



Shire of Halls Creek
Local Planning Scheme No. 2

Amendment No. 2

Planning and Development Act 2005

**RESOLUTION TO PREPARE AMENDMENT
TO LOCAL PLANNING SCHEME**

SHIRE OF HALLS CREEK LOCAL PLANNING SCHEME NO. 2

AMENDMENT NO.2

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 285 – 31 Welman Road and Lot 315 – 59 Welman Road from Residential R20 to Residential R40.
- 2. The amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:**
 - a) It is consistent with the Shire's Local Planning Strategy
 - b) It will have minimal impacts on land in the scheme area that is not subject to the amendment; and
 - c) it will not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this _____ day of _____ 20 __

Chief Executive Officer

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- 1) LOCAL AUTHORITY** SHIRE OF HALLS CREEK

- 2) DESCRIPTION OF LOCAL PLANNING SCHEME** LOCAL PLANNING SCHEME NO.2

- 3) TYPE OF SCHEME** LOCAL PLANNING SCHEME

- 4 SERIAL NUMBER OF AMENDMENT** AMENDMENT NO. 2

- 5) PURPOSE** REZONING OF LOTS 285 AMD 315 FROM RESIDENTIAL R20 TO RESIDENTIAL R40 FOR THE CONSTRUCTION OF GROUPED DWELLINGS FOR SHIRE STAFF.

AMENDMENT REPORT

1.0 Purpose

On 17 September 2019 the Shire of Halls Creek Local Planning Scheme No. 2 (LPS2) was published in the *Government Gazette* and came into operation. LPS2, which incorporates the Scheme text and Scheme maps, controls and guides development and growth within the Shire of Halls Creek.

On 18 March 2022, the Omnibus Amendment 1 was published in the *Government Gazette*. The purpose of Amendment 1 was to correct minor textual and mapping errors.

The purpose of the proposed Amendment 2 is to enable the development of grouped dwellings for staff accommodation on Shire owned Lots, to meet the accommodation needs of the organisation.

2.0 Background

The amendment proposes to rezone Lots 285 and 315 DP213320 from 'Residential R20' to 'Residential R40'. The two lots are owned by the Shire of Halls Creek. The purpose being to enable the development of 4 staff units on each of the lots.

In June 2020, the Shire of Halls Creek submitted a Crown Land Enquiry on Lot 567 with the intention of developing a residential subdivision. This would make new lots available for developers. The processing of this Enquiry stalled when a Native Title Claim, Ngarrawanji #3, was lodged over Halls Creek Town, including Lot 567. This claim has since been dismissed, however, the Shire is still waiting for an outcome from the Department of Planning, Lands and Heritage. Lot 567 is zoned "Urban Development" under the Shire's LPS No. 2. After the Shire acquires this land, the next step would be to conduct various technical investigations, including the development of a structure plan before it is development ready.

Halls Creek is in an accommodation crisis, with overcrowding in social housing impacting the physical and social health of the community. Rentals in private accommodation have now topped \$750.00/week. The Halls Creek townsite currently has no land available for residential development. Developers now resort to grouped dwellings on existing lots to increase the housing stock.

The Shire's workforce has increased significantly over the years and there is now an urgent need for more staff accommodation units.

3.0 Planning Considerations

3.1 Shire of Halls Creek Local Planning Strategy

The Shire of Halls Creek Local Planning Strategy was endorsed by the Western Australian Planning Commission on the 25th May 2016. The Local Planning Strategy sets out the medium to long term planning directions for the Shire over the next 10-15 years, and provides the rationale for the zones and other provisions of LPS2. The zoning changes in this Amendment are consistent with the objectives, strategies and actions in Clause 6.6 - Residential (Existing and Future), of the Local Planning Strategy.

4.0 Planning Rationale for Proposed Scheme Amendment Changes

The changes proposed in this Amendment are consistent with the Shire of Halls Creek Local Planning Scheme No. 2 (Amendment 1), whose objectives for the 'Residential zone' are,

- a) To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- b) To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- c) To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

The shortage of accommodation for Shire staff causes a high staff turnover and with high staff turnover there is loss of organisational memory, significantly impacting the operations of the organisation. It is also costly to recruit and relocate staff to Halls Creek.

With the non-availability of shovel ready residential lots in Halls Creek, these two lots present an opportunity for the Shire to alleviate the shortage of staff accommodation. This residential subdivision is zoned 'Residential R20' to accommodate the needs of the local Aboriginal community, who prefer to have large outdoor living spaces. These two lots are intended to accommodate Shire employees who require apartment style accommodation with less yard maintenance requirements. Lot 315 is also adjacent to a public open space.

It is envisaged that the increased density on the two lots will have minimal impact on the infrastructure in the area. Essential services, which include access roads, water and sewerage reticulation etc have the capacity to accommodate the increased residential density.

Bushfire Risk Management

Lot 258 (31 Welman Road) and Lot 315 (59 Welman Road) are both located at the 'Garden Area' residential subdivision and are in a bushfire prone area according to the Bushfire Prone Areas Map of Western Australia.

A Bushfire Management Plan must be prepared and submitted with applications for development approval. The Bushfire Management Plan will be referred to DFES for approval, before processing of development planning applications, pursuant to State Planning Policy 3.7.

5.0 Conclusion

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

- a) It is consistent with the Shire's Local Planning Strategy
- b) It will have minimal impacts on land in the Scheme area that is not subject to the amendment; and
- c) it will not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.

The proposed amendment is consistent with all relevant elements of the State and local planning frameworks.

On the basis of the information contained in this report, it is recommended that the amendment be supported.

SCHEME AMENDMENT MAP

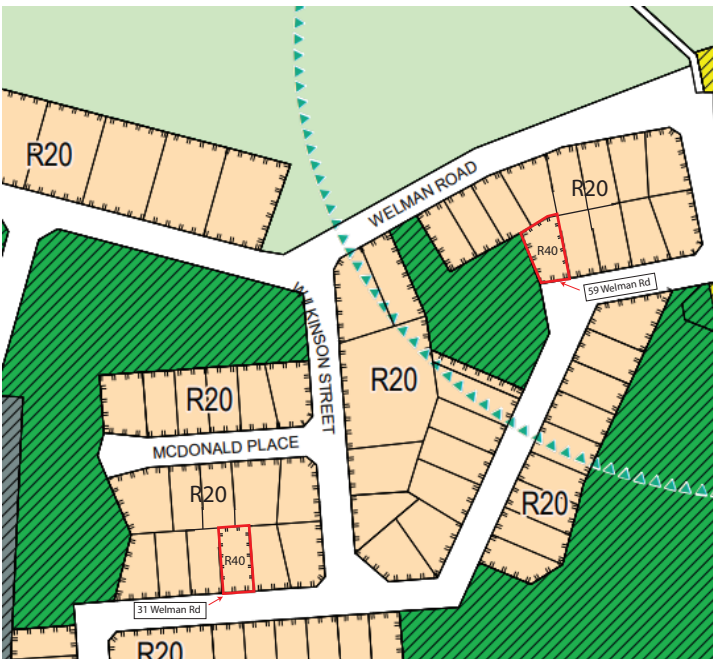
Shire of Halls Creek

Local Planning Scheme No.2

Amendment No.2






EXISTING ZONING



PROPOSED ZONING

LEGEND

-  Residential
-  Rural
-  Public Open Space



COUNCIL ADOPTION

This [Standard] Amendment was adopted by resolution of the Council of the [HALLS CREEK] at the [NAME] Meeting of the Council held on the [day] day of [month], 20[21].

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the [SHIRE OF HALLS CREEK] at the [NAME] Meeting of the Council held on the [day] day of [month], 20[year], proceed to advertise this Amendment.

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SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended [for support/ not to be supported] by resolution of the [SHIRE OF HALLS CREEK] at the [NAME] Meeting of the Council held on the [number] day of [month], 20[year] and the Common Seal of the [SHIRE OF HALLS CREEK] was hereunto affixed by the authority of a resolution of the Council in the presence of:

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SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

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

DATE.....

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....