

Council

PROPOSED AMENDMENT NO. 3 TO LOCAL
PLANNING SCHEME NO. 5 (RESIDENTIAL
UPCODING & OMNIBUS AMENDMENT)

A – Scheme Amendment No. 3 Report
B – Scheme Amendment Process Flowchart

Meeting Date: 24 February 2026

Number of Pages: 27

Shire of Plantagenet

Local Planning Scheme No. 5

Scheme Amendment No.3

Summary of Amendment Details:

Residential Upcoding & Omnibus Amendment

Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Plantagenet

Local Planning Scheme No. 5

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. Amending the Scheme maps to apply a residential density coding of R30 to:
 - a. All Residential zoned lots within the area bound by Marmion Street, Morpeth Street and Muir Street, Mount Barker.
 - b. All Residential zoned lots within the area bound by Deane Street, Oatlands Road, Martin Street and Ingoldby Street, Mount Barker.
 - c. All Residential zoned lots within the area bound by Ingoldby Street, Bunker Street, Narpund Road and Lot 44 on Plan 167712, Mount Barker.
 - d. All Residential zoned lots within the area bound by Bunker Street, Ingoldby Street and Martin Street, Mount Barker.
 - e. All Residential zoned lots within the area bound by Hassell Street, Athelton Street, Martin Street and Oatlands Road, Mount Barker, excluding Lot 358 (No. 85) Martin Street.
 - f. Lot 1 (No. 106), Lot 18 (No. 108), Lot 5 (No. 110) and Lot 191 (No. 112) Hassell Street, Mount Barker.
 - g. Lot 6 (No. 2), Lot 7 (No. 4), Lot 157 (No. 8), Lot 158 (No. 10) and Lot 156 (No. 16) Athelton Street, Mount Barker.
2. Amending the Scheme maps to apply a residential density coding of R40 to:
 - a. All Residential zoned lots within the area bound by Menston Street, Morpeth Street, Mitchell Street, Lowood Road and Cooper Road, Mount Barker.
 - b. Lot 139 (No. 97) and Lot 9000 (No. 26) Hambley Street, Mount Barker.
 - c. All Residential zoned lots within the area bound by Albany Highway, Oatlands Road, Deane Street, Ingoldby Street, Hassell Street, Narpund Road, Osbourne Road and Mead Street, Mount Barker.
 - d. All Residential zoned lots within the area bound by Narpund Road, Hassell Street, Ingoldby Street and Lot 44 on Plan 167712.
 - e. Lots 600 – 603 (No. 12), Lot 3 (No. 101) and Lot 2 (No. 103) Hassell Street, Mount Barker.
3. Amending Clause 26(2) to read as follows:

The setbacks for residential development in the townsites of Kendenup and Rocky Gully shall be as follows:

- (a) Primary Street – 6 metres
- (b) Secondary Street – 1.5 metres
- (c) Other/ rear boundaries – performance based as per Table 2a of the Residential Design Codes

4. Amending Clause 26(4)(a) to read as follows:

R60 code standards will apply to the residential component.

5. Adding a new use class ‘Multiple Dwelling’ by:

- a. Inserting a definition for ‘Multiple Dwelling’ into Part 6 Division 2 to read as follows:

multiple dwelling has the meaning given in the R-Codes;

- b. Inserting a ‘Multiple Dwellings’ use class into the Zoning Table with permissibility as follows:

i. ‘D’ use in the Residential, Mixed Use, Tourism and Commercial zones.

ii. ‘X’ use in the Rural, Service Commercial, General Industry and Strategic Industry zones.

6. Amending the use class ‘Residential – grouped dwelling’ by:

- a. Amending the title of the use class to ‘Grouped Dwelling’.

- b. Inserting a definition for ‘Grouped Dwelling’ into Part 6 Division 2 to read as follows:

grouped dwelling has the meaning given in the R-Codes;

- c. Amending permissibility for the use class in the Zoning Table as follows:

i. ‘D’ use in the Residential, Mixed Use, Tourism and Commercial zones.

ii. ‘X’ use in the Rural, Service Commercial, General Industry and Strategic Industry zones.

7. Amending the use class ‘Residential – single house’ by:

- a. Amending the title of the use class to ‘Single House’.

- b. Inserting a definition for ‘Single House’ into Part 6 Division 2 to read as follows:

single house has the meaning given in the R-Codes;

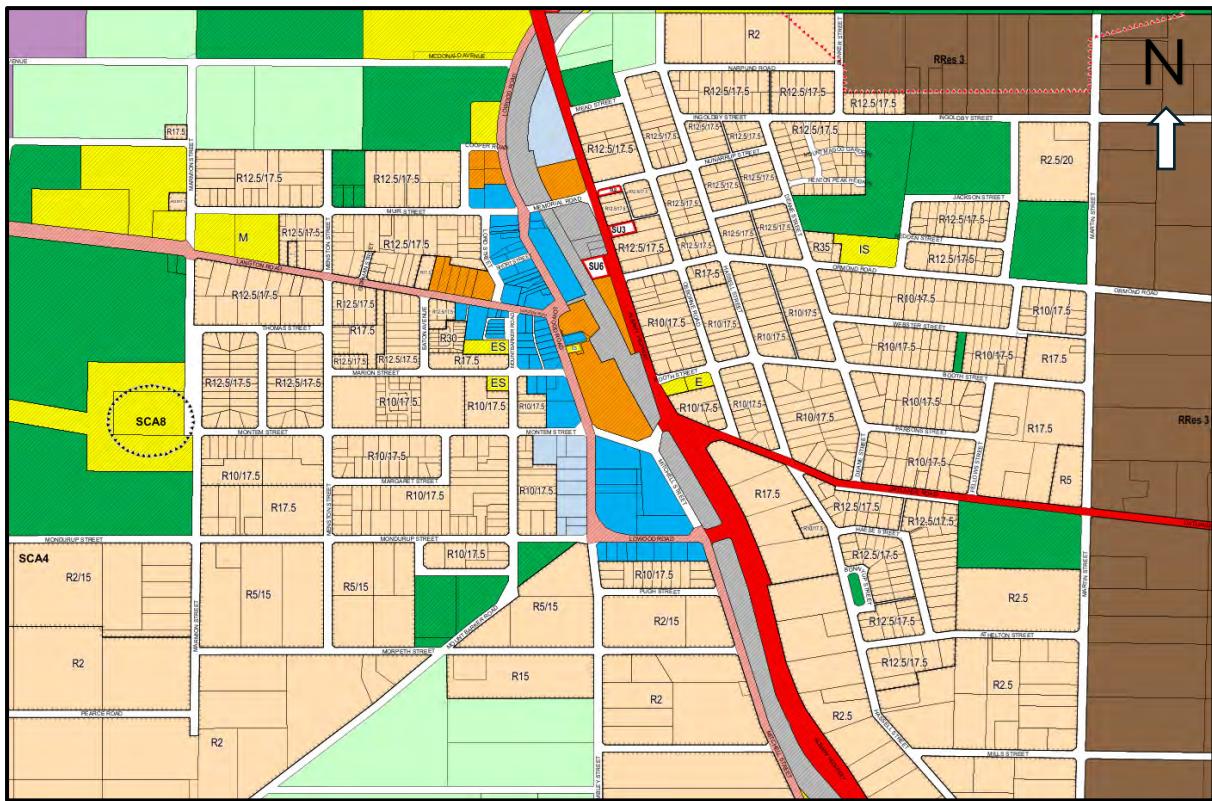
The amendment is standard under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
2. the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
3. the amendment is not considered a complex or basic amendment.

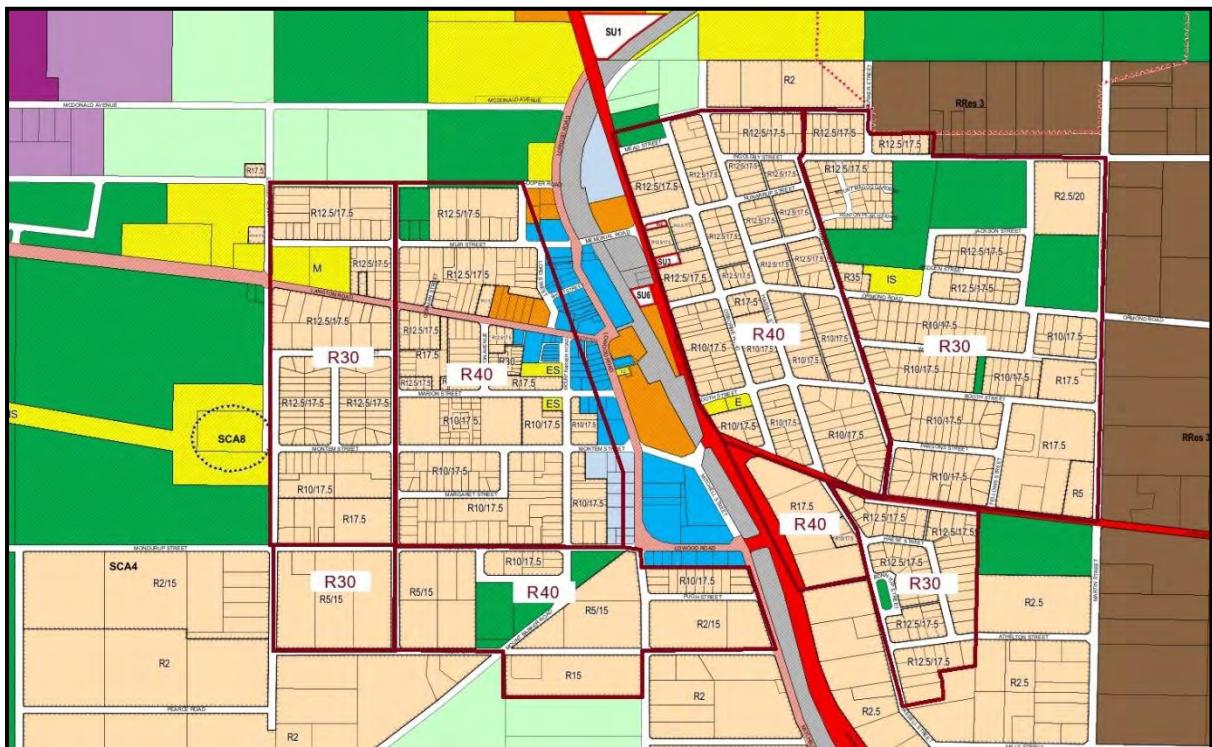
Dated this ____ day of _____, 202____.

(Chief Executive Officer)

Existing Zoning:



Proposed Zoning:



COUNCIL ADOPTION

This **standard** Amendment was adopted by resolution of the Council of the Shire of Plantagenet at the Ordinary Meeting of the Council held on the _____ day of _____, 202__.

(Shire President)

(Chief Executive Officer)

TABLE OF CONTENTS

1. Introduction	8
2. Local Planning Context	8
2.1 Local Planning Scheme No. 5	8
2.2 Local Planning Strategy	9
2.3 Housing Strategy	9
2.4 Local Planning Policies	10
3. State Planning Framework	10
3.1 Planning & Development (Local Planning Schemes) Regulations 2015	10
3.2 Residential Design Codes	11
3.3 Lower Great Southern Planning Strategy	11
3.4 State Planning Policy No. 2.9 – Water	11
3.5 State Planning Policy No. 3 – Urban Growth and Settlement	14
3.6 State Planning Policy No. 3.7 – Bushfire	14
3.7 State Planning Policy No. 5.4 – Road and Rail Noise	14
4. Proposed Scheme Amendment	15
4.1 Summary of Proposed Changes and Rationale	15
4 Conclusion	17

1. Introduction

The purpose of this amendment is to increase opportunities for housing development within existing, established parts of the Mount Barker townsite.

This amendment proposes to:

- Increase the residential density coding for selected land that is:
 - Already zoned ‘Residential’ in Local Planning Scheme No. 5 and development may be permitted at a density of R15 or greater;
 - Within an area where all utility services are available or within reasonable proximity;
 - Within walking distance of the services and facilities of the Mount Barker town centre.
- Increase the residential density coding for the Commercial Zone to enable mixed use development within town centres.
- Update housing-related land use classes to achieve alignment with the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), including the introduction of a ‘Multiple Dwellings’ use class.

This amendment is consistent with the general direction of the local and state planning frameworks and is a key initiative to address housing supply constraints as detailed in the Shire’s Housing Strategy (2026).

2. Local Planning Context

2.1 Shire of Plantagenet Local Planning Scheme No. 5

The Shire’s Local Planning Scheme No. 5 zones land within the Mount Barker townsite for residential development, typically at a low density reflecting the existing pattern of development.

Residential zoned land within close proximity to the Mount Barker town centre is mostly coded to allow for development at a density of up to R15 or R17.5. Pockets of R20, R30, R35 and similar forms of development (eg. density bonuses granted for the development of aged persons housing) exist and are accepted as part of a natural variation of housing types within the town.

Much of the Residential zoned land within Mount Barker is dual-coded so that a mechanism exists to require connection to a reticulated sewerage service when subdivision or grouped dwelling development occurs (Clause 26(1)).

Primary and secondary street setbacks for residential development in the Kendenup and Rocky Gully townsites is permitted at R10 standards (Clause 26(2)).

Residential development is permitted within the Commercial Zone at a density of R30 (Clause 26(4)(a)).

The Scheme does not currently contain a use class for multiple dwellings, which are therefore treated as a complex application in accordance with the Regulations.

This proposal to amend the Scheme involves upcoding residential densities in suitable locations to provide the opportunity for a greater variety of housing types to be developed.

This proposal also includes introducing a 'Multiple Dwelling' use class and aligning the 'Single House' and 'Grouped Dwelling' use classes with the Regulations.

To provide for greater flexibility for landowners this proposal also includes reducing the lot boundary setback requirements for land within the Kendenup and Rocky Gully townsites.

2.2 Shire of Plantagenet Local Planning Strategy

The Shire's most recent Local Planning Strategy (the Strategy) was prepared between 2008 and 2013 and endorsed by the WA Planning Commission in 2013.

The Strategy notes the need to:

- Contain urban sprawl and preserve bushland close to the Mount Barker townsite
- Consolidate the urban core of Mount Barker and review residential density coding
- Intensify development of residential land to better utilise services and infrastructure

These principles reflect the state planning framework and contemporary planning practice.

The Strategy identifies several spot coding changes generally consistent with R15 to R17.5 but otherwise does not provide explicit direction on desired residential densities or other measures to promote the development of diverse forms of housing.

This proposed amendment is considered to be consistent with the intent and general direction provided in the Strategy.

2.3 Shire of Plantagenet Housing Strategy

In 2025-26 the Shire prepared a Housing Strategy with the assistance of Commonwealth Government funding support. The Housing Strategy is due to be presented to the Council for final endorsement concurrently with initiation of this amendment.

The Housing Strategy has been prepared to assess local housing issues and identify potential responses. It notes a decline in housing and rental availability and affordability, and corresponding community and economic impacts.

Some of the constraints identified in the Housing Strategy include:

- A lack of smaller homes for seniors and first home buyers
- The costs and time involved in extending utility infrastructure
- Aging housing stock that no longer meets contemporary needs

A survey undertaken as part of the development of the Strategy noted the following outcomes:

- 91% of respondents observed increasing demand for housing within the Shire
- 68% of respondents supported more diverse housing (eg. duplexes, townhouses and units) within their area

- 46% of households expect their housing needs to change within the next 5-10 years

The Housing Strategy recognises that housing demand within the Shire of Plantagenet has been impacted by severe housing pressures in nearby Albany and Denmark as well as lifestyle and affordability driven migration.

The Housing Strategy identifies the need to prioritise housing choice for seniors, with this growing demographic needing accessible and/or purpose-built housing in close proximity to essential services.

As a sub-regional centre, Mount Barker has the most community and commercial services available as well as the least infrastructure constraints. In particular, Mount Barker is the only townsite within the Shire that is provided with a reticulated sewerage system.

Relevant recommendations of the Housing Strategy include:

- 2.2 *Ensure the Local Planning Scheme enables the development of a diverse range of housing options within the Shire, including opportunities for grouped and multiple dwellings, ancillary dwellings and aged persons' accommodation. (Short to Medium Term)*
- 2.3 *Review the Local Planning Framework and remove or reduce impediments to land and housing development. (Ongoing)*
- 2.4 *Support well-located infill and mixed-density development in areas with existing infrastructure capacity, particularly in and around the Mount Barker town centre. (Short to Medium Term)*

This amendment has been prepared as a direct outcome of the investigations and development of the Shire's Housing Strategy.

2.4 Local Planning Policies

Although several local planning policies adopted by the Shire relate to residential development, no existing policies will be directly affected by the proposed amendment. The Shire may consider the development of additional local planning policies to provide direction for residential development as a result of this amendment and should the need arise.

3. State Planning Framework

3.1 Planning & Development (Local Planning Schemes) Regulations 2015

This amendment is consistent with the Regulations including the proposed addition of the 'Multiple Dwellings' use class and amendments to the 'Single House' and 'Grouped Dwelling' use classes, as defined in Schedule 2 (deemed provisions) with reference to the Residential Design Codes.

This amendment will be progressed in accordance with the requirements outlined in the Regulations.

3.2 Residential Design Codes (R-Codes)

This amendment is consistent with the R-Codes and development standards will apply according to the increased density coding.

The following land use class definitions are provided in the R-Codes:

SINGLE HOUSE - a dwelling standing wholly on its own green title or survey-strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property.

GROUPED DWELLING - a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling in a strata titles scheme with common property.

MULTIPLE DWELLING – a dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but:

- does not include a grouped dwelling; and*
- includes any dwellings above the ground floor in a mixed use development.*

All land where an increase to the residential density coding is proposed is already subject to a density coding of R15 or greater (subject to connection to reticulated sewerage). The one exception to this is 105 Martin Street – this lot is fully serviced, owned by the Shire, contains two grouped dwellings and represents a logical and consistent rounding out of areas to be zoned.

3.3 Lower Great Southern Planning Strategy

The proposed amendment is consistent with the direction provided in the Lower Great Southern Planning Strategy (2016) which identifies Mount Barker as a sub-regional centre, where there is a priority to zone sufficient land for urban development and a variety of housing types.

Providing opportunities for additional housing within the existing urban footprint makes efficient use of servicing infrastructure, avoids creating any additional bushfire risk, preserves rural land for productive uses and avoids impacting on areas of environmental value.

3.4 State Planning Policy No. 2.9 – Water (SPP 2.9)

Wastewater Disposal

The majority of the Residential zoned land that is the subject of this amendment has an existing dual-coding in place which relates to Clause 26(1) of Local Planning Scheme No. 5:

- (1) *Within the areas coded R2/15, R5/15, R10/20, R12.5/17.5 and R2.5/17.5 on the Scheme Map no development other than a single house to the Standards of R2, R2.5, R5, R10 and R12.5 Code shall be permitted unless reticulated sewerage is provided or the Health Department certifies that there are exceptional*

circumstances to warrant a variation to the requirement for reticulated sewerage.

This proposal will rezone land to a single coding, removing the dual-coding and relevance of Clause 26(1). However, it is considered that SPP 2.9 adequately provides for the connection to reticulated sewerage given the proposed density of development.

SPP 2.9 outlines at Part 7.4 that:

- i) *Proposals are required to connect to or provide for reticulated sewerage where:*
 - i. *deemed reasonable;*
 - ii. *required on planning grounds; or*
 - iii. *the decision maker determines that the absence of reticulated sewerage will pose an unacceptable risk to public health, the environment or water resources.*

This is expanded on in the WAPC's Planning for Water Guidelines (December 2025) at Part 8.7.2.

<i>2(b) when any stage or part of any future or proposed subdivision or development is already connected to reticulated sewerage;</i>	A reticulated sewerage service is established and connected to many lots within the areas subject of this amendment.
<i>2(c) where the decision-maker determines any future or proposed subdivision or development can be reasonably connected to reticulated sewerage;</i>	Future subdivision and development can be reasonably connected to reticulated sewerage within the areas subject of this amendment. In some instances this will require the extension of services to a subject site. The feasibility of a subdivision and/or development project may depend upon the distance of this extension. This may see some land not developed until such time as this service is progressively extended by other landowners. It is the Shire's expectation that intensification through either subdivision or development is connected to a reticulated sewerage service.
<i>2(d) where the decision-maker determines the absence of reticulated sewerage will jeopardise future land uses provided for in:</i>	If intensification through either subdivision or development was to occur without connection to a reticulated sewerage service, this would prejudice the ability of landowners further from the location of the

<ul style="list-style-type: none"> <i>i. a proposed or approved local planning scheme or scheme amendment; or</i> <i>ii. a proposed or endorsed WAPC policy, strategy or plan;</i> 	<p>existing service to be feasibly able to connect.</p> <p>It is the Shire's expectation that the existing reticulated sewerage service is supported to be progressively expanded by requiring each and every intensification proposal to be connected.</p> <p>Subdivision or development at a lower density than proposed by this amendment and supported by on-site wastewater disposal would prejudice the ability to achieve desired housing outcomes on land which is critical to future housing supply.</p>
<p><i>3. Where the decision-maker determines the absence of reticulated sewerage will pose an unacceptable risk to public health, the environment or water resources.</i></p> <p><i>d) where the proposed lots are smaller than lot sizes listed in Table 2 section 8.7.7.</i></p>	<p>The proposed amendment allows for lot sizes to be created that are smaller than the minimum requirements outlined in the Guidelines at Table 2 in Part 8.7.7.</p> <p>This amendment proposal does not support the use of on-site wastewater disposal systems noting the potential cumulative impact associated with additional systems in an intensively developed area and with natural drainage is back towards the centre of the Mt Barker townsite.</p>

This amendment is proposed with the expectation that intensification of land use through either subdivision or development will be supported by connection to the reticulated sewerage service. SPP 2.9 and the Planning for Water Guidelines will be reference in subsequent decision making in support of this position.

Stormwater Drainage

This amendment relates to existing residential areas where the majority of streets are already constructed and paved, with an existing public stormwater drainage system provided and managed by the Shire.

The Shire has recently adopted a local planning policy which sets a minimum on-lot stormwater retention requirement and therefore allows the Shire to plan strategically for upgrades to address water quantity and quality in the public stormwater drainage system within these residential areas. The management of stormwater on-site can occur as part of any subsequent subdivision or development proposal.

The areas subject of this amendment are not affected by any significant water bodies, flooding or environmental features.

Potable Water

The Shire is aware that the State Government is undertaking regional-level planning for the future of potable water supplies to towns throughout the Great Southern Region. In facilitating the development of housing close to existing infrastructure and enabling smaller houses which are generally more efficient water users, this amendment is consistent with State Government strategies to better utilise existing infrastructure and minimise household water usage.

3.5 State Planning Policy No. 3 – Urban Growth and Settlement (SPP 3)

The proposed amendment is considered to be consistent with SPP 3 in that it supports a consolidated development pattern, encourages infill development and mixed-use development in appropriate locations, enables more efficient use of servicing infrastructure, and promotes the development of a diversity of housing types. This builds on an existing identified sub-regional centre where services are provided and supports local community development.

3.6 State Planning Policy No. 3.7 – Bushfire (SPP 3.7)

This amendment has considered the direction provided by SPP 3.7 and potential bushfire risks associated with the intensification of development.

This amendment relates to an existing urban area only where all land is currently zoned Residential and development is occurring progressively. The consolidation and infill of these areas is considered an appropriate strategic direction with regards to minimising bushfire risk and the location is consistent with Broader Landscape Type A.

The areas subject of this amendment are serviced by an existing, sealed, grid-layout public road system, a reticulated potable water service, electricity and telecommunications services, and emergency and medical services.

The Shire responds to bushfire risk within the vicinity of the Mount Barker townsite through a strategic level Bushfire Risk Mitigation Plan and development of a program of risk mitigation treatments.

Several pockets of bushland exist on private land and are subject to the fuel mitigation requirements of the Shire's Annual Bushfire Mitigation Notice.

Bushfire attack level ratings, vegetation modification and safe construction standards are appropriately addressed through the subdivision and development approval process on a site-by-site basis.

3.7 State Planning Policy No. 5.4 – Road and Rail Noise (SPP 5.4)

The Mount Barker townsite is dissected by a significant transport corridor that includes the Albany Highway and a freight rail line.

On the eastern side of this corridor is an established residential area that is likely affected by road and rail noise, which is an existing conflict between historic land uses.

As this amendment proposes upcoding that will allow for intensification of residential development, consideration of the potential impacts of road and rail noise is appropriate. However the Shire has elected not to prepare a noise assessment to accompany this

amendment on account of the land use conflict being existing and there being no strategic way to avoid or mitigate this issue, noting the existing fragmentation and development within the potentially affected area.

Although potential noise concerns cannot be addressed for exempt development on existing lots (ie. a proposal for Single House or Ancillary Dwelling), any intensification of residential development will require planning approval (ie. subdivision, grouped or multiple dwellings) and this matter can be addressed on a site-by-site basis at this stage.

If this amendment is adopted the Shire intends to have a noise assessment prepared to identify noise contours. This information can be provided to landowners to assist with their planning for future subdivision and development projects.

Practical noise mitigation measures will be dependent on the conditions of the site at the time that subdivision or development occurs and are best addressed on a site-by-site basis. As part of discretionary decision making the Shire and WAPC can require site specific information relating to potential noise impacts and apply development conditions accordingly.

The introduction of a Special Control Area is not supported as this would duplicate existing planning controls and the implementation of SPP 5.4 at subsequent planning stages that relate to the intensification of development.

As this area is already used for residential purposes, is fully serviced and is close to the centre of Mount Barker it is neither desirable or feasible to change the use of this land to a less sensitive land use. Supporting the redevelopment of this area and implementing noise mitigation through this process is considered the most practical way to address this issue. The potential to identify an alternative transport corridor alignment could potentially be considered when the Local Planning Strategy is reviewed, in consultation with relevant State Government agencies.

4. Proposed Scheme Amendment

4.1 Summary of Proposed Changes and Rationale

Part	Modification to the Scheme	Rationale
1	Amending the Scheme maps to apply a residential density coding of R30 for selected areas/ lots within the Mount Barker townsite.	Upcoding proposed to increase opportunities for housing development and choice within existing, serviced residential areas close to the Mount Barker town centre.
2	Amending the Scheme maps to apply a residential density coding of R40 for selected areas/ lots within the Mount Barker townsite.	Upcoding proposed to increase opportunities for housing development and choice within existing, serviced residential areas close to the Mount Barker town centre.
3	Amending Clause 26(2) to read as follows: <i>The setbacks for residential development in the townsites of</i>	The majority of lots within the Kendenup and Rocky Gully townsites are approximately 1000m ² , reflecting the historic layout of these towns. This is generally consistent with a R10 density coding.

	<p><i>Kendenup and Rocky Gully shall be as follows:</i></p> <p>(a) Primary Street – 6 metres (b) Secondary Street – 1.5 metres (c) Other/ rear boundaries – performance based as per Tables 2a and 2b of the Residential Design Codes</p>	<p>Residential and Mixed Use zoned land within both townsites has a R5 density coding applied in the Scheme to avoid the subdivision of land below 2000m², reflecting wastewater servicing constraints and potential cumulative impacts.</p> <p>So that existing, smaller lots are not encumbered by the development standards of the R5 density coding, Clause 26(2) reduces the primary and secondary street setbacks to R10 standards.</p> <p>It is proposed to amend Clause 26(2) to further increase flexibility for development design on lots within these townsites.</p> <p>It is acknowledged that the requirements of on-site wastewater disposal systems can have a significant influence on the siting of development on these lots and that landowners would benefit from being afforded a greater level of design flexibility.</p> <p>This proposal will not adversely affect the amenity of either townsite, and conversely may provide positive benefit to streetscapes by encouraging houses to be closer to the primary street.</p>
4	<p>Amending Clause 26(4)(a) to read as follows:</p> <p><i>R60 code standards will apply to the residential component.</i></p>	<p>Existing Clause 26(4)(a) allows for residential development within the Commercial Zone up to R30 development standards.</p> <p>It is proposed to increase the applicable coding to R60 to allow for a greater variety of potential mixed use development opportunities, supporting housing diversity and choice.</p> <p>This is considered consistent with expectations for Mount Barker a sub-regional centre, while development on Commercial zoned land in other townsites will be otherwise restricted by wastewater servicing constraints.</p>
5	<p>Adding a new use class 'Multiple Dwelling' by:</p> <ol style="list-style-type: none"> <li data-bbox="319 1709 811 1821">Inserting a definition for 'Multiple Dwelling' into Part 6 Division 2 to read as follows: <p style="padding-left: 40px;"><i>multiple dwelling has the meaning given in the R-Codes;</i></p> <ol style="list-style-type: none"> <li data-bbox="319 1911 811 2012">Inserting a 'Multiple Dwellings' use class into the Zoning Table with permissibility as follows: 	<p>Proposed new use class that is consistent with the deemed provisions for local planning schemes at Schedule 2, Part 1 of the <i>Planning & Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>The introduction of land use permissibility for this new use class has been considered in accordance with the objectives for each zone.</p>

	<ul style="list-style-type: none"> i. 'D' use in the Residential, Mixed Use, Tourism and Commercial zones. ii. 'X' use in the Rural, Service Commercial, General Industry and Strategic Industry zones. 	
6	<p>Amending the use class 'Residential – grouped dwelling' by:</p> <ul style="list-style-type: none"> a. Amending the title of the use class to 'Grouped Dwelling'. b. Inserting a definition for 'Grouped Dwelling' into Part 6 Division 2 to read as follows: <p style="padding-left: 40px;"><i>grouped dwelling has the meaning given in the R-Codes;</i></p> <ul style="list-style-type: none"> c. Amending permissibility for the use class in the Zoning Table as follows: <ul style="list-style-type: none"> i. 'D' use in the Residential, Mixed Use, Tourism and Commercial zones. ii. 'X' use in the Rural, Service Commercial, General Industry and Strategic Industry zones. 	<p>Amended use class title and definition that is consistent with the deemed provisions for local planning schemes at Schedule 2, Part 1 of the <i>Planning & Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>Amended land use permissibility for this use class has been considered in accordance with the objectives for each zone.</p> <p>Removing mandatory public advertising requirements aims to speed up the planning approvals process. Notification of neighbouring landowners will continue to occur where necessary and in accordance with policy requirements.</p>
7	<p>Amending the use class 'Residential – single house' by:</p> <ul style="list-style-type: none"> a. Amending the title of the use class to 'Single House'. b. Inserting a definition for 'Single House' into Part 6 Division 2 to read as follows: <p style="padding-left: 40px;"><i>single house has the meaning given in the R-Codes;</i></p>	<p>Amended use class title and definition that is consistent with the deemed provisions for local planning schemes at Schedule 2, Part 1 of the <i>Planning & Development (Local Planning Schemes) Regulations 2015</i>.</p>

5. Conclusion

This proposed amendment to Local Planning Scheme No. 5 is necessary to increase opportunities for housing development within existing, established parts of the Mount Barker townsite and to address consistency of relating use classes with the Planning Regulations. This amendment is consistent with the forecast direction for Mount Barker as a sub-regional centre and will assist in responding to housing pressures within the region.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Plantagenet Local Planning Scheme No. 5

Amendment No. 3

1. Amending the Scheme maps to apply a residential density coding of R30 to:
 - a. All Residential zoned lots within the area bound by Marmion Street, Morpeth Street and Muir Street, Mount Barker.
 - b. All Residential zoned lots within the area bound by Deane Street, Oatlands Road, Martin Street and Ingoldby Street, Mount Barker.
 - c. All Residential zoned lots within the area bound by Ingoldby Street, Bunker Street, Narpund Road and Lot 44 on Plan 167712, Mount Barker.
 - d. All Residential zoned lots within the area bound by Bunker Street, Ingoldby Street and Martin Street, Mount Barker.
 - e. All Residential zoned lots within the area bound by Hassell Street, Athelton Street, Martin Street and Oatlands Road, Mount Barker, excluding Lot 358 (No. 85) Martin Street.
 - f. Lot 1 (No. 106), Lot 18 (No. 108), Lot 5 (No. 110) and Lot 191 (No. 112) Hassell Street, Mount Barker.
 - g. Lot 6 (No. 2), Lot 7 (No. 4), Lot 157 (No. 8), Lot 158 (No. 10) and Lot 156 (No. 16) Athelton Street, Mount Barker.
2. Amending the Scheme maps to apply a residential density coding of R40 to:
 - a. All Residential zoned lots within the area bound by Menston Street, Morpeth Street, Mitchell Street, Lowood Road and Cooper Road, Mount Barker.
 - b. Lot 139 (No. 97) and Lot 9000 (No. 26) Hambley Street, Mount Barker.
 - c. All Residential zoned lots within the area bound by Albany Highway, Oatlands Road, Deane Street, Ingoldby Street, Hassell Street, Narpund Road, Osbourne Road and Mead Street, Mount Barker.
 - d. All Residential zoned lots within the area bound by Narpund Road, Hassell Street, Ingoldby Street and Lot 44 on Plan 167712.
 - e. Lots 600 – 603 (No. 12), Lot 3 (No. 101) and Lot 2 (No. 103) Hassell Street, Mount Barker.
3. Amending Clause 26(2) to read as follows:

The setbacks for residential development in the townsites of Kendenup and Rocky Gully shall be as follows:

- (d) Primary Street – 6 metres
- (e) Secondary Street – 1.5 metres

(f) Other/ rear boundaries – performance based as per Table 2a of the Residential Design Codes

4. Amending Clause 26(4)(a) to read as follows:

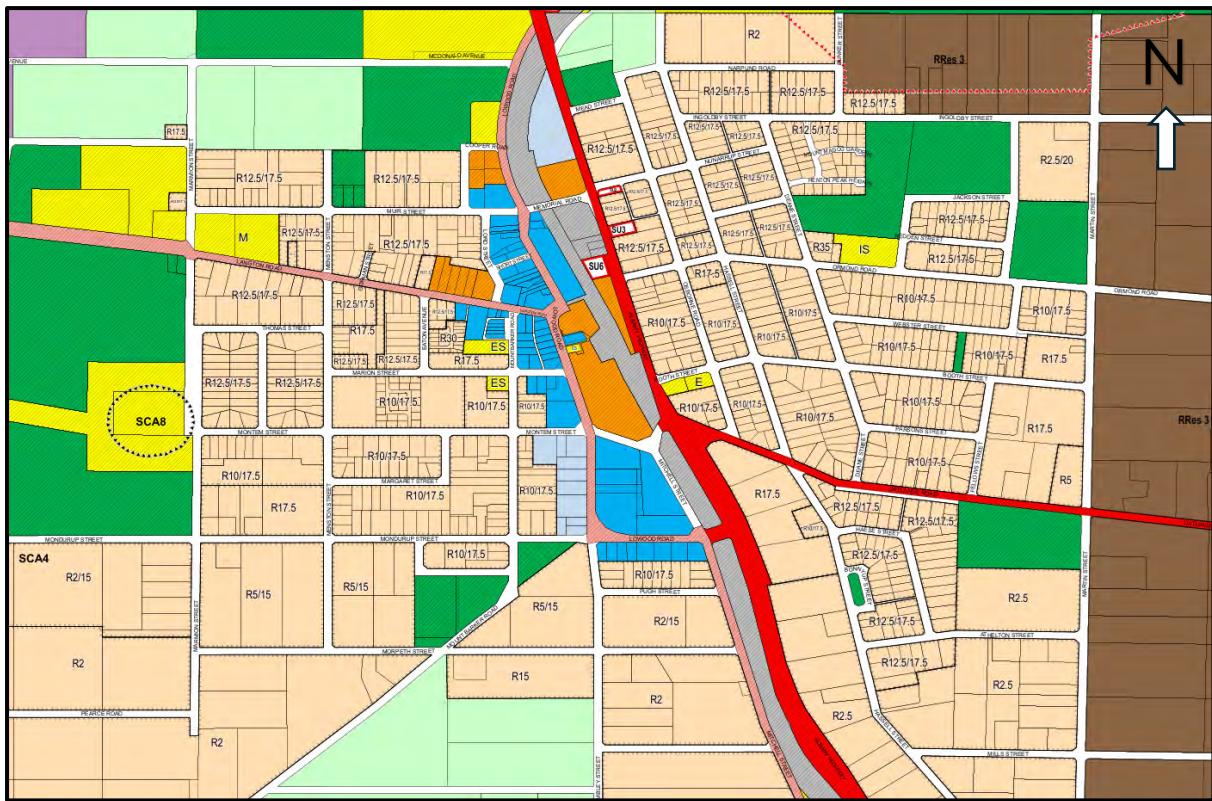
R60 code standards will apply to the residential component.
5. Adding a new use class ‘Multiple Dwelling’ by:
 - a. Inserting a definition for ‘Multiple Dwelling’ into Part 6 Division 2 to read as follows:

multiple dwelling has the meaning given in the R-Codes;
 - b. Inserting a ‘Multiple Dwellings’ use class into the Zoning Table with permissibility as follows:
 - i. ‘D’ use in the Residential, Mixed Use, Tourism and Commercial zones.
 - ii. ‘X’ use in the Rural, Service Commercial, General Industry and Strategic Industry zones.
6. Amending the use class ‘Residential – grouped dwelling’ by:
 - a. Amending the title of the use class to ‘Grouped Dwelling’.
 - b. Inserting a definition for ‘Grouped Dwelling’ into Part 6 Division 2 to read as follows:

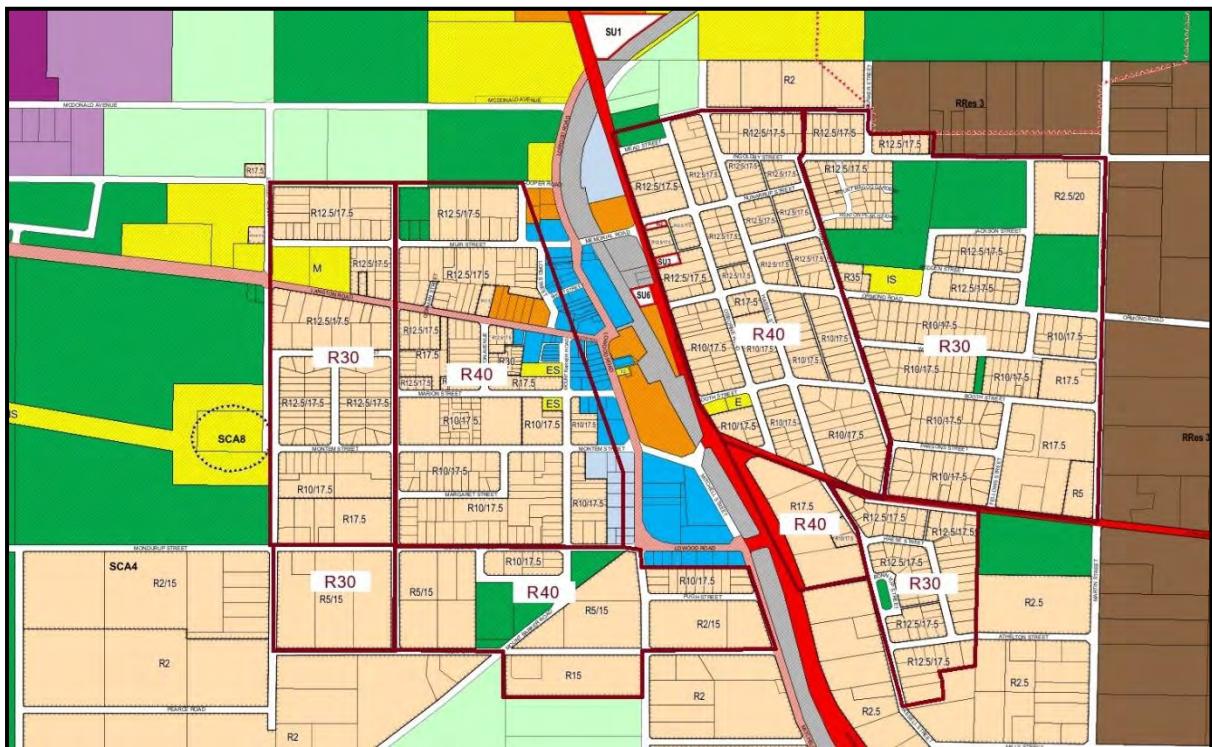
grouped dwelling has the meaning given in the R-Codes;
 - c. Amending permissibility for the use class in the Zoning Table as follows:
 - i. ‘D’ use in the Residential, Mixed Use, Tourism and Commercial zones.
 - ii. ‘X’ use in the Rural, Service Commercial, General Industry and Strategic Industry zones.
7. Amending the use class ‘Residential – single house’ by:
 - a. Amending the title of the use class to ‘Single House’.
 - b. Inserting a definition for ‘Single House’ into Part 6 Division 2 to read as follows:

single house has the meaning given in the R-Codes;

Existing Zoning:



Proposed Zoning:



COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Plantagenet at the Ordinary Meeting of the Council held on the ____ day of _____, 202____.

Shire President

Chief Executive Officer

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Plantagenet at the Ordinary Meeting of the Council held on the ____ day of _____, 202____, proceed to advertise this Amendment.

Shire President

Chief Executive Officer

COUNCIL RECOMMENDATION

This Amendment is recommended [for support/ not to be supported] by resolution of the Shire of Plantagenet at the Ordinary Meeting of the Council held on the ____ day of _____, 20____ and the Common Seal of the Shire of Plantagenet was hereunto affixed by the authority of a resolution of the Council in the presence of:

Shire President

Chief Executive Officer

WAPC ENDORSEMENT (r.63)

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

DATE

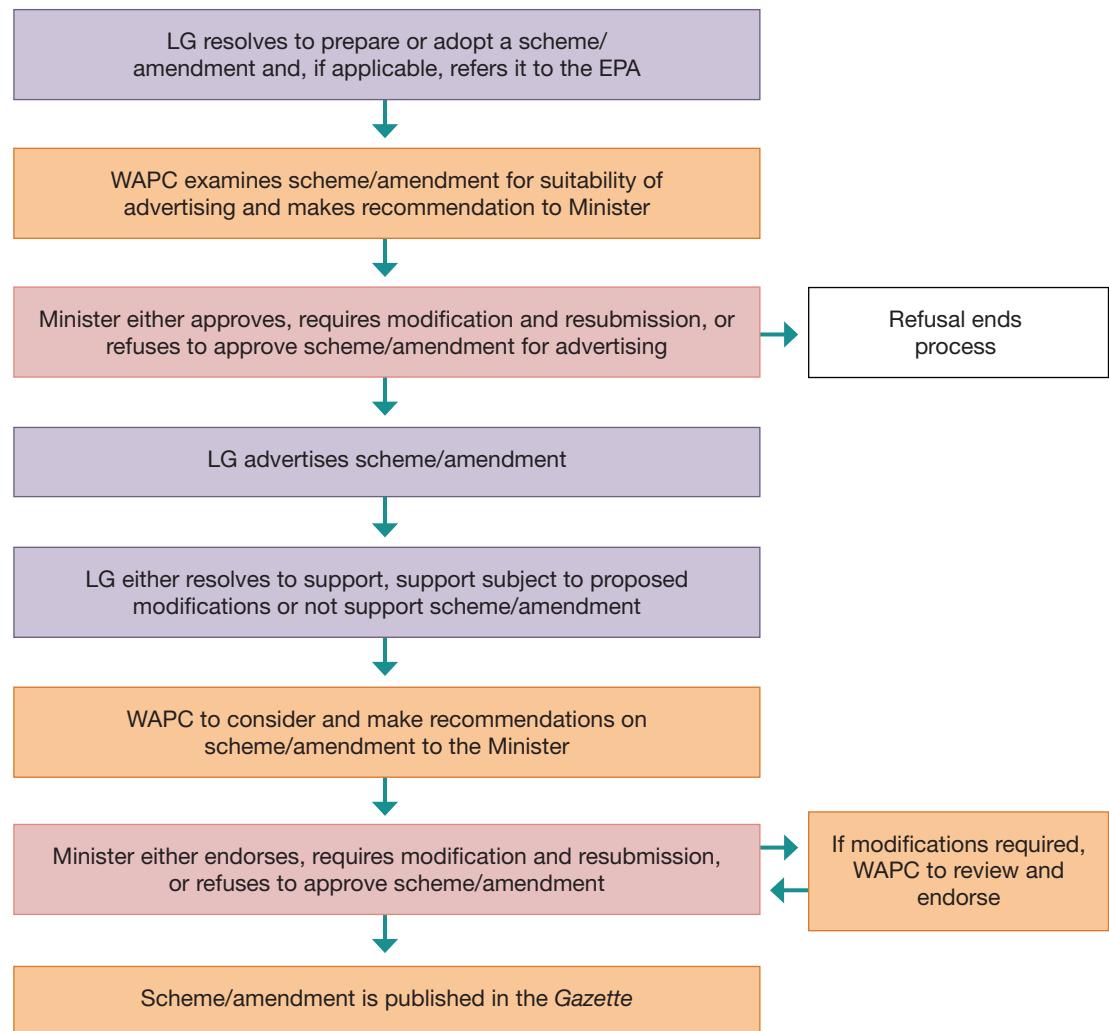
APPROVAL GRANTED

MINISTER FOR PLANNING

DATE

NEW – Overview of planning schemes and amendments process

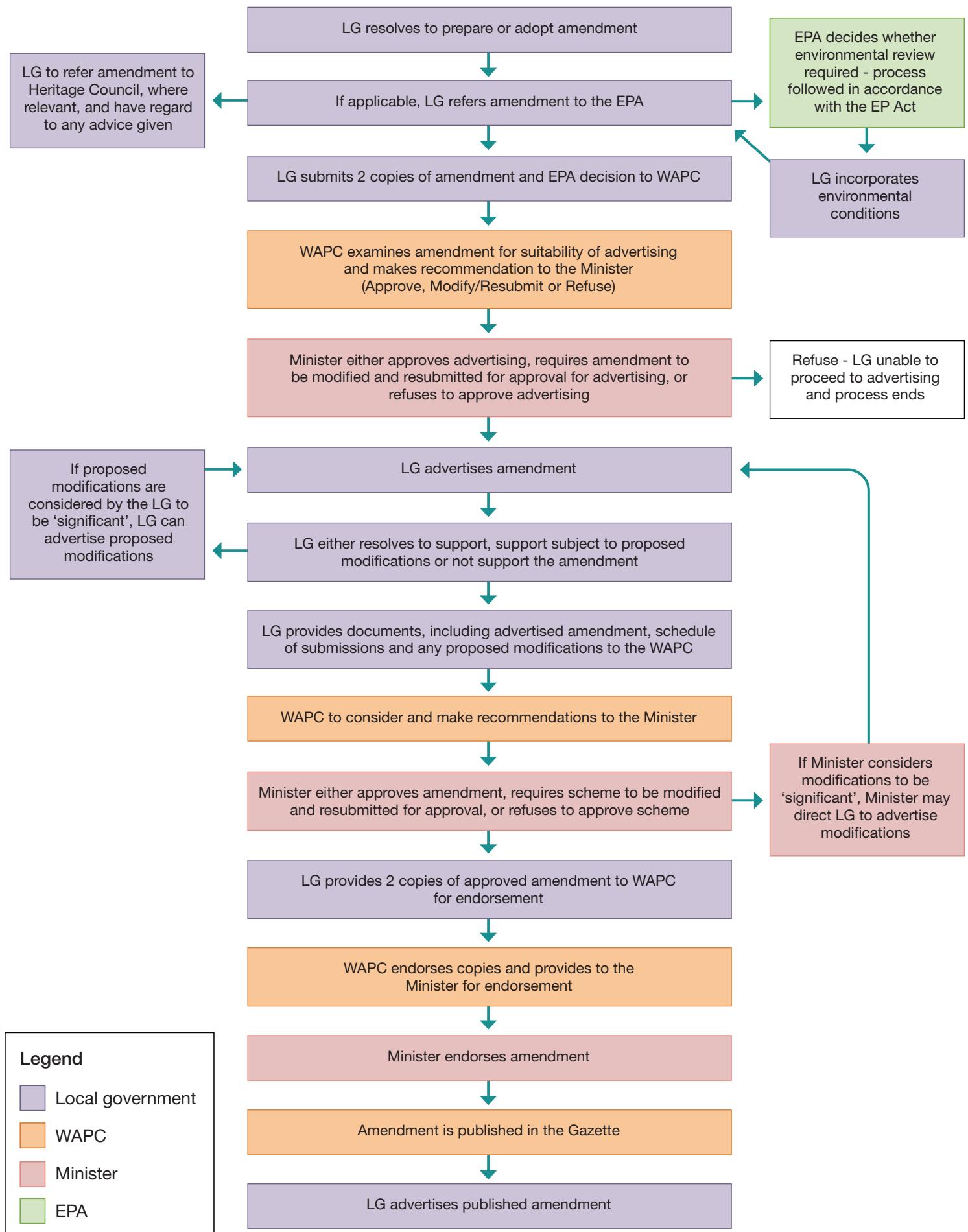
(refer to specific process flowcharts for a new local planning scheme or a complex, standard or basic amendment)



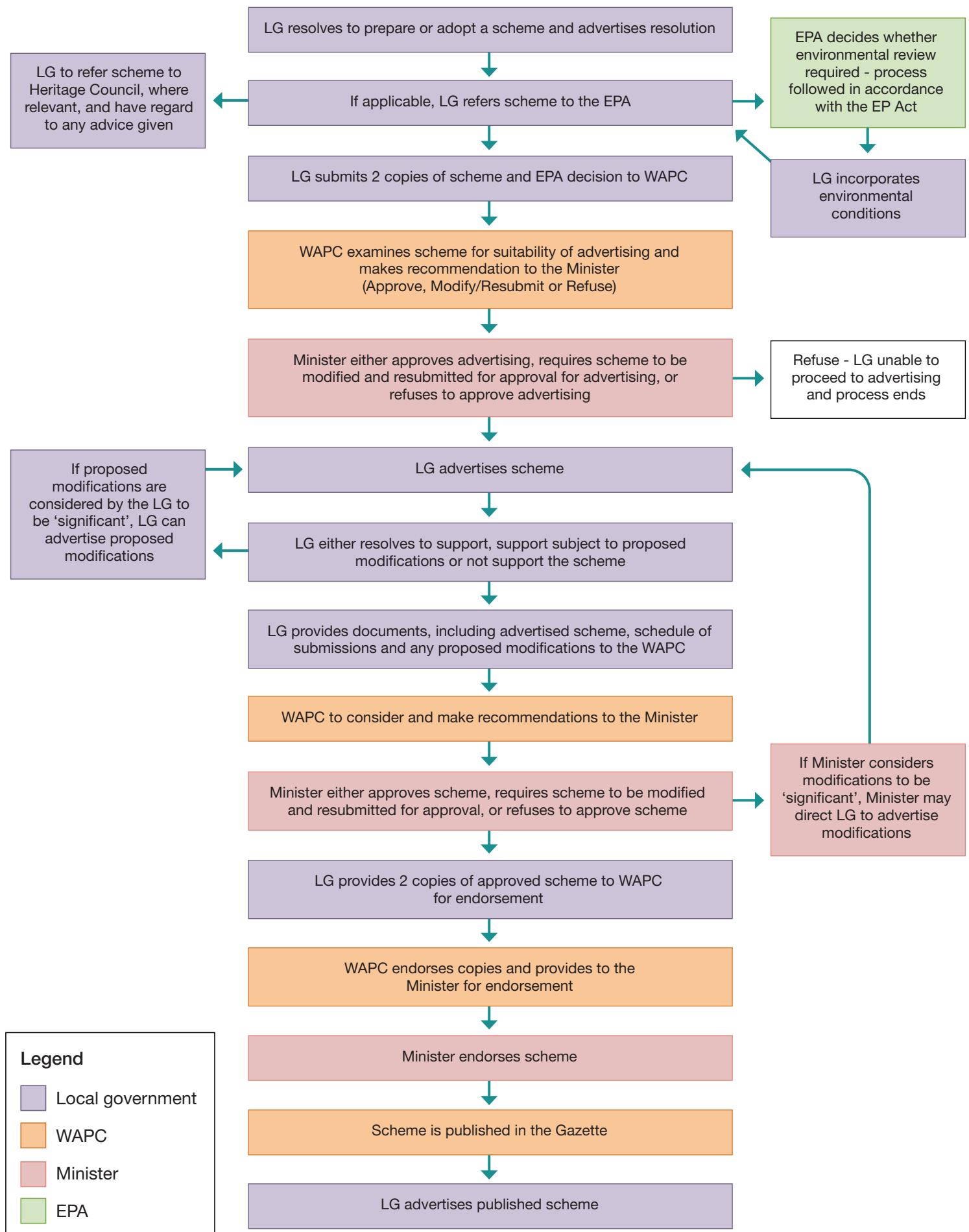
Legend

- Local government
- WAPC
- Minister

Simplified process for complex and standard amendments to local planning schemes flowchart



Simplified preparation or adoption of a new local planning scheme flowchart



Simplified process for **basic** amendments to local planning schemes flowchart

