

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO AMEND A LOCAL PLANNING SCHEME

**CITY OF KARRATHA LOCAL PLANNING SCHEME No.8
AMENDMENT No.50**

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 500 (No.26) Padbury Way, Bulgarra from 'Local Scheme Reserve - Public Purposes: Community' to 'Residential R40' and amending the Scheme Map accordingly.

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

1. The Amendment will not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
2. The amendment is not a complex or basic amendment.

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Karratha at the Ordinary Meeting of the Council held on the 15th day of April 2019.

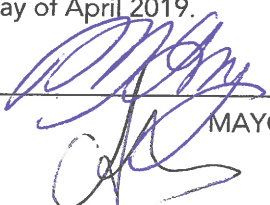


MAYOR

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

This Standard Amendment was adopted for the purpose of advertising by resolution of the Council of the City of Karratha at the Ordinary Meeting of the Council held on the 15th day of April 2019.



MAYOR

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for approval by resolution of the City of Karratha at the Ordinary Meeting of the Council held on the ~~insert date~~ and the Common Seal of the City of Karratha was hereunto affixed by the authority of a resolution of the Council in the presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

DELEGATED UNDER SECTION 16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

DATE

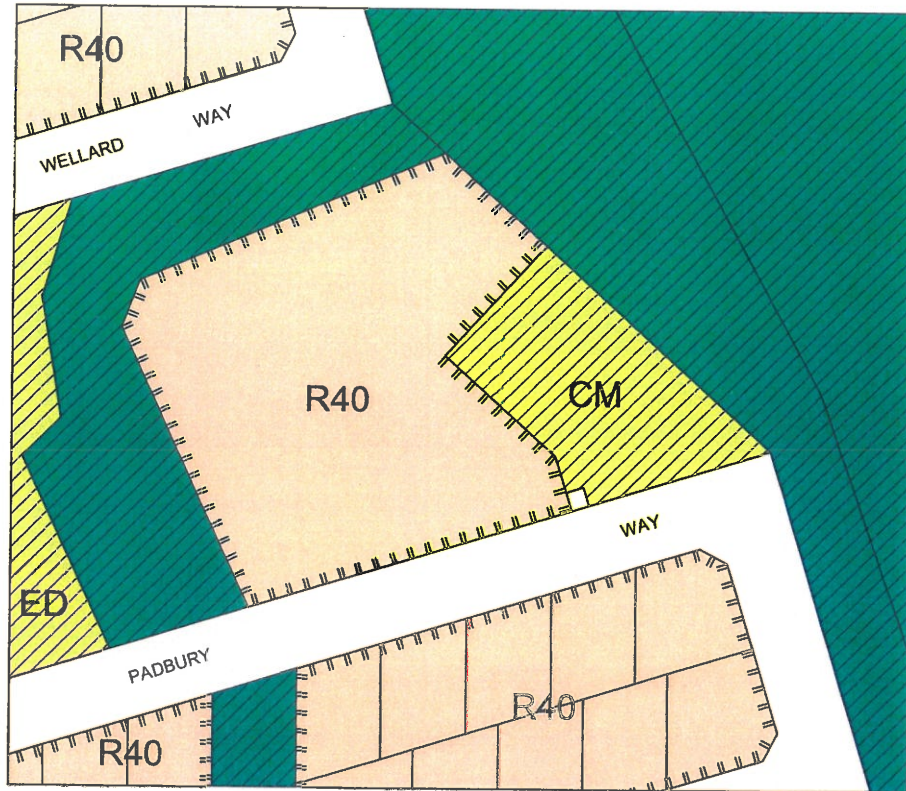
APPROVAL GRANTED

MINISTER FOR PLANNING

DATE




CITY OF KARRATHA LOCAL PLANNING SCHEME No.8 AMENDMENT No.50

EXISTING SCHEME MAP



LEGEND



LOCAL SCHEME RESERVES

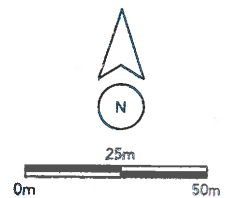
-  Local Roads
-  Parks, Recreation and Drainage
-  Public Purposes: Community

LOCAL SCHEME ZONES

-  Residential

OTHER CATEGORIES

-  R40 - R Codes
-  No Zone



PROPOSED SCHEME MAP



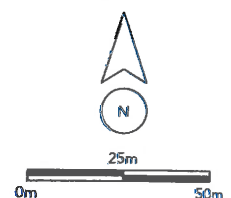
LEGEND

LOCAL SCHEME ZONES

-  Residential

OTHER CATEGORIES

-  R40 - R Codes



CITY OF KARRATHA LOCAL PLANNING SCHEME No.8 AMENDMENT No.50

AMENDMENT REPORT

Introduction

Amendment No.50 to City of Karratha Local Planning Scheme No.8 ('LPS8') has been prepared for the purpose of rezoning Lot 500 (No.26) Padbury Way, Bulgarra ('site') from 'Local Scheme Reserve - Public Purposes: Community' to 'Residential' with a density code of R40.

Subject Site

Location

The site is located in the locality of Bulgarra, approximately 400 metres to the east of Karratha city centre. St Paul's Primary School is located 100 metres to the west while Karratha Primary School is 800 metres to the north-east. Abutting the site's eastern boundary is a drainage and recreation reserve managed by the City of Karratha. The site's northern and western boundaries abut a medium density residential development, while single houses occupy the area to the south.

Site Description

The site is located on the north side of Padbury Way and has a land area of 2,973 square metres with a frontage to Padbury Way of 51.96 metres.

Site History

Former 'Karratha Lot 72', comprising an area of 1.2672 hectares, was acquired by 'The Presbyterian Church (New South Wales) Property Trust' in 1973 by way of a Crown Grant in Trust. The land was vested in the 'Uniting Church in Australia Property Trust WA' in 1982 and utilised for church and community purposes until the mid-2000's. The former buildings on the site were demolished circa 2008.

The current Certificate of Title was issued in February 2011 after the 'Uniting Church in Australia Property Trust WA' subdivided former Lot 72 into Lot 500 (the subject site) and abutting Lot 501. Lot 501 was thereafter sold and developed for medium density housing.

The 'Uniting Church in Australia Property Trust WA' continued to hold Lot 500 with a view to it being once again used for worship / community purposes. However, after a number of years, it has become apparent that there is no prospect of reinstating such uses on the site, which is now surplus to the requirements of the land owner.

Site Condition

The site is vacant, devoid of vegetation and flat.

Services

The site has access to all necessary urban (residential) services, including sewer, water and power.

Relevant Planning Considerations

Local Planning Scheme

Zones and Reserves

The site is within a Local Reserve for 'Public Purposes: Community' under LPS8. The abutting land to the east is reserved for 'Parks, Recreation and Drainage' while the land to the west and south is zoned Residential with a density code of R40.

Precincts

The site is within the Karratha Precinct under LPS8. The Objectives for the Karratha Precinct are set out in Clause 4.8 of LPS8. The following objectives are considered relevant to this proposal:

- (a) *Facilitate the continued growth of Karratha as the regional centre of the West Pilbara.*
- (h) *Enhance the high level of residential amenity within Karratha in both existing suburbs and the residential expansion areas.*
- (i) *Encourage residential development that will accommodate a greater range of lifestyles and needs to reflect the broadening population base.*
- (r) *Encourage boundary fencing immediately abutting parks, recreation and drainage reserves to be visually permeable so as to improve surveillance.*

Special Control Areas

The site is not within any Special Control Areas under LPS8.

Local Planning Strategy

The City has prepared a draft Local Planning Strategy ('Strategy') to guide the long-term growth and development of the City. The intent of the Strategy is to provide a framework to accommodate population growth to 38,000 people by 2031, with the potential for this to increase to 50,000 people in the longer-term.

With respect to Karratha, the Strategy envisages the following:

Karratha is envisaged as the City of North Western Australia accommodating over 75 per cent of the City's total population. Karratha will continue to grow and broaden its role as the primary service centre for the Pilbara and North Western Australia. Diversity in housing, services and facilities will attract people from a broad demographic profile to live in the City for the long term.

The existing residential area surrounding the site is identified for urban purposes, with Urban Expansion Areas identified for various parcels of under-utilised Crown land ('Lazy Lands'), including land reserved for 'Public Purposes' and 'Parks, Recreation and Drainage' under LPS8.

The Strategy includes detailed constraints mapping, with no constraints to urban development affecting the subject site. The Flood Study undertaken in 2013 in support of the Lazy Lands project does not identify any flood / drainage constraints in the vicinity of the site.

Local Planning Policies

Local Planning Policy DP19 – Storm Surge Risk

The only Local Planning Policy adopted by the City and relevant to Amendment No.50 is 'Local Planning Policy DP19 – Storm Surge Risk' ('LPPDP19'). The purpose of LPPDP19 is to provide guidance in relation to land *"identified as being vulnerable to a 500-year ARI storm surge event."* A review of the LPPDP19 mapping confirms the site is not within an area that is vulnerable to flooding in the event of a 500-year storm surge event.

State Planning Policies

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The site is not within a Bushfire Prone Area declared by the Department of Fire and Emergency Services, meaning a bushfire attack level assessment or bushfire management plan is not required for the purpose of this rezoning proposal.

Proposed Scheme Amendment

Amendment No.50 will remove the site from the 'Local Reserve' for 'Public Purposes: Community' and include the site in the 'Residential' zone with a density code of R40.

Amendment No.50 is considered acceptable for the following reasons:

- The site is no longer used for community purposes and surplus to the owners' requirements;
- The site is vacant, flat and devoid of vegetation;
- The site is able to be serviced with sewerage, water and power;
- The site is located in an established residential area comprising a mix of single houses and grouped dwellings developed in accordance with the existing R40 density code;
- The site is in close proximity to Karratha town centre and within a short walk to various community facilities and services, including two primary schools;
- The site abuts an existing linear open space network and the introduction of medium density housing with an appropriate interface to the open space will enhance the amenity and environment of the parkland system;
- Amendment No.50 will facilitate medium density housing and add to the range of housing types in the locality, consistent with the LPS8 Objectives for the Karratha Precinct;
- While the site itself is not earmarked for urban development under the draft Strategy, rezoning to facilitate medium density housing will assist with fulfilling the Strategy's goal of accommodating long-term population growth in the centre of Karratha; and
- The site is not constrained by any factors that make it unsuitable for residential development: the site is not affected by aircraft noise, flooding or storm surge, and is not within a declared bushfire prone area.

In accordance with the Council resolution of 15 April 2019, Amendment No.50 is considered to be a 'standard amendment' as it will not result in any significant environmental, social, economic or governance impacts on land in the scheme area.