

**Shire of Donnybrook - Balingup
Local Planning Scheme No. 7**

Amendment No. 7

Summary of Amendment Details

Amending the Scheme Map by rezoning Lot 20 Spencer Street, Balingup "Special Use"

Planning and Development Act 2005

**RESOLUTION TO ADOPT AMENDMENT
TO LOCAL PLANNING SCHEME**

***Shire of Donnybrook – Balingup Local Planning Scheme NO.7
Amendment Number 7***

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

1. Amending the Scheme Map by rezoning Lot 20 Spencer Street, Balingup from "Residential R10" to "Special Use"

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment.
- The amendment does 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)

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SCHEME AMENDMENT REPORT

1.0 INTRODUCTION AND BACKGROUND

The Shire of Donnybrook-Balingup purchased Lot 20 (No.6 Spencer Street, Balingup for the intent that the land be used for a public purpose for the benefit of the Balingup Community. The land is 1745m² in area, has constructed road frontage and contains no remnant vegetation.

The current "Residential" zoning limits the potential use of the land for civic or community purposes.

The Shire has been approached by an aged care provider to provide affordable aged housing on the land. The proposal is to reflect that of the adjoining property (Lot 267 Jayes Road, Balingup).

Lot 267 is 1215m² in area and reserved "Public Purpose CI". It contains three aged care units. These units provide opportunity for aged residents to live independently in the community. The facilities have been operating successfully.

This proposed change is to allow the Shire to consider a similar 3 or 4 unit development on Lot 20 Spencer Street, Balingup. However, if this development does not proceed, the zoning of the land will enable Council to develop other community purpose focused developments on the site to benefit and serve the Balingup community.

2.0 PLANNING CONTEXT

The proposal to zone the land "Special Use" is consistent with the established planning principles and framework for the locality. It also reflects the Shire's aspirations as articulated in its 10 plus year strategic plan. The following section will provide a short summary of the planning and strategic framework.

2.1 Strategic Community Plan 2013

The Shire's Strategic Community Plan contains four objectives. Two relevant objectives are:

"Objective 3 a healthy, safe and inclusive community enjoying a high quality of life".

"Objective 4 a progressive, actively engaged community working in partnership to achieve our aspirations".

To achieve this objective there are a number of outcomes as follows:

"outcome 3.1 Improve and increase the range of aged care and disability services, facilities and housing"

"Outcome 3.10 The community has access to appropriate services and facilities to enhance their health and well-being.

"Outcome 4.5 Continue to provide quality local government services and facilities."

The intent to re-zone this land will assist Council in achieving these outcomes by enabling the site to be used and developed for community or civic purposes.

2.2 Age Friendly Community Study 2014

The Shire of Donnybrook-Balingup has a relatively aged population compared to the rest of the State. It has a median age of 44.5 years compared to 36.2 for Western Australia.

Further, the Balingup community has a higher concentration of aged residents compared to the rest of the Shire.

The Shire commissioned an Aged Friendly Community Study in 2014 with assistance from the South West Development Commission. One of the key findings of this study was that the aged housing models currently provided now may not suit future seniors who love the rural lifestyle.

Feedback provided during the study emphasised the desire to grow old and remain in their town and community.

The proposal will provide potential for the site to developed in the future for aged persons accommodation or some other civic use for the benefit of the local community.

2.3 Local Planning Strategy 2014 (Strategy)

The Vision of the Strategy is to:

"Support thriving, strong and sustainable communities utilising and consolidating existing towns and services...."

The aims of the strategy include:

- Providing neighbourhoods with housing choice and variety with a community identity and high levels of amenity;
- Encouraging, directing and controlling quality and orderly development to promote and protect the health, safety, and general economic and social well-being of the community, and the amenity of the area.

This proposal is consistent with the vision and aims of the strategy. The re-zoning of Lot 20 Spencer Street, Balingup will assist the Shire in meeting the vision and aims of the Strategy.

3.0 SITE CONTEXT

The site is ideally located to accommodate aged housing or some other civic or community facility. The site abuts "the Village Green" which is a large recreational park at the centre of town. It is also in easy walking distance to the general store and main-street of Balingup. The site abuts an existing aged accommodation unit site.

4.0 LAND CAPABILITY

A site investigation has been undertaken by the Shires Principal Environmental Health Officer. The investigation included taking soil samples and analysing the functioning of the existing facility on the adjoining property.

Based on over 20 years professional experience, gained by on site assessing and investigation of thousands of septic system applications, it was concluded that the site is more than suitable for accommodating 4 aged persons units.

It was also noted that the on-site effluent disposal for the adjoining three units has been in place since 2006. This system has inverted leach drains and is functioning in good order.

5.0 CONCLUSION

The proposed change to the Scheme Map will enable the future development of the site for community and/or civic purposes. It also provides scope for Council to consider using the site for aged persons units.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

*[Shire of Donnybrook – Balingup Local Planning Scheme No.7
Amendment Number 7*

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

1. Amending the Scheme Map by rezoning Lot 20 Spencer Street, Balingup "from "Residential R10" to Special Use 5"
2. Amending Schedule 5 Special Use by inserting the following

Zone Identification	Permitted Uses	Conditions of Use
SU5 Lot 20 Spencer Street, Balingup	As per the Residential zone with the following land uses being permitted (A) use: <ul style="list-style-type: none"> • Aged Persons Accommodation (maximum 4 dwellings) 	The disposal of on-site effluent is to be provided to the requirements of and satisfaction of the local government and Department of Health prior to commencement operations.

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Donnybrook-Balingup at the Ordinary Council Meeting of the Council held on the ___ day of _____, 2016.

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Donnybrook – Balingup] at the [NAME] Meeting of the Council held on the ___ day of _____, 2016.

.....

MAYOR/SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for approval by resolution of the Shire of Donnybrook-Balingup at the Ordinary] Meeting of the Council held on the _____ day of _____, 201__ and the Common Seal of the Shire of Donnybrook-Balingup was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

MAYOR/SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

.....

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

DATE.....

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....

SHIRE OF DONNYBROOK-BALINGUP

LOCAL PLANNING SCHEME No. 7

Amendment No. 7



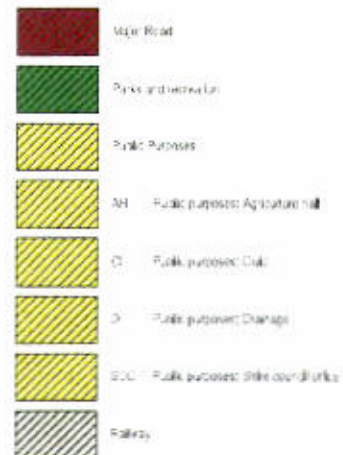
EXISTING ZONING



PROPOSED ZONING

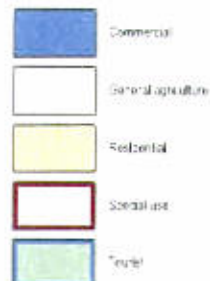
LOCAL SCHEME RESERVES

(SEE SCHEME TEXT FOR ADDITIONAL INFORMATION)



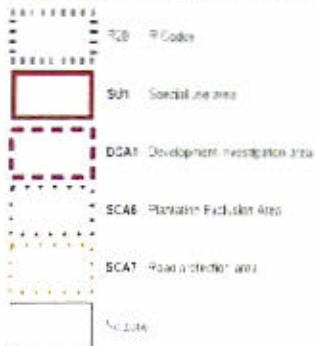
LOCAL SCHEME ZONES

(SEE SCHEME TEXT FOR ADDITIONAL INFORMATION)



OTHER CATEGORIES

(SEE SCHEME TEXT FOR ADDITIONAL INFORMATION)



1:25000 (2011)