

Shire of Exmouth

Town Planning Scheme N°.3

Amendment N°.28

Prepared by
Shire of Exmouth
February 2012

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. 28

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

1. Reclassifying a portion of Reserve 50807 and 28764 from Recreation and Open Space to Public Purposes.
2. Amend the Scheme map accordingly as depicted on the Scheme Amendment Map.

Dated this 16th day of February, 2012



CHIEF EXECUTIVE OFFICER

13.3.12.

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. 28
5. Proposal:
 1. Reclassifying a portion of Reserve 50807 and 28764 from Recreation and Open Space to Public Purposes.
 2. Amend the scheme map accordingly as depicted on the Scheme Amendment Map.

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1.0 INTRODUCTION

The Shire of Exmouth experiences a rapid ageing of some of its existing infrastructure, mainly caused by the fact that most of the town was built in a relatively short time frame, including all public buildings. Most Shire assets were built in the 4 years leading up to 1967.

Most current facilities are used by community groups, but are original block homes built by the American Navy. They are not specific for current purpose and users. The project will deliver purpose built facilities with a strong focus on functionality and shared use. Premises occupied by some community groups are old and many are located in inappropriate locations.

At the moment, the Shire of Exmouth has no facilities/accommodation available to house any new or upcoming community groups and clubs. With the continuing growth of our town, the demand for more, expanded or better equipped facilities will become more and more apparent. The Ningaloo Centre will provide a long term solution for accommodation of our growing community (group) needs.

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, State Land Services and Gascoyne Development Commission.

1.1 Background

The Shire of Exmouth proposes to develop a new Ningaloo Centre which is a multipurpose centre that will combine the three core elements of Community, Visitors and Education, into a new Exmouth Community Hub.

The Community component houses key functions that will include spaces for community groups, flexible seminar spaces which can be adapted to provide a central Community Hall and a Community Resource Centre, including Public

Library and Telecentre. It will cater for a wide range of community activities and will become a central meeting place for the broader community.

The Visitors component focuses on becoming an information portal for the various (tourism) activities available in the Exmouth region. It contains a visitor information centre to promote local tourism businesses, but also provide information about marine and terrestrial safety, and access to national parks as well as encourage positive public behaviour for sustainable management of the regions natural assets.

The Education component will be dedicated to the proposed relocation and expansion of the Durack Institute of Technology (TAFE) and supporting various researchers through the provision of facilities for research, teaching, training, and public education.

Joining these experiences together is the proposed exhibition area, promoting the region's highly valued natural environments and resources as well as mapping the *Human Histories* and *Industries* that were influential in establishing Exmouth and its regions.

The Ningaloo Centre will distil the experience of the Exmouth Region into a single reference point, a true Community Hub where information can be easily obtained, knowledge can be exchanged and education shared.

With the proposed location being central within in the developing township, Ningaloo Centre is highly visible and will be a true regionally distinctive Landmark for Exmouth. The project offers extensive economies of scale with the collaboration of all three focus areas.

Exmouth is predominantly a 'single industry' economy dependent upon the tourism industry and the emerging knowledge based industry is complementary which will maximise the tourism potential of the Ningaloo Reef subregion.

1.2 Purpose

The purpose of this Amendment to the Shire of Exmouth Town Planning Scheme No.3 is to reclassify the portion of land the subject of the Ningaloo Centre project from 'Recreation and Open Space' to Public Purposes. The amendment boundary has been aligned to ensure flexibility for the detailed planning and design of the project and it is not the intention of the amendment to facilitate development of the entire amendment area of which may be located within the flood fringe.

2.0 Location and Land Tenure

The land earmarked for reclassification is a portion of Reserve 50807 described as Lot 1431 on DP219927 and a portion of Reserve 28764 described as Lot 368 on DP210126 (refer *Figure 1*).

2.1 Reserve 50807

Lot 1431P219927, Reserve 50807 composes a total lot area of 125.34ha and contains recreational and drainage infrastructure vested to the Shire of Exmouth. The portion of land subject to this amendment is 8.3ha and the Ningaloo Centre will be wholly contained upon the subject Reserve.

2.2 Reserve 28764

Lot 368P210126, Reserve 28764 composes a total lot area of 6.92ha and contains a Waste Water Treatment Plant vested to the Water Corporation. The infrastructure is nearing end of life and a new plant is committed to be developed upon Commonwealth land north of the gazetted Exmouth townsite.



EXISTING ZONING

LEGEND

Exmouth Z 3

-  RECREATION AND OPEN SPACE
-  TOURIST
-  PUBLIC PURPOSES
-  MIXED USE
-  ROADS
-  LPS Cadastre - Capture data



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Scale 1:5000



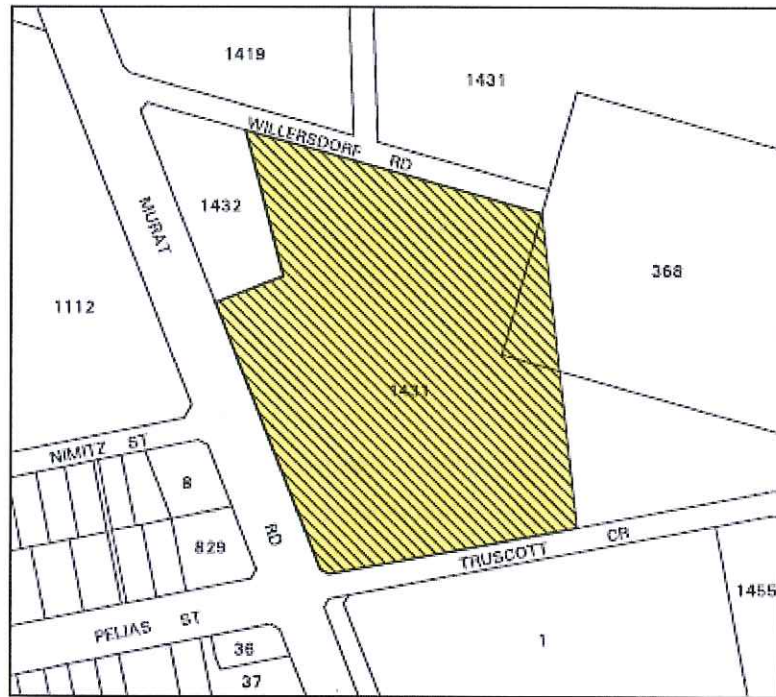
Figure 1: Existing Recreation and Open Space zone

3.0 Reclassification Proposal

3.1 Relationship to Existing and Proposed Zoning



Reserve 50807 and 28764 are Local Scheme Reserves for the purpose of Recreation and Open Space and the ultimate purpose of the each reserve is for "Wastewater Treatment Plant" and "Recreation and Drainage" respectively. The balance of land uses immediately surrounding the amendment area are zoned Tourist and Mixed Use.

The amendment area is located within the Wastewater Treatment Plant buffer and will be adversely affected in the short term until such time the plant is relocated.



SCHEME AMENDMENT MAP

LEGEND

-  LPS Cadastre - Capture data
- Exmouth Z 3
-  PUBLIC PURPOSES



Government of Western Australia
Department for Planning and Infrastructure

SHIRE OF EXMOUTH
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Scale 1:5000



Figure 2: Proposed Public Purposes zone

3.2 Lot Configuration

No reconfiguration of lot is required upon Reserve 50807 and 28764. The amendment boundary provides an appropriate location for any future reconfiguration after the relocation of the Waste Water Treatment Plant.

3.3 Access

Three street frontages (Truscott Crescent, Murat Road and Willersdorf Road) provide legal access to the amendment boundaries and there is an existing unsealed crossover to Truscott Crescent.

3.4 Recreation and Open Space

The reclassification will provide the balance 117.04ha for Recreation and Open Space adjacent to the north and east amendment boundary.

3.5 Sewerage and Water Reticulation

The land subject of the amendment excluding Reserve 28764 does not have existing sewerage or water connection. Existing sewer and water reticulation infrastructure runs parallel to the land within the road reserve of Willersdorf Road and Murat Road and water reticulation is available from Truscott Crescent.

3.6 Power and Telecommunications

Overhead power and underground telecommunication is provided adjacent to the amendment boundary. Underground power and water is provided to the subject land via services servicing the adjacent Reserve 45402 (Exmouth Visitor Centre).

3.7 Earthworks, Roadworks and Drainage

The northern portion of the amendment area is located within an existing floodway and flood fringe. Approximately 3.37ha of land adjacent to the northern amendment boundary is flood affected land located within the flood fringe with the peak flood depth ranging from 0.2-0.3m.

4.0 Strategic Planning Context

4.1 Exmouth Structure Plan

The Exmouth Structure Plan sets out development opportunities for unconstrained land at the intersection of Murat Road/Truscott Crescent, the land subject of the amendment. The land is identified as a key activity node with a preferred use identified for predominantly cultural and office and any future development is recommended to incorporate landmark architecture.

Murat Road/Truscott Crescent Development initiative item 2, 3 and 6 (refer **Figure 3**) highlight the opportunities for the proposed Public Purposes zone to be protected and developed for a cultural/multipurpose community centre incorporating the Ningaloo Centre.

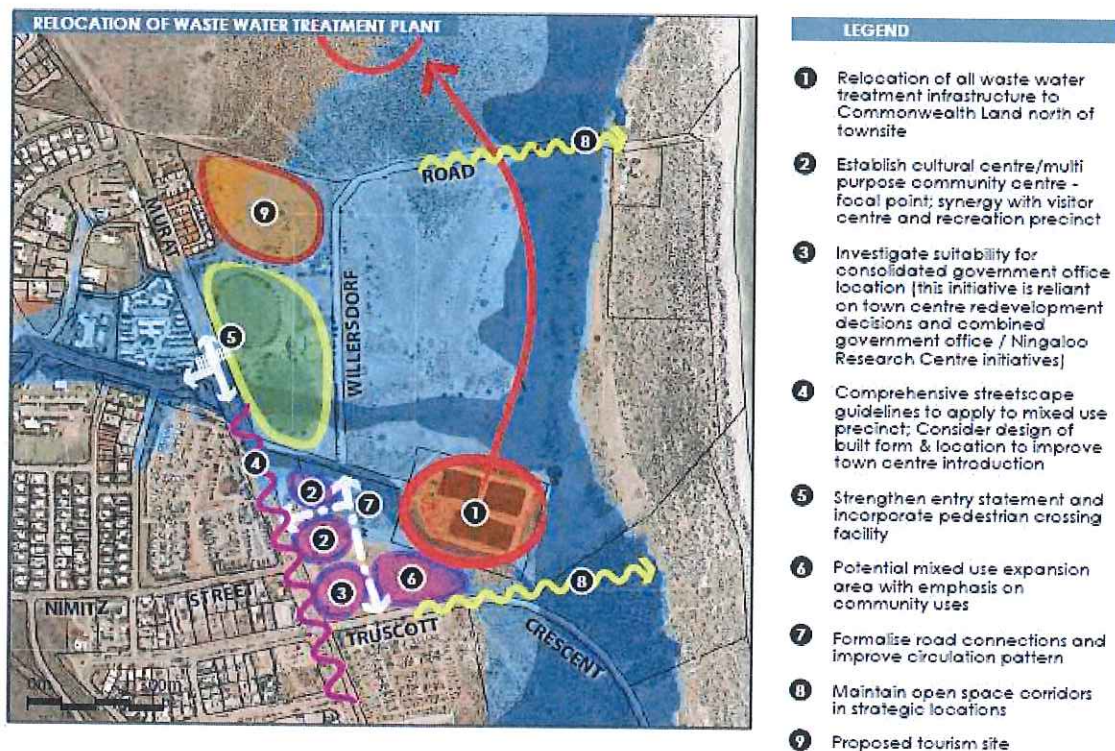


Figure 3: Murat Road/Truscott Crescent Development Initiative

The amendment will ensure that the orderly development of the Exmouth townsite maximises on the opportunities to co-locate community facilities and define the entry statement to the Town Centre.

4.2 Shire of Exmouth Town Planning Scheme No. 3

Local Scheme Reserves are lands reserved under the Scheme for the purposes indicated on the Scheme Map. Any development upon the land is required to have due regard to the ultimate purpose of the reserve and the Council refuse the development the owner of the land may, if the land is injuriously affected, claim compensation for such injurious affection.

The amendment will provide guidance on the future development of the land should the ultimate purpose of Reserve 50807 change from 'recreation and research centre.' Reclassifying the land from Recreation and Open Space, as shown on the Scheme Map, to Public Purposes will protect the land for future development of the Ningaloo Centre.

5.0 Conclusion

The amendment identifies and provides statutory protection upon a portion of land identified as a key entry statement to the Town Centre with landmark potential development of the Ningaloo Centre. This report has demonstrated the appropriateness of protecting the land by reclassifying the area from Open Space and Recreation to Public Purposes to achieve the development initiative of the Exmouth Structure Plan 2011.

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF EXMOUTH

TOWN PLANNING SCHEME N^o. 3

DISTRICT ZONING SCHEME

AMENDMENT N^o. 28

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. Reclassifying a portion of Reserve 50807 and 28764 from Recreation and Open Space to Public Purposes.
2. Amend the scheme map accordingly as depicted on the Scheme Amendment Map.

SHIRE OF EXMOUTH
TOWN PLANNING SCHEME N° 3
AMENDMENT N° 28

ADOPTION

Adopted by resolution of the Council of the Shire of Exmouth at the Ordinary Meeting of the Council held on the 16th day of February 20 12.

.....
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 19th day of July 20 12, 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



Common Seal

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 4/9/12

Certified by

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