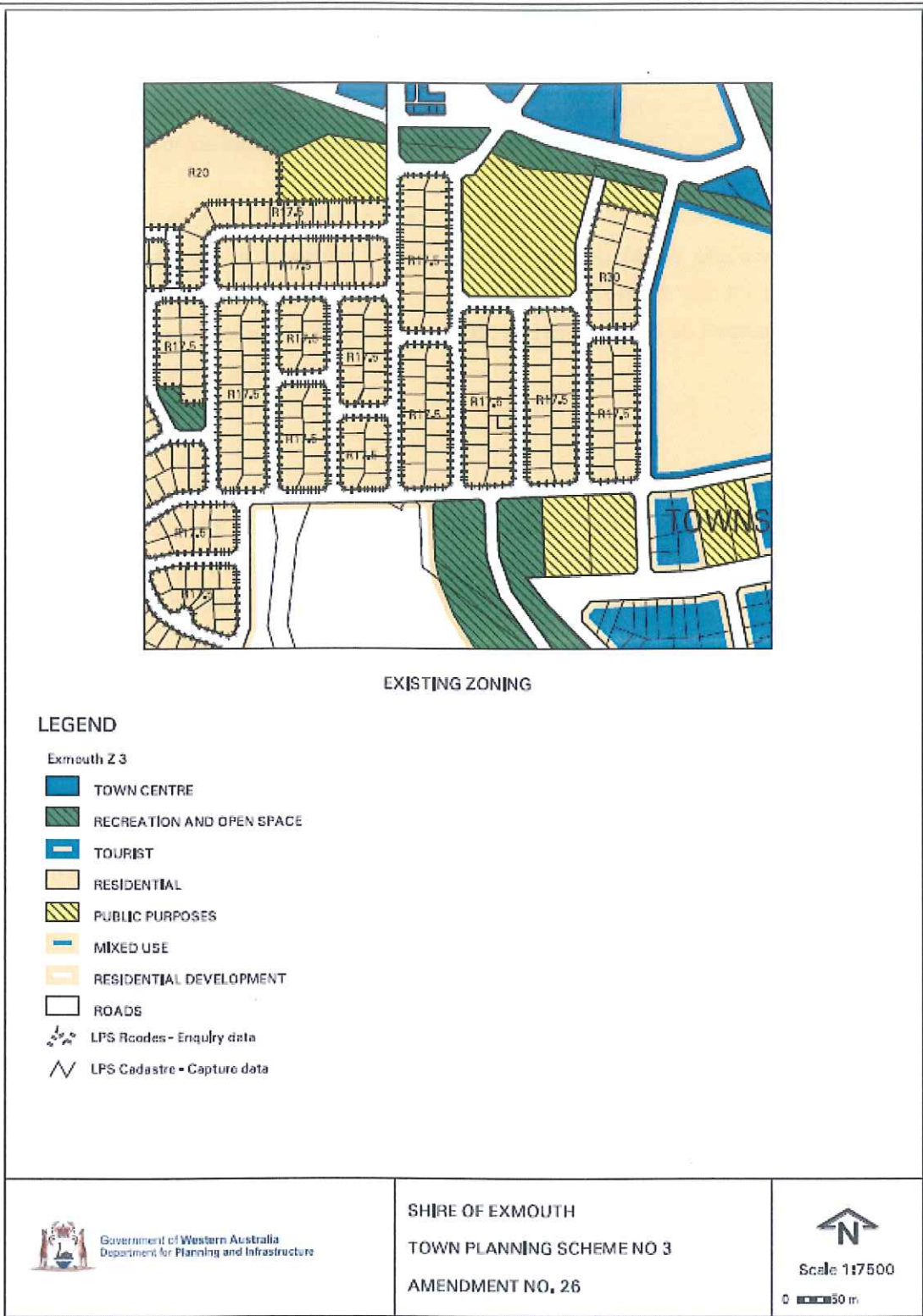


Figure 1: Existing Residential/Tourist Zone

2.2 Investigation B

The subject land composes a total lot area of 2968sqm and is described as Reserve 29086 described as Lot 701 on Deposited Plan 21077. This amendment allows for the northern portion of the land to be reclassified to Residential.

Moderate vegetation is located on-site providing areas of shade and existing playground infrastructure is located on the southern portion of the site. Lot 701 is currently a Reserve under the management of the Shire of Exmouth with the power to lease for the purpose of a "Children's Playground" and is classified as Recreation and Open Space under the Scheme.

2.3 Investigation C

The subject land composes a total area of 55.41ha and is described as Reserve 41753 described as Lot 1388 on Deposited Plan 217594 located near the southern Exmouth townsite boundary. Currently the reserve is vacant land constrained by underlying geology with a portion identified as flood fringe. These constraints require further investigation and should occur at any future subdivision stage.

Investigation C is adjacent to the following developments to the north: Unallocated Crown Land and a 500m buffer from Cameron's Cave which is declared environmentally sensitive land. The subject land has remained vacant for a significant period of time with no recreational use and presently there is no vacant land available within the Special Rural zone.

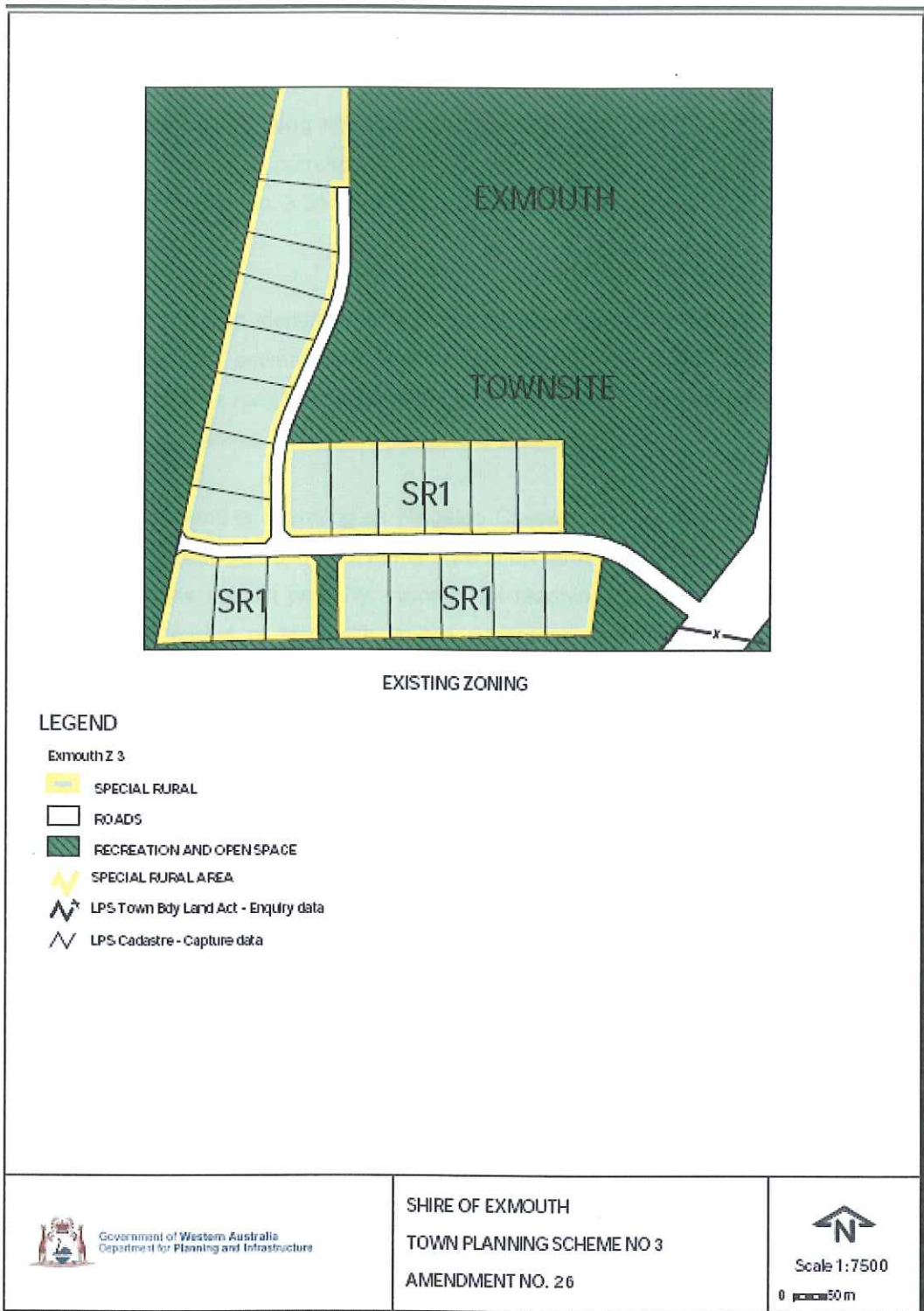


Figure 2: Existing Special Rural Zone

3.0 Rezoning and Reclassification Proposal

3.1 Investigation A

3.1.1 Relationship to Existing and Proposed Zoning

Lot 1112P188768 is currently zoned Tourist under the Shire of Exmouth Town Planning Scheme No. 3 and any residential use and tenure is limited to short term accommodation.

Portion of the land identified for rezoning provides access to caravan sites and a dump point. An estimated 35 existing powered caravan sites and an internal unsealed access road will be affected by Scheme Amendment 26. An approximate total area of 1.344ha or 12.8% of the land is subject to rezoning.

The subject land is operating as Ningaloo Caravan and Holiday Resort providing caravan, backpacker and park home style short term accommodation options. The portion of the subject property, visioned for rezoning has remained vacant for a significant period of time with limited vegetation and recreational use and is considered to have development potential catering for affordable housing.

The Town Centre and both social and recreational facilities are located within 400m and 300m respectively of the subject site, with existing public access via a shared pedestrian and cycleway adjacent to the development reducing private transport dependency.

Investigation A land is adjacent to the following developments to the north: reserve for the purpose of drainage; south: mixed use developments; east: residential development permitting a density of R17.5 (Lots 280 to 287) and R30 (Lots 1 and 295 to 300); and west: tourist developments. Presently there are no duly zoned sites surrounding the Town Centre suitable for affordable housing

Scheme Amendment 26 envisions a portion of land excised from Lot 1112P188768 and rezoned Residential with a density of R30 and R17.5 and an area contributing to Recreation and Open Space, as depicted in **Figure 3**.

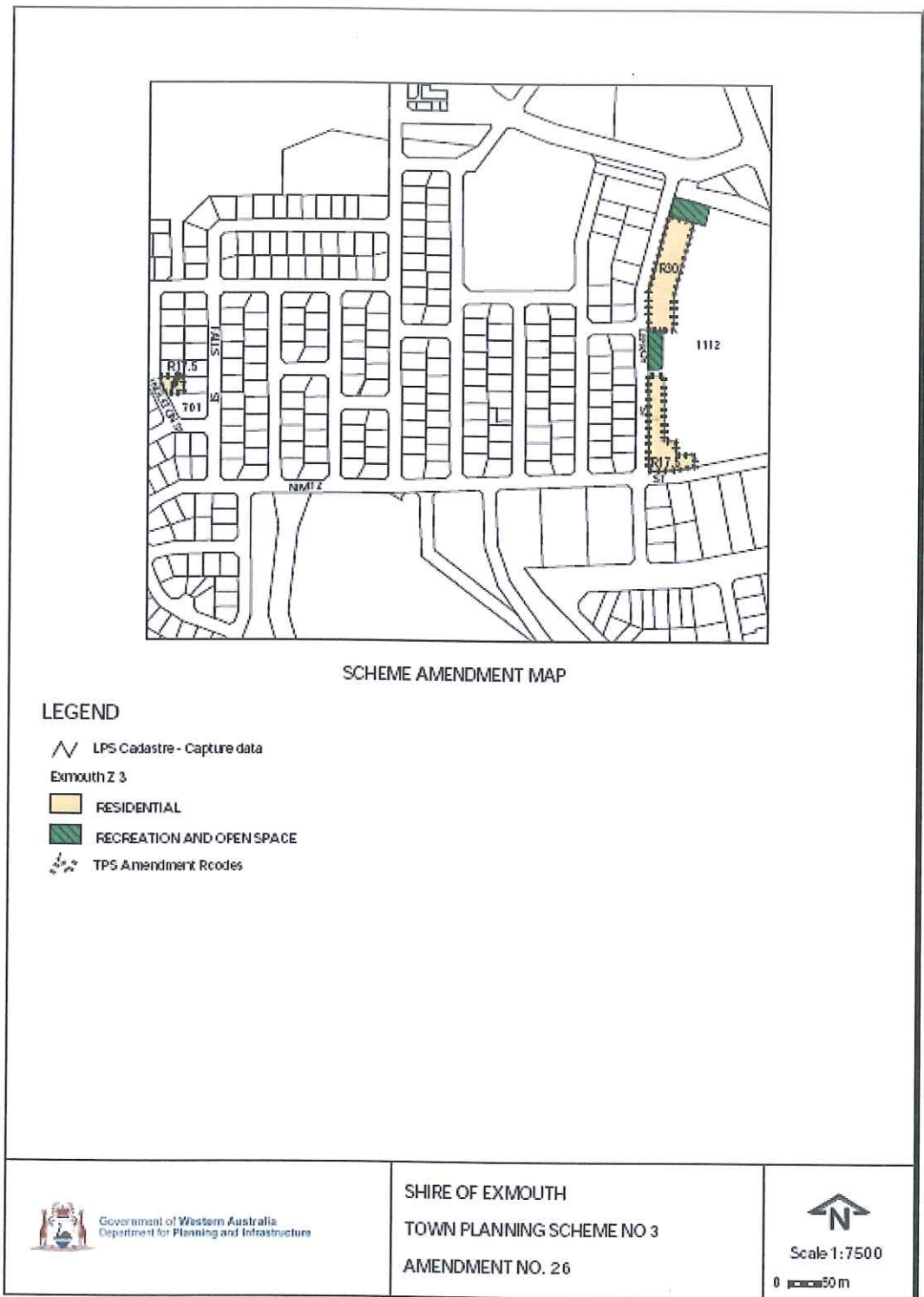


Figure 3: Proposed Residential Rezoning

3.1.2 Lot Configuration

The rezoning shall influence any future lot layout with a similar plan to the existing neighbourhood design and includes densities of R17.5 and R30. This will encourage medium density housing options. An example of a suitable R30 grouped housing design is depicted in **Appendix A**.

3.1.3 Access

The subject site has direct access to Lefroy Street an existing constructed public road. Any future development in the R17.5 and R30 zone shall be consistent with the existing configuration.

R30 density developments shall encourage communal access to grouped dwelling ensuring sufficient line of sight for vehicle access points that facilitate safe ingress and egress.

3.1.4 Recreation and Open Space

The rezoning envisions an area of approximately 300sqm for the provision of Recreation and Open Space adjacent to northern boundary, abutting the drainage reserve and separating the proposed R17.5 and R30 residential densities.

3.1.5 Sewerage and Water Reticulation

The current caravan park use is connected to the town reticulated sewerage scheme via a number of internal private pump stations. An existing reticulated water and sewerage line is provided adjacent to the subject land and any future development shall be required to be connected to reticulated water and sewerage.

3.1.6 Power and Telecommunications

Overhead power and underground telecommunication is provided adjacent to the subject site and is proposed that any new lot be required to provide underground power.

3.1.7 Earthworks, Roadworks and Drainage

Northern portion of the subject land is located adjacent to an existing floodway which forms part of the Shire's road drainage system. The Exmouth Floodplain Management Study (SKM 2006) highlights a portion of the lot within the flood fringe, approximately 5000sqm, with peak flood depth ranging from 0 to 0.75m based on the 1:100 year ARI.

The existing on-site drainage utilises overland sheet flow directing storm surge to the Shire's open drainage system. Further hydrological investigations are required to establish the estimated flood levels and potential impact of storm surge in the locality. This will include, where necessary, levels of fill and batter protection required and potential impacts of any future development.

3.1.8 Land Tenure

Reserve 27648 is described as Lot 1112 on Deposited plan 188768, set aside for the purpose of a "Caravan park" with Management Order to the Shire of Exmouth, with the power to lease for any term not exceeding 50 years, subject to the consent of the Minister for Lands. The Department of Indigenous Affairs register does not identify any sites of aboriginal significance upon the subject land.

3.2 Investigation B

3.2.1 Relationship to Existing and Proposed Zoning

Lot 701P210712 is a reserve within the townsite for the purpose of a 'Children's Playground' and is classified as Recreational and Open Space under the Scheme. This land provides an opportunity for an infill residential development that is sympathetic to the existing neighbourhood character.

The Town Centre and both social and recreational facilities are located within 570m and 480m respectively of the subject site.

This amendment envisions reclassifying the northern portion of land to Residential R17.5 generally in accordance with **Figure 3**. The difference of the lot shall be retained for the purpose of the reserve as Recreation and Open Space.

3.2.2 Lot Configuration

The reclassification will permit the creation of one additional Residential R17.5 Lot with an approximate lot area of 828sqm to accord with the existing lot layout. Current the area of land is vacant with limited recreational use.

3.2.3 Access

Access is provided via Ingleton Street to the subject property with sufficient line of sight for a vehicle access point.

3.2.4 Sewerage and Water Reticulation

Existing water and sewerage infrastructure is located adjacent to the subject property and any future lot creation will ensure the development is connected to the existing infrastructure.

3.2.5 Power and Telecommunications

Overhead power and underground telecommunication services are provided adjacent to the subject site.

3.2.6 Earthworks, Roadworks and Drainage

The subject property's natural contour slopes to the east and can be serviced by the Shire's road drainage system. Future earthworks may be required to ensure stormwater is retained on-site or directed to Ingleton Street.

3.2.7 Land Tenure

Reserve 29086 is described as Lot 701 on Deposited Plan 21077, set aside for the purpose of a "Children's Playground" with Management Order to Shire of Exmouth. The Department of Indigenous Affairs register does not identify any sites of aboriginal significance upon the subject land.

3.3 Investigation C

3.3.1 Relationship to Existing and Proposed Zoning



Lot 1388P217594 is a reserve for Recreation and Open Space and is vested with to the Shire of Exmouth for the purpose of a "Racecourse". This amendment envisions reclassifying a southern portion of land to Special Rural.

The difference of the subject property will be retained for the purpose of the reserve for Recreation and Open Space. The southern identified portion is located within the flood fringe with development potential and outside of the 500m environmentally sensitive land buffer for Cameron's Cave; as depicted in **Figure 4**.



SCHEME AMENDMENT MAP

LEGEND

-  LPS Cadastre - Capture date
- Exmouth Z 3
-  SPECIAL RURAL



Government of Western Australia
Department for Planning and Infrastructure

SHIRE OF EXMOUTH
TOWN PLANNING SCHEME NO 3
AMENDMENT NO. 26



Scale 1:7500



Figure 4: Proposed Special Rural Zone

3.3.2 Lot Configuration

The creation of an additional Special Rural subdivision shall accord with the existing lot layout and enhance: social interaction, the iconic rural character and lifestyle of the locality.

3.3.3 Access

Access is provided by Heron Way and Preston Street to the subject land. The urban design of any future subdivision is envisioned to use the existing access to facilitating safe vehicular movements while retaining the existing no development line to screen development from Murat Road.

3.3.4 Sewerage and Water Reticulation

Existing reticulated water is located adjacent to the subject property. Any future subdivision will ensure each lot provides an appropriate on-site sewerage treatment and disposal system.

3.3.5 Power, Gas and Telecommunications

Overhead power and underground telecommunication services are provided adjacent to the subject site.

3.3.6 Earthworks, Roadworks and Drainage

The subject property's natural contour slopes to the northeast and is located outside of land identified as floodway. Earthworks shall address the issue of stormwater to be retained and managed on-site or directed to an appropriate table drain.

3.3.7 Land Tenure

Reserve 41753 is described as Lot 1388 on Deposited Plan 217594, set aside for the purpose of a "Racecourse" with Management Order to the Shire of Exmouth, with the power to lease for any term not exceeding 21 years, subject to the consent of the Minister of Lands. Department of Indigenous Affairs register does not identify any sites of aboriginal significance upon the subject land.

4.0 Strategic Planning Context

4.1 Structure Plan

The current Structure Plan supported by the Draft Structure Plan highlights the need for a range of affordable housing options for seasonal workers (short term worker accommodation) in areas with sufficient and capable land in suitable locations for housing purposes, providing a choice of housing and lifestyle opportunities.

The Plan aims to provide for the orderly development of the Exmouth Townsite with a view to consolidate development within the townsite in order to maximise efficiencies of services and infrastructure; and provide for sufficient serviced land in more urban parts, which provides for a range of choices and lifestyles of the community.

Infill developments are encouraged in the Structure Plan, where opportunities exist. The proposed developments are considered to partially meet the housing demand within the Exmouth townsite and promote a diverse housing stock catering for housing affordability.

4.2 Shire of Exmouth Town Planning Scheme No. 3

The proposed density of R30 and R17.5 upon Investigation A and B provides for a lot layout that is sympathetic to the surrounding low and medium density land-uses. In accordance with the Residential zone both proposed land-uses achieve the desired outcomes:-

- *To provide for the predominant form of residential development to be single houses whilst providing for diversity with some higher density close to the town centre.*
- *To provide for diversity of lifestyle choice with a range of residential densities.*
- *To achieve a high standard of residential development having regard to the economic importance of tourism to the town.*

Investigation C is located on the fringe of the Exmouth townsite and caters for rural-residential lifestyles. The identified location is appropriate to address the issue of housing affordability providing for rural-residential lifestyles. An Outline Development Plan will be prepared prior to the subdivision of land encompassing the Scheme requirements for this locality. Generally the proposed land-uses achieve the desired outcomes:

- *To allow for subdivision to provide for such uses as hobby farms, horse breeding, rural-residential retreats.*
- *To make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.*
- *Having regard for the size of the district, the fragile nature of the environment in many places, and the difficulties faced by the Council in providing services away from the town of Exmouth, the Council will generally favour Special Rural zones be located close to the town of Exmouth and then only where the environmental impacts are manageable.*

All investigation areas are consistent with the Scheme objectives:

- *To zone the Scheme Area for the purposes described in the Scheme.*
- *To secure the amenity health and convenience of the Scheme Area and the residents thereof.*
- *To make provision as to the nature and location of buildings and the size of lots when used for certain purposes.*
- *The preservation of places of natural beauty, of historic buildings, and objects of historical and scientific interest.*

The relationship of the Scheme to the identified investigation sites achieves the desired outcomes sought for the various zones within the Scheme Area. Potential land-use conflicts are minimized by co-locating existing compatible uses to enhance the social and cultural interaction between residents and visitors.

5.0 Conclusion

This amendment identifies three investigation areas for infill residential development that are suitable locations to cater for future housing purposes, providing a rich lifestyle opportunity in close proximity to the Town Centre and both recreational and social centres, utilising existing infrastructure.

The need for a range of affordable housing options to cater for diversity and lifestyle choice is a key factor to ensure access to housing for all sectors of the community and suitable accommodation for workers. This will help to facilitate and maintain local businesses to be economically variable.

This report has demonstrated the appropriateness of providing for infill residential development upon Lot 1112P188768 Nimitz Street, Lot 701P21077 Fall Street and Lot 1388P217594 Murat Road. These infill developments are encouraged in the Structure Plan and the sites are considered viable options to meet future affordable housing demand for Exmouth.

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF EXMOUTH

TOWN PLANNING SCHEME N^o. 3

DISTRICT ZONING SCHEME

AMENDMENT N^o. 26

The Shire of Exmouth Council under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above Local Planning Scheme by;

1. Rezoning a portion of Reserve 27648 described as Lot 1112 on Deposited plan 188768 from Tourist to Residential R30 and R17.5 and Open Space and reclassifying a portion of Reserve 29086 described as Lot 701 on Deposited Plan 21077 and Reserve 41753 described as Lot 1388 on Deposited Plan 217594 from Recreation and Open Space to Residential R17.5 and Special Rural respectively.
2. Amend the scheme map accordingly as depicted on the Scheme Amendment Map.

SHIRE OF EXMOUTH
TOWN PLANNING SCHEME N^o. 3
AMENDMENT N^o. 26

ADOPTION

Adopted by resolution of the Council of the Shire of Exmouth at the Ordinary Meeting of the Council held on the 18th day of November 20 10.

.....
PRESIDENT

.....
Date

.....
CHIEF EXECUTIVE OFFICER

.....
Date

FINAL APPROVAL

Adopted for final approval of the Shire of Exmouth at the meeting of Council held on the 21st day of April 2011, and the Common Seal of the Shire of Exmouth was hereto affixed by the authority of a resolution of the Council in the presence of:

.....
PRESIDENT

.....
Date

.....
CHIEF EXECUTIVE OFFICER

.....
Date

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

.....
DELEGATED UNDER S. 16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

.....
Date



FINAL APPROVAL GRANTED

.....
MINISTER FOR PLANNING

.....
Date

It is hereby certified that this is a true copy of the Scheme/Amendment, final approval to which was endorsed by the Minister for Planning on 6/10/11.

Certified by CM Sanders

Officer of the Commission Duly authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 22(3) of the Town Planning Regulations 1967.