



## **CITY OF KARRATHA**

# **LOCAL PLANNING SCHEME NO.8 AMENDMENT NO. 56**

RESOLVED that the local government, pursuant of section 75 of the Planning & Development Act 2005, amend the above local planning scheme by:

1. Rezoning -

- (i) Portions of Lot 637 Millstream Road, Lot 638 Nairn Street (Reserve 32335), Lot 503 (Reserve 32335), and Lot 680 (Reserve 32335) Bulgarra from 'Parks, Recreation and Drainage' reserve to 'Residential R20' zone and 'Local roads' reserve;
- (ii) Lot 348 Nairn Street Bulgarra (Reserve 33024) from 'Public Purpose – Community' to the 'Parks, Recreation and Drainage' reserve; and
- (iii) Lot 1544 (SN5) Finnerty Street, Bulgarra from 'Public Purpose – Community' to the 'Residential R20' zone.

Amend the Scheme Map accordingly.

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

- (i) It is generally consistent with the objectives of the relevant zone or reserve;
- (ii) It is generally consistent with a local planning strategy that has been endorsed by WAPC;
- (iii) It does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area; and
- (iv) the amendment is not a complex or basic amendment.

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF KARRATHA

LOCAL PLANNING SCHEME NO.8

AMENDMENT NO. 56

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Amend the Scheme Map accordingly.

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- (i) It is generally consistent with the objectives of the relevant zone or reserve;
- (ii) It is generally consistent with a local planning strategy that has been endorsed by WAPC;
- (iii) It does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area; and
- (iv) the amendment is not a complex or basic amendment.

Dated this day of

2021

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(Chief Executive Officer)

# **SCHEME AMENDMENT REPORT**

# 1. Introduction

Amendment No. 56 to City of Karratha Local Planning Scheme No.8 ('LPS8') has been prepared for the purpose of rezoning:

- (i) Portions of Lot 637 Millstream Road, Lot 638 Nairn Street (Reserve 32335), Lot 503 (Reserve 32335), and Lot 680 (Reserve 32335) Bulgarra from 'Parks, Recreation and Drainage' reserve to 'Residential R20' zone and 'Local roads' reserve;
- (ii) Lot 348 Nairn Street Bulgarra (Reserve 33024) from 'Public Purpose – Community' to the 'Parks, Recreation and Drainage' reserve; and
- (iii) Lot 1544 (SN5) Finnerty Street, Bulgarra from 'Public Purpose – Community' to the 'Residential R20' zone

The Scheme Maps are to be amended accordingly, refer to Scheme Amendment Map. The locality is commonly known as the Shakespeare Precinct and the recreation, open space and drainage systems in the locality were created as part of the subdivision process during the 1970's.

Although identified in the City's recently endorsed Local Planning Strategy (LPS) 2021, for infill residential development as part of Karratha's Lazy Lands Project, there is currently no detailed development plan for the Precinct including Shakespeare Park. Furthermore, current zoning of the land in the City's Local Planning Scheme (LPS No. 8) does not currently allow for infill residential development. In response, Hames Sharley has prepared on behalf of the City, a concept plan for the Shakespeare Precinct as a result of recent stakeholder and community engagement. This Amendment is to facilitate the implementation of the concept plan which includes the creation of 4 new infill residential development sites, servicing local roads with the balance of the land being retained under the prevailing 'Parks, Recreation and Drainage' reserve. The City wishes to progress this amendment which is a key proposal in its recently endorsed LPS to provide infill residential land supply within close proximity to the city centre, facilitating greater east/west connectivity and upgraded public open space within the precinct.

The proposed amendment to LPS No.8 whilst making appropriate zoning/reservation changes to LPS No. 8 does not set out the revised lot configuration provided by the concept plan or include additional supporting technical reports and studies. It is intended that an accompanying subdivision application(s) will facilitate the creation of the residential development sites, excising the land from the existing reserves for future residential development and trigger the need for accompanying studies and supporting information. The accompanying subdivision application would need to conform with the requirements of the [WAPC Regs Form 1a](#).

The City considers there is a need for an up to date planning framework that enables appropriate development in the Shakespeare Precinct. It is expected that this framework will also provide a basis for detailed design and construction of new improved local road network and active transport connections and improvements to the reconfigured Parks, Recreation Drainage Reserve, Shakespeare Park. Refer Appendix A – Concept Plan,



## 2. Description of Amendment Area

### 2.1. Location

The subject land is located in the City of Karratha local government area in the suburb of Bulgarra, approximately two kilometres east of the Karratha city centre. The land is commonly referred to as the Shakespeare Precinct. The locality is characterised by single residential development (R20) with prevailing lot sizes ranging from 650m<sup>2</sup> to 1000m<sup>2</sup>, serviced by series of local road cul-de-sacs (namely Nairn, Shakespeare, Grant and Finnerty Streets) fronting the central Shakespeare Park and bisected by north-south park and open drainage spines. The local road network connects to Millstream Road to the south and Bayview Road to the north. There has been recent infill residential development (R40) on development sites on Nairn Street, Padbury Way and Lockyer Street. Figure 1 shows the location of the subject site in the context of the Karratha City Centre.



## **2.2. Land Ownership and Existing Land Use**

The subject land comprises the following landholdings:

- Lot 638 Nairn Street, Bulgarra, C/Title Ref LR3161/569;
- Lot 637 Millstream Road, Bulgarra C/Title Ref LR3161/568
- Lot 503 Bulgarra, C/Title Ref LR3164/141;
- Lot 680 Bulgarra, C/Title Ref LR3161/572; and
- Lot 348 (SN70) Nairn Street, Bulgarra C/Title Ref LR3014/169;
- Lot 1544 (SN5) Finnerty Street, Bulgarra C/Title Ref 1482/418.

Lots 503, 637, 638, and 680 are all a part of Crown Reserve 32335. This is a Reserve under Management Order to the City of Karratha for the purpose of 'Parklands, Recreation, Drainage and Public Infrastructure'. The land contains undeveloped remnant vegetation, comprising in part the Shakespeare Park with unformalised walk trails and open drainage swale function. These landholdings are shown in the LPS No. 8 as 'Parks, Recreation and Drainage' reserve.

Lot 348 (SN.70) Nairn Street, Bulgarra (2023m<sup>2</sup>) contains a Scout Hall building and is Reserve 33024 under Management Order to the City of Karratha for the purpose of 'Hall Site Boy Scouts and Girl Guides and Monitoring Station'. This lot is shown in LPS No. 8 as 'Local Scheme Reserve: Public Purposes: Community'.

Lot 1544 (SN5) Finnerty Street, Bulgarra (3621m<sup>2</sup>) contains a single residential dwelling and is a Crown Grant in trust to the Baptist Union (Church) WA. This lot is shown in LPS No. 8 as 'Local Scheme Reserve: Public Purposes: Community'.

The Amendment is to facilitate the staged development of the subject land and is subject to further consultation and tenure/management arrangements being resolved in relation to Lots 348 and 1544.

## **3. Planning Background**

### **3.1 Karratha Lazy Lands Project**

The recreation, open space and drainage systems in the Bulgarra locality were created as part of the subdivision process during the 1970's. At this time the land was considered to provide sufficient open space for the suburb and to accommodate the anticipated drainage needs for the locality. The land was vested to the State Government (Crown Land) with a management order to the City for parks and recreation and drainage purposes.

In 2011, the Department of Primary Industries and Regional Development (formerly Department of Regional Development and Lands) and the City identified 61 parcels of undeveloped Crown land reserved for parks, recreation and drainage in the local scheme, that subject to further investigation, could have potential for residential development. Collectively these land parcels were named as 'Lazy Lands'. The subject land, the Shakespeare Precinct, is one of the Lazy Land parcels in Bulgarra which was identified into have development potential. A map of the Bulgarra Lazy Lands is shown in Figure 2.





## 4. Site Context

### 4.1. Transport, Traffic & Access

The subject land is serviced by existing local roads Nairn, Grant, Shakespeare and Finnerty Streets which are under the control of the City of Karratha. These local roads access Millstream Road to the south and Bayview Road to the north which provide direct access to Karratha city centre. With a total 41 residential lots proposed it is considered that the local road network will be able to adequately handle any additional vehicle movements and this matter can be considered in greater detail at the Application for Subdivision approval stage. As part of the Concept Plan (refer Appendix 1) it is proposed that additional servicing local road connections will be created to provide greater connectivity to the existing road network, particularly in an east/west direction. This is in alignment with the City's Karratha Revitalisation Strategy (which is a Council endorsed document).

### 4.2. Environmental

#### Vegetation, Fauna, Landform & Soils

The subject land has some mature trees with low growing scrub grassland consistent with the majority of the subject land's current designation as a parks, recreation (passive) and drainage reserve. As there is limited vegetation it is highly unlikely that there will be any significant flora and fauna habitat within the site. The site generally falls toward the ocean at approximately 1:50 (essentially it is fairly flat) which makes this suitable for housing and recreation activities. As this area is generally high enough to avoid flooding for most of the area, higher value amenity and activities could be installed here with limited risk.

A desktop assessment to determine the presence of Acid Sulphate Soils (ASS) indicates that there is an unlikely possibility of ASS affecting the subject site,

#### Hydrology and Water Management

There are no hydrological constraints impacting the use of the site as proposed by the scheme amendment. The subject land is located outside 1:100 storm surge contour. No other special control areas or buffers apply to the subject land.

#### Site Contamination

The subject land is not listed in the Department of Water and Environment Regulation (DWER) Contaminated Sites Database and given the historical use of the site is unlikely to be contaminated.

#### Aboriginal Heritage

According to the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Inquiry System, the subject land is not affected by any registered aboriginal heritage sites.

### European Heritage

A search of the State Heritage Office's Register of Heritage Places (inHerit) has confirmed that the subject land is not considered to be of European heritage significance.

### Bushfire Management

The southern portion of Lot 637 Millstream Road, Bulgarra, Reserve 32335 (fronting Millstream Road) is shown as located within a bushfire prone area according to a search of the Department of Fire and Emergency Services (DFES) Map of Bush Fire Prone Areas. This classification is due to the site's proximity to the vegetation south of Millstream Road.

In accordance with the requirements of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*, and the *Guidelines for Planning in Bushfire Prone Areas* a Bushfire Attack Level Assessment has been prepared on behalf of the City for the Shakespeare Precinct (January 2021). The Report designates part of the precinct as having a BAL-FZ rating due to existing grassland, however, this is a pre-development assessment. It can be reasonably assumed that once development occurs, clearing of this vegetation and enhancement of remaining public open space will contribute to mitigating this bushfire risk.

Having regard to the minor extent of the affected area within the amendment areas and that the proposed concept plan will facilitate improved east/west local road connection (egress) in the locality, it is considered appropriate to address any issues associated with bushfire management at the Application for Subdivision approval stage.

### **4.3. Infrastructure & Services**

The subject land with proposed infill residential development has access to all necessary urban (residential) services, including sewer, water and power. Servicing matters can be considered in greater detail at the Application for Subdivision approval stage.

On Lot 348 Nairn Street, Bulgarra, (2023m<sup>2</sup>) there is an existing Scout Hall on the site which is leased to Site Boy Scouts and Girl Guides. Lot 1544 (SN5) Finnerty Street, Bulgarra (3621m<sup>2</sup>) contains a single residential dwelling and is a Crown Grant in trust to the Baptist Union (Church) WA.

## 5. Planning Considerations

### 5.1. State Planning

#### Pilbara Regional Planning & Infrastructure Framework (2012)

The Pilbara Planning and Infrastructure Framework (PPIF), prepared by the WAPC, details a settlement-focused regional development approach for the Pilbara. The PPIF has been developed under the WAPC State Planning Strategy as a regional strategy. It provides a basis for local planning strategies and schemes over the next 25 years. It contains detailed planning for higher order Pilbara Region settlements, including Karratha. The PPIF provides guidance for how the City of Karratha fits into the Pilbara Region, and how this role can be expected to evolve, particularly with the development of Karratha into a regional city servicing the West Pilbara Region.

#### Karratha Land Supply Assessment (2020)

The Karratha Land Supply Assessment, prepared by the WAPC, provides information on the availability of land supply for future residential, industrial, and commercial uses. It also identifies the planning and infrastructure coordination needed to meet demand, based on the status of major projects, and current and anticipated lot creation activity. The document provides valuable information around key issues constraining growth of Karratha, which has informed the recently endorsed LPS.

#### Pilbara Housing & Land Snapshot (October 2019)

The Pilbara Housing and Land Snapshot is an overview of data presented by the Pilbara Development Commission. Produced quarterly, it details figures relating to key areas of:

- Advertised residential and commercial properties for rent and sale;
- Land for sale;
- Average house settlement prices;
- Government public housing; and
- Development proposals.

This document has informed the City's planning to enable future growth and development as set out in endorsed LPS which supports the Shakespeare Lazy Lands Project.

#### State Planning Policy 3.7 (SPP 3.7) – Planning in Bushfire Prone Areas

SPP 3.7 seeks to reduce the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other planning decisions proposed in bush-fire prone areas. The SPP is supplemented by *Guidelines for Planning in Bushfire Prone Areas* version 1.3 that assist interpretation and provide advice on how bushfire risk is to be addressed when designing or assessing a proposal within a bush-fire prone area. The City's LPS

supports and seeks to implement the policy measures and requirements of SPP 3.7. A LPS priority is the preparation of regional Bushfire Hazard Mapping by the Department of Fire and Emergency Services.

## **5.2. Local Planning**

### City of Karratha Local Planning Strategy 2021

The City's Local Planning Strategy (LPS) was recently endorsed by the Western Australian Planning Commission (WAPC) on 2 February 2021. The LPS sets out as one of its goals the *"Efficient and effective land and residential development to accommodate future growth"* with accompanying objectives:

- *To identify a settlement strategy to meet the needs for a population of 26,045 by 2031, whilst allowing for and considering an ultimate population of over 50,000; and*
- *To provide appropriate Pilbara housing options to accommodate a range of demographic groups.*

The LPS states that the short-term focus is to ensure infrastructure and residential land supply is in place to support the population at 2031. The long-term focus is to ensure an adequate supply of Urban Expansion land in addition to reserves of Development Investigation Areas for future consideration. The Strategy encourages development within existing residential areas in recognition of the efficiencies associated with infill development, servicing and benefits to local communities.

The proposed amendment facilitates a key deliverable identified in the LPS which identified parcels of surplus land reserved for parks, recreation and drainage. An increased understanding of coastal processes and flood risk has confirmed these landholdings are either not subject to flooding or can be designed to mitigate flooding. Accordingly, the surplus open space is proposed for residential infill development to assist in increasing dwelling supply for Karratha in the short-term.

### Karratha Revitalisation Strategy (2016)

In October 2016 the City adopted the Karratha Revitalisation Strategy (KRS). The KRS aims to identify opportunities and key actions required to improve the liveability of the suburbs of Pegs Creek, Millars Well and Bulgarra, as Karratha grows towards its goals of becoming a Pilbara City. The objectives of the KRS are:

- Provide the opportunity to develop additional dwellings of sufficient diversity to meet future housing demand. This housing will need to reflect the local climate and contribute to enhanced liveability;
- Provide a better-connected movement network that reduces travel distances and improves safety for residents irrespective of how they travel;
- Provide an East/West green link through Bulgarra to assist with connectivity across Karratha.
- Develop a hierarchy of parks and connected spaces with high quality facilities that are within reasonable, safe and pleasant walking distance of all dwellings; and
- Enhance the local character and amenity of streetscapes and swales to improve liveability and community pride.

The revitalisation works identified involve a variety of actions to be undertaken by a range of bodies and people, including landowners, the City of Karratha, other government agencies and the community. Its implementation, however, will ensure that future individual developments (Greenfield and infill sites), redevelopment and improvements are guided by a longer-term strategic vision, consistent with the intent of the KCN and the adopted LPS.

### City of Karratha Local Planning Scheme No.8

Under the provisions of Local Planning Scheme No.8 (LPS8) the subject land is currently reserved for 'Parks, Recreation and Drainage' and 'Public Purposes - Community'.

An extract (Shown at Figure 4) from LPS8 shows the location of the subject land. The proposal is to, as shown on the proposed Town Planning Scheme Amendment Plan included in this report. It is noted that LPS No.8 is currently being reviewed and a new scheme is being prepared. Any further refinements to the Concept plan may be addressed as part of the Scheme review process.

#### Zones and Reserves;

The subject land 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.*
- (j) *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 Policies - DP19 – Storm Surge Risk

The only Local Planning Policy adopted by the City and relevant to Amendment No.56 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 100-year storm surge event.



## **6. Planning Justification**

### **6.1. Shakespeare Precinct Design Process**

To assist the City in developing a concept for the Shakespeare Precinct, Hames Sharley and UDLA were engaged to provide design services, and Shape Urban to assist with community and stakeholder engagement. To inform preparation of the concept plan, engagement with the community was undertaken through four different channels:

1. Survey
2. Online mapping tool
3. Community workshop
4. Stakeholder meetings

The online survey and mapping tool highlighted that there were some concerns about what future development could look like, as such there was a general preference that open space and recreation should remain a major feature of the space.

Following online engagement, two workshops were held on site at the Scouts Hall. In total, 27 attendees participated as the topics of open space, infill development, and movement and access were interrogated. The outcomes of this process can be summarised as follows:

- Housing could be supported in certain locations where it did not compromise the central open space. Any housing provided should also ensure that it is at a density commensurate to existing development;
- Enhanced public open space with opportunities for play areas, BBQs and other amenities was desired;
- Opportunities to enhance quality of landscape through revegetation is also desired; and
- There were concerns about creating new road connections and the impact they could have on traffic, as such any connections to ensure they are traffic calmed and support slow, local movements.

In response to the engagement process, a Concept Plan was prepared for the Shakespeare Precinct. This is summarised below and a copy of the plan is provided in Appendix A.

### **6.2. Shakespeare Precinct Concept Plan**

This Amendment is to facilitate the implementation of the Shakespeare Precinct Concept Plan, which seeks to provide a sensitive infill response which has had consideration for how best to balance housing, open space, and access.

The Concept Plan includes the following:

- *Proposed enhanced public open space and reconfigured East- West 'Green Spine'*
  - The central portion of the Shakespeare Park Reserve is largely retained, allowing for the retention of the majority of existing mature trees which exist on the site. At approximately 3.5ha, Shakespeare Park will be one of Karratha's largest.
  - The redeveloped park has the capacity to include 0.65ha of developed Public Open Space (i.e. adventure play areas, shade structures, kick-a-bout space) to enhance the amenity provided within the parkland. This is balanced by revegetation, and new planting which will enhance ecological functions.
  - The park will also include a reconfigured east-west link, that aligns with the Viveash Way / Wellard Way extension ensuring a defined pedestrian and cyclists link into the City Centre is retained. Associated infrastructure such as pathways, enhanced lighting and on street parking will also be provided (though subject to detailed landscape design).
- *Infill residential development sites*
  - New development is typically provided on the periphery of the site, to enable retention of the large, central and flexible open space described above.
  - In total the Concept Plan allows for a residential yield of approximately 46 lots, delivered primarily through standard single lots or 'four pack' lots. Lots typically range from 615m<sup>2</sup> to 1,000m<sup>2</sup> in keeping with existing development patterns (as recommended by the community).
  - Passive surveillance of the park is a key consideration, as such the interface of new development will need to carefully consider how this can be optimised. It is expected that Local Development Plans will be prepared to support future subdivision.
- *Greater movement connectivity*
  - To enhance connectivity within the Shakespeare Precinct three new road connections are proposed. The primary connection is Wellard Way extended eastward connecting to Viveash Way / Lockyer Street. The intent of this new road is to enhance east-west movement as proposed in the KRS. Traffic calming and greenery ensure an attractive street environment that continues to support safe pedestrian and cyclist movement.
  - Two north-south road connections are also provided, between Nairn Street / Viveash Way and Shakespeare Street / Viveash Way.

This proposed amendment to LPS No.8 whilst making appropriate zoning/reservation changes to LPS No. 8 to facilitate the concept plan, it does not set out the revised lot configuration provided by the concept plan or include additional supporting technical reports and studies. It is intended that an accompanying subdivision application(s) will facilitate the creation of the residential development sites, excising the land from the existing reserves for future residential development and trigger the need for accompanying studies and supporting information.

### **6.3. Planning Justification**

Amendment No.56 is considered acceptable for the following reasons:

- The subject land is based on a concept plan which seeks to balance infill with retention / protection of existing open space;
- The proposed residential coding accords with the prevailing coding in the Bulgarra locality, which was a key outcome of the engagement process;
- The subject land is in close proximity to Karratha city centre and within a short walk to various community facilities and services, including two primary schools;
- The subject land is orientated to the proposed reconfigured linear open space network will facilitate enhanced amenity and management of the parkland system;
- Amendment No.56 will facilitate coordinated infill residential development in the Shakespeare Precinct consistent with the LPS8 Objectives for the Karratha Precinct;
- The Shakespeare Precinct is identified for infill urban development in the recently endorse LPS and will fulfilling the Strategy's goal of accommodating short-term population growth in the centre of Karratha;
- The subject land 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
- The subject land is able to be serviced with sewerage, water and power.

### **6.4. Amendment type**

Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015, (the Regulations)* sets out the various types of amendments. This Amendment is considered a standard amendment under *the Regulations* for the following reason(s):

- (i) It is generally consistent with the objectives of the relevant zone or reserve;
- (ii) It is generally consistent with a local planning strategy that has been endorsed by WAPC;
- (iii) It does not result in any significant environmental, social, economic or governance impacts on land in the Scheme area; and
- (iv) the amendment is not a complex or basic amendment.

## **APPENDIX A – CONCEPT PLAN**



# SHAKESPEARE PRECINCT CONCEPT PLAN

- 1 New housing opportunities off Finnerty Street. 20 'four pack' lots possible. Local Development Plan required to control park interface. Lots are all >700m<sup>2</sup> in keeping with surrounding density.
- 2 Wellard Way extended eastward connecting to Viveash Way / Lockyer Street. Nairn Street extended southward. These improved vehicle links provide connectivity in line with the Karratha Revitalisation Strategy. Design of roads to ensure safe movement for pedestrians, with traffic calming and generous shaded footpaths to create a defined east-west link for all modes.
- 3 New housing development opportunities allow positive interface with new street (instead of existing blank fences). 4 lots ranging between 670m<sup>2</sup> and 920m<sup>2</sup>.
- 4 New housing opportunities between existing residential cells. 14 lots provided with varied sizes ranging from 620m<sup>2</sup> - 1,000m<sup>2</sup>. Treatment of southern park interface to ensure adequate passive surveillance.
- 5 New connection between Viveash Way and Shakespeare Street, opportunity for 8 lots with sizes ranging from 615m<sup>2</sup> - 755m<sup>2</sup>. On-street parking for park possible.
- 6 Central public open space largely retained with existing trees and opportunities for revegetation possible. Species selected will handle harsh dry environment and have a broad dense canopy.
- 7 New public open space amenities like all ages nature/ adventure play areas, shade structures, kick-a-bout space are provided to improve useability and functionality of open space.
- 8 On-street parking provided on Nairn / Shakespeare Streets and Viveash Way to service the park. This will also assist with traffic calming by promoting slower vehicle speeds.
- 9 Existing mature trees and Scout Hall retained (until future relocation agreed).

Total Yield	46 Lots
Developed POS	0.65 ha
Revegetation / Planting	2.85 ha



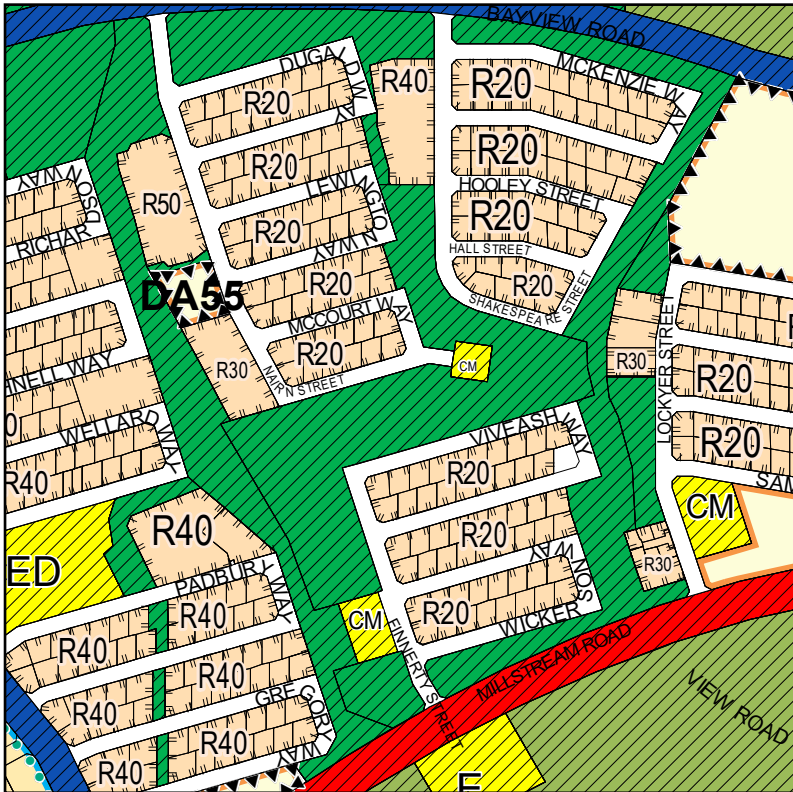


## **APPENDIX B – SCHEME AMENDMENT MAP**

# CITY OF KARRATHA

## Local Planning Scheme No. 8

### Amendment No. 56

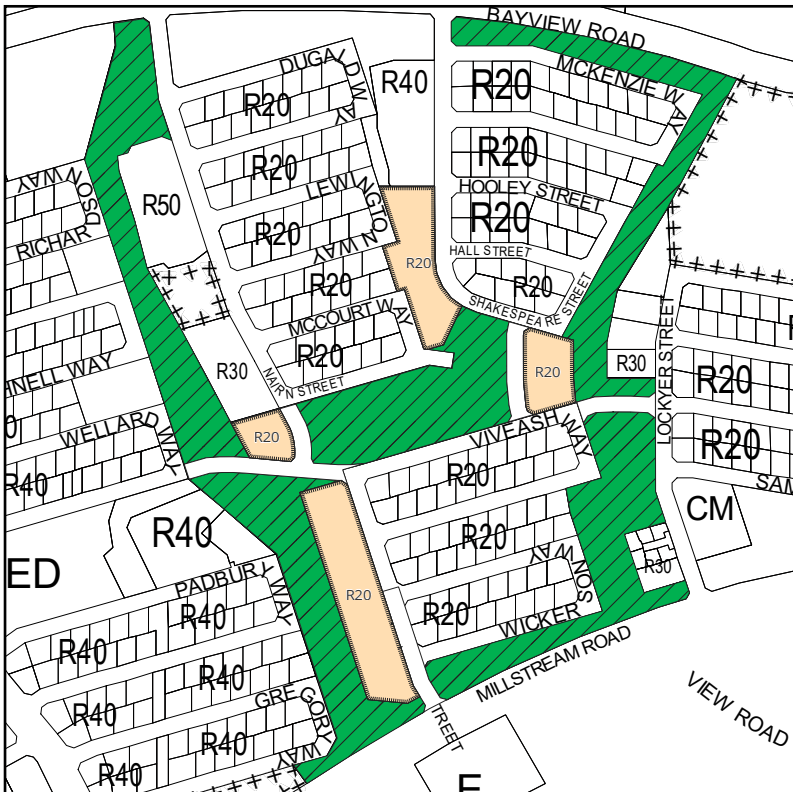
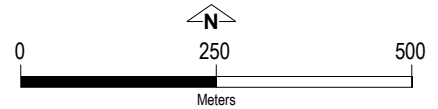


Existing Zoning

#### LEGEND

- LOCAL SCHEME RESERVES**
- Conservation Recreation and Natural Landscapes
  - District Roads
  - Local Roads
  - Parks, Recreation and Drainage
  - State and Regional Roads
  - Public Purposes: Community
  - Public Purposes: Education
  - Public Purposes: Energy
- LOCAL SCHEME ZONES**
- City Centre
  - Residential
  - Urban Development

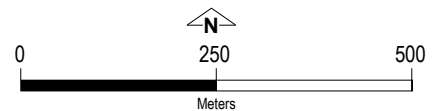
- OTHER CATEGORIES**
- R20 R Codes
  - P2 City Centre Precinct - Commercial
  - DA1 Structure Plan Areas



Proposed Zoning

#### LEGEND

- LOCAL SCHEME RESERVES**
- Parks, Recreation and Drainage
- LOCAL SCHEME ZONES**
- Residential
- OTHER CATEGORIES**
- R20 R Codes



### **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 13<sup>th</sup> day of December 2021.

\_\_\_\_\_  
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 13<sup>th</sup> day of December 2021.

\_\_\_\_\_  
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 \_\_\_\_\_ and the Common Seal of the City of Karratha was here unto 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