

[INSERT SHIRE LOGO]

Shire of Trayning
Local Planning Scheme No. 1

Amendment No. 3

*Rezoning Lot 340 Coronation Street, Trayning from Public Purposes Civic and Cultural to
Residential*

Planning and Development Act 2005

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

***Shire of Trayning Local Planning Scheme No. 1
Amendment No. 3***

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 340 Coronation Street, Trayning from Public Purposes Civic and Cultural to Residential**

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

- 1. The amendment is consistent with the endorsed Shire of Trayning Local Planning Strategy; and**
- 2. The amendment would have minimal impact on land in the scheme area not the subject of the amendment.**

Dated this _____ day of _____ 20____

(Chief Executive Officer)

AMENDMENT REPORT**1.0 INTRODUCTION**

This standard amendment proposes to rezone Lot 340 Coronation Street, Trayning (subject site) from the Public Purposes Civic and Cultural reserve to the Residential zone. The subject site is currently occupied by a disused church and rezoning would provide the opportunity for the building to be used for residential purposes.

2.0 BACKGROUND**Location**

The subject site is located on the south-eastern corner of the intersection of Coronation Street and Mary Street within the townsite of Trayning in the Shire of Trayning (shire).

Site Area

The subject site is 914.4m².

Ownership

The subject site is privately owned by H L Croke. The subject site was formerly owned by the Shire of Trayning (in freehold) and before that, the Perth Diocesan Trustees until 2010.

Current & Surrounding Land uses

The subject site is currently reserved as Public Purpose Civic and Cultural.

The subject site is developed with a church, which is the former All Saints Anglican Church. The church was built in 1926 and is listed on the State Register of Heritage Places (Place No. 17596). According to the register entry, the church is a single storey masonry, asbestos, cement and corrugated iron Church with influences of Federation Carpenter Gothic style, typical of other rural churches constructed in the 1920s¹. There is also a gatehouse at the street corner.

The building has not been used as a church since 2010(??) when the Diocese sold the land and has been vacant since.

The adjacent land to the west, north-east, east and south is zoned Residential R10/30 and is occupied by single storey single and grouped dwellings, with some vacant land. Land to the north and north-west is zoned Commercial R10/50 and is occupied by single storey commercial development and vacant land.

The nearest local open space is 100m to the south, comprising bushland which forms a buffer between the townsite and farmland.

¹ Heritage Council of Western Australia, *Register of Heritage Places All Saints Anglican Church, Trayning*, 2010. Available: <https://inherit.dplh.wa.gov.au/Admin/api/file/2313fabd-51de-e104-c44b-839915cc581d>

Physical Characteristics

The subject site is rectangular, oriented east-west and is generally flat. Mature trees surround the church building. The northern verge contains four mature trees.

Infrastructure

The subject site is connected to overhead electricity and water mains. The townsite of Trayning contains no reticulate sewer or gas connection.

Coronation Street and Mary Street are local roads and are access roads in the Main Roads hierarchy. There is no formal vehicle crossover to either street, however a gate on the northern boundary provides vehicle access into the subject site.

Mary Street connects to Railway Street (known as Nungarin-Wyalkatchem Road outside the townsite) which is a Primary Distributor under the control of Main Roads. Coronation Street connects to Twine Street (known as Bencubbin-Kellerberrin Road outside the townsite) which is a Regional Distributor under control of the Shire.

3.0 LOCAL PLANNING CONTEXT

State & Regional Planning Context

Wheatbelt Regional Planning and Infrastructure Framework

The *Wheatbelt Regional Planning and Infrastructure Framework* (2015) (WRPIF) is applicable to the shire. The shire is located within the Commission Central East sub-region of the Wheatbelt.

The WRPIF outlines the challenges regarding construction of new housing in the Wheatbelt and the changing demographics towards one and two person households. This proposal provides the opportunity to repurpose an existing vacant building for housing and is therefore consistent with the WRPIF.

SPP 3 Urban Growth and Settlement

The proposal is consistent with SPP 3 as it provides the opportunity for housing within an established townsite.

SPP 3.5 Historic Heritage Conservation

The existing building has been vacant for some time. Enabling the state heritage listed building to be repurposed is likely to ensure it is preserved and maintained into the future.

SPP 5.4 Road and Rail Noise

Whilst the subject site is within the SPP 5.4 200m trigger distance for an 'other significant freight route', being Railway Street, a preliminary noise exposure forecast shows that the site is set back far enough to be exposed to acceptable levels of noise in accordance with Table 2 of the SPP 5.4 Implementation Guidelines.

SPP 7.3 Residential Design Codes (R-Codes)

The R-Codes will be applicable to future residential development in accordance with cl. 5.2.2 of LPS1. No specific density coding is proposed. Cl. 5.3(e) prevents the local government from approving development with a density exceeding R10 in the absence of an appropriate sewage disposal system, meaning only a single house would be possible given the site area of 914m².

DCP 2.2 Residential Subdivision

Rezoning the subject site to the Residential zone has the effect of creating a new residential lot. The lot is generally consistent with the requirements of DCP 2.2 with the exception of servicing requirements for sewerage disposal (discussed below).

Government Sewerage Policy (GSP)

The townsite of Trayning lacks a reticulated sewer and therefore all sewerage must be disposed of on site. The subject site is not in a sewerage sensitive area. The GSP requires a minimum and average lot size requirement of 950m² and 1000m² for wastewater disposal. The rezoning results in a residential lot smaller than the minimum at 914m². The street block achieves the average lot size at 1012m².

The existing land use is not subject to requirements of the GSP and on-site wastewater disposal could be installed at any time. Given this and the minor variation to minimum lot size, relying on on-site wastewater disposal for proposed residential use is acceptable.

Local Planning Strategy

The local planning strategy (strategy) contains objectives, strategies and actions in section 5 that seek to ensure adequate land supply is provided for additional housing, located in existing townsites, with a range of lot sizes cater to different needs.

The strategy aims to recognised and protect heritage sites and buildings.

The subject site is shown as a church site in the Trayning Townsite Strategy Plan section of the strategy, however the strategy also acknowledges this is based on existing land uses. Section 7.2 of the Strategy outlines that new opportunities may arise resulting from factors such as changing community needs and aspirations. The strategy also outlines that existing public purpose sites should be examined for multiple use.

Local Planning Policies

The shire has no local planning policies.

4.0 PROPOSAL

Detailed description of the amendment

The proposal is to rezone the subject site from the Public Purposes Civic and Cultural reserve to the Residential zone. This will facilitate a change of use of the existing state heritage listed building on the subject site.

Planning Justification

The proposal is consistent with the objectives, strategies and actions of section 5.4 Land Supply as the proposal will provide an opportunity for additional housing within a 'key townsite' (Trayning). Whilst the subject site was previously used for a public/cultural purpose, it has not been for some time and changing the zoning will allow for other uses of the subject site, including for housing.

The proposal is consistent with the objectives, strategies and actions of section 5.5 Heritage (sites and other areas) as the proposal will enable a disused state heritage listed building to be repurposed which is likely to ensure it is preserved and maintained into the future.

Given the closure of the church and disposal of the subject site by the Diocese, the community no longer requires a church in this location. The Shire has undertaken an expression of interest process to find alternative uses for the subject site, which identified housing as the best use. As identified in the Trayning Townsite Strategy Plan, Residential section, the cost of providing new land for housing outprices the land price – likely to be worse in 2024 than when the Strategy was prepared. This proposal provides additional land for housing at no cost and is therefore consistent the Strategy Plan.

The current reserve does not allow the building to be used for residential purposes as it would be inconsistent with the objectives of the reserve. Further, a zone is more appropriate for privately owned land than a reserve. The Residential zone has a wider scope of permitted and discretionary land uses than the reserve and the current land use remains a discretionary land use in the Residential Zone.

The closure of the church and disposal of the subject site by the Diocese (in 2010) provides an appropriate juncture to reconsider the future use of the building and the subject site and therefore whether the reserve remains appropriate.

The Residential zone is consistent with directly adjacent land and land to the west across Mary Street. The Residential zone is compatible with the Commercial zoned land to the north across Coronation Street.

Opportunities, Constraints and Issues

Housing

The proposal would provide the opportunity for an additional lot for housing to become immediately available upon the rezoning being gazetted. This is beneficial given the high costs of preparing lots for residential development as outlined in the local planning strategy.

Heritage

The proposal would provide the opportunity to use the existing state heritage listed building for a range of land uses, including housing. This will likely ensure it is preserved and maintained into the future.

Servicing – sewer

Whilst the minimum lot size requirement in the GSP will constrain subdivision of subject lot, this also would prevent the pressure to subdivide which could compromise that heritage listed building and its surrounds.

5.0 CONCLUSION

The proposal to rezone the subject site provides the opportunity for additional housing within the Trayning townsite, consistent with State and local strategic planning framework. The proposal enables the adaptive reuse of a state heritage listed building, consistent with State planning policy. The proposal is compatible with surrounding land uses.

Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME

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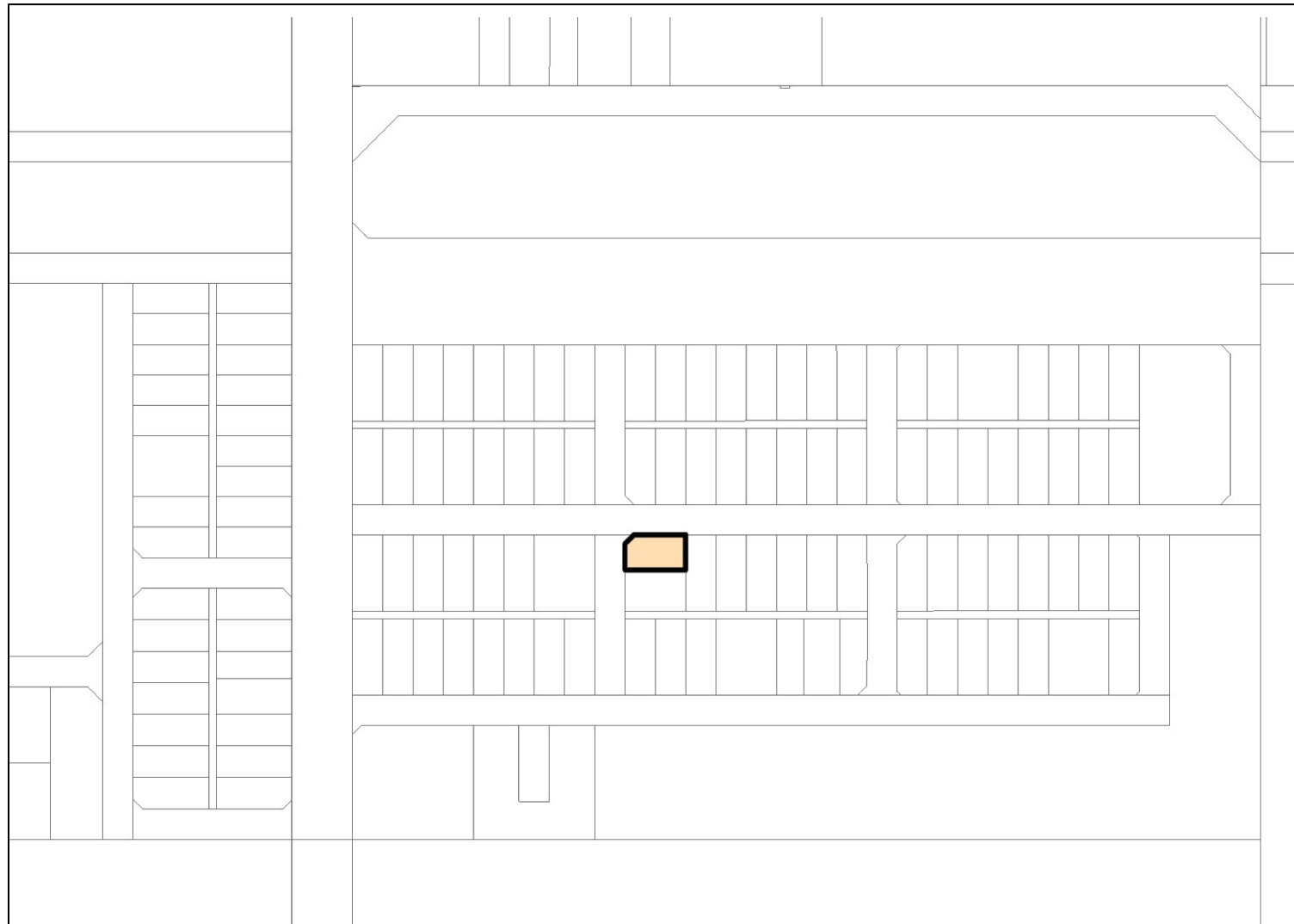
AMENDMENT PLAN















Shire of Trayning Local Planning Scheme No. 1 – Current zoning

OFFICIAL

AMENDMENT PLAN



Legend

-  LPS R-Code Boundary
- LPS Zones and Reserves**
-  Commercial
-  Conservation
-  General industry
-  Light industry
-  Parks and recreation
-  Public purposes
-  Railway
-  Residential
-  Rural
-  Special use
-  Townsite

Shire of Trayning Local Planning Scheme No. 1 – Proposed zoning

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Trayning at the Ordinary Meeting of the Council held on the 24th day of May, 2023.

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Trayning at the Ordinary Meeting of the Council held on the 24th day of May, 2023, proceed to advertise this Amendment.

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

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

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

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

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....