At its meeting of 24 January 2018, the Shire of Yalgoo Council resolved to initiate an amendment to its Local Planning Scheme No.2.

The purpose of the amendment is to:

a) Rezoning and reclassifying the land identified as Lot 65 (No. 42) Gibbons Street and Lot 66 (No.44) Gibbons Street, Yalgoo WA 6635 from ‘Public Purposes’ to ‘Residential (R10)’.

b) Modifying the Scheme Map accordingly.

The Shire is now seeking comment on the proposed Scheme Amendment. No.2. The Scheme Amendment document and Council meeting minutes can be downloaded via the links below.

If you would like to comment on the proposal, can you please download and fill out the comment form. Comments must be received by the Shire by Tuesday 22 May 2018.

If you have any questions or would like more information, please contact the Shire’s Consultant Planner, Megan Gammon or Adam Wood (Urbis), on (08) 9346 0500.

Downloads:
- 24 January 2018 Ordinary Council Meeting minutes
- Scheme Amendment No.2 documentation
- Submission Form
PROPOSED STANDARD SCHEME AMENDMENT NO.2 TO SHIRE OF YALGOO LOCAL PLANNING SCHEME NO.2

REZONING FROM PUBLIC PURPOSES TO RESIDENTIAL R10 ZONE
TABLE OF CONTENTS

1. Introduction .......................................................................................................................... 1
2. Site Description....................................................................................................................... 2
2.1. Location and Site Description ............................................................................................ 2
2.2. Land Tenure and Site Details ............................................................................................ 2
2.3. Environmental and Heritage Consideration ..................................................................... 3
2.4. Traffic and Access Considerations .................................................................................... 3
2.5. Servicing Considerations .................................................................................................... 3
3. Planning Assessment ............................................................................................................ 4
3.1. State Planning Framework ................................................................................................. 4
3.1.1. State Planning Policy 3 – Urban Growth and Settlement .............................................. 4
3.2. Local Planning Framework ................................................................................................. 4
3.2.1. Shire of Yalgoo Strategic Community Plan 2013 – 2023 ............................................. 4
3.2.2. Shire of Yalgoo Local Planning Scheme No. 2 ............................................................ 4
4. Conclusion ............................................................................................................................. 6

Disclaimer ................................................................................................................................ 10

FIGURES:
Figure 1 – Subject Sites Location ............................................................................................ 2
Figure 2 – LPS2 Zoning ............................................................................................................ 5

TABLES:
Table 1 – Land Tenure Details ............................................................................................... 2
RESOLUTION TO PREPARE OR ADOPT STANDARD AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Yalgoo Local Planning Scheme No.2
Amendment No.2

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

a) Rezoning and reclassifying the land identified as Lot 65 (No. 42) Gibbons Street and Lot 66 (No. 44) Gibbons Street, Yalgoo WA 6635 from ‘Public Purposes’ to ‘Residential (R10)’.
b) Modifying 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):

a) The Amendment is considered to have minimal impact on land in the scheme area that is not the subject of the amendment;
b) The Amendment does not result in any significant environmental, social, economic or governance impact on land in the scheme area; and
c) The Amendment is not considered to be either complex or basis in nature.

Dated this __________ day of ____________________ 20_____.

_____________________________________
Chief Executive Officer
REPORT – AMENDMENT NO.2

FILE NO:
PART OF AGENDA:

MINISTER FOR PLANNING, LANDS AND HERITAGE

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. Local Government: Shire of Yalgoo
2. Description of Scheme: Shire of Yalgoo Local Planning Scheme No.2
3. Serial Number: Amendment No.2
4. Amendment Type: Standard
   a) Reclassify Lot 65 (No. 42) Gibbons Street and Lot 66 (No.44) Gibbons Street, Yalgoo WA 6635 from 'Public Purposes' to 'Residential (R10)' as indicated on the Scheme Amendment Map.
5. Proposal: b) Modifying the Scheme Map accordingly
6. Report by: Urbis Pty Ltd on behalf of the Shire of Yalgoo
1. INTRODUCTION

The Shire of Yalgoo seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning, Lands and Heritage in relation to the proposed Scheme Amendment.

PROPOSAL

The proposed Scheme Amendment seeks to reclassify Lot 65 (No. 42) Gibbons Street and Lot 66 (No. 44) Gibbons Street, Yalgoo from ‘Public Purposes’ to ‘Residential (R10)’ as indicated on the Scheme Amendment Map.

This amendment is proposed following a request by the landowner of the above lots to the Ombudsman of Western Australia. The subject land was previously zoned Residential R10 under the former Town Planning Scheme No.1 and was reclassified to Public Purposes as part of a Scheme Review process in 2010. On reflection, this reclassification was an administrative error with no intent by the Shire to pursue public purpose land uses on this freehold site. Accordingly, this amendment seeks to revert to the previous Residential R10 zoning.

Based on pre-lodgement advice from the Department of Planning, Lands and Heritage, this amendment is considered a ‘standard amendment’.

CONTEXT

Yalgoo is an inland town situated in the Mid-West region and Central Murchison sub-region of Western Australia. The town of Yalgoo is located approximately 200km east of Geraldton and 600km north-east of Perth. The town was one of the early settlements in the Central Murchison region, with its growth originally triggered by the discovery of gold in 1892. The town is now an administrative centre for the Shire of Yalgoo, with a population of approximately 120 within the townsite, and 410 people within the broader Shire.
2. SITE DESCRIPTION

2.1. LOCATION AND SITE DESCRIPTION

The two lots applicable to this Scheme Amendment are located within the townsite of Yalgoo.

The two adjoining lots are located at the northern end of Gibbons Street. The lots are bound by Queen Street to the South and are adjacent to Museum Court. Both lots are currently vacant.

Figure 1 – Subject Sites Location

2.2. LAND TENURE AND SITE DETAILS

There are two lots subject to this scheme amendment request as outlined in the table below.

A copy of the Certificates of Title relating to both lots are included within Appendix A.

Table 1 – Land Tenure Details

<table>
<thead>
<tr>
<th>LOT NO.</th>
<th>STREET</th>
<th>PLAN</th>
<th>AREA</th>
<th>REGISTERED PROPIETER</th>
</tr>
</thead>
<tbody>
<tr>
<td>65</td>
<td>42</td>
<td>DP223238</td>
<td>1012m²</td>
<td>Kenneth William Mathews, Susan Betty Mathews</td>
</tr>
<tr>
<td>66</td>
<td>44</td>
<td>DP223238</td>
<td>1012m²</td>
<td>Kenneth William Mathews, Susan Betty Mathews</td>
</tr>
</tbody>
</table>
2.3. **ENVIRONMENTAL AND HERITAGE CONSIDERATION**

Lot 6 is included on the local heritage register, identified as Place Number 02771 (Yalgoo Hotel), which has since been demolished. It is expected that the proposed rezoning of Lot 66 will not impact this heritage listing, however it is noted that any future application relating to the site should have due regard to the protection and enhancement of the Yalgoo Hotel heritage site, given its historical significance.

No sites of Aboriginal cultural or heritage significance has been identified.

The subject sites have been identified to be within a bushfire prone area according to the Department of Fire and Emergency Services (DFES) mapping. It is therefore acknowledged that any future development of the site will need have consideration of SPP 3.7 (Planning in Bushfire Prone Areas) and the Bushfire Guidelines.

2.4. **TRAFFIC AND ACCESS CONSIDERATIONS**

The subject site is located on Gibbons Street which has been identified as the main commercial thoroughfare in town, accommodating the general store, post office, hotel, fuel outlet and telecommunications office. The site is also bound by Queen Street to the south and is serviced by an informal private access road to the east of the lots. There is off-street parking provision provided off Queen Street and adjacent to Lot 65.

It is expected that the proposed rezoning of the subject sites will not result in an increase or impede on local traffic provisions, however this will be considered as part of any future development of the site.

2.5. **SERVICING CONSIDERATIONS**

The servicing context of the town of Yalgoo is summarised below:

- **Water** - Water Corporation provides a potable water supply from a bore field approximately 6km from the Yalgoo townsite. The supply was upgraded in 2005.
- **Sewer** - there is no reticulated sewerage system in Yalgoo. Water Corporations wastewater treatment plant and evaporation ponds are proposed 7km to the north-east of the town.
- **Power** – a nearby power station was commissioned in 2004 and is owned and operated by Western Power.
- **Telecommunications** – land lines are provided by Telstra. ADSL is available; however, Broadband is currently not provided.
3. PLANNING ASSESSMENT

3.1. STATE PLANNING FRAMEWORK

3.1.1. State Planning Policy 3 – Urban Growth and Settlement
State Planning Policy 3 (SPP 3) sets out the principles and considerations which apply to planning for urban growth and settlements in Western Australia.

The objectives of this policy are:

- To promote a sustainable and well-planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
- To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

It is determined that the rezoning of the subject sites to ‘Residential (R10)’ is consistent with the objectives set out within SPP 3.

3.2. LOCAL PLANNING FRAMEWORK

3.2.1. Shire of Yalgoo Strategic Community Plan 2013 – 2023
The Shire of Yalgoo Strategic Community Plan sets out the vision, aspirations and objectives for the Yalgoo community over the next 10 years.

Section 3 of the Strategic Community Plan outlines the desired outcomes for the Shire in relation to sustainable and economic growth. Specifically, Outcomes 3.1 and 3.2 directly relate to the desire to increase population and housing stock within the Shire.

The proposed reclassification of the site from ‘Public Purposes’ to ‘Residential (R10)’ is considered to be consistent with the objectives aspirations of the Shire and will assist in achieving the identified outcomes, specifically within the Yalgoo townsite.

3.2.2. Shire of Yalgoo Local Planning Scheme No. 2
The Shire of Yalgoo Local Planning Scheme No.2 (LPS 2) provides the statutory basis for land use and development within the Yalgoo townsite LPS 2 provides the statutory basis for land use and development within the Yalgoo townsite.

The subject sites are currently zoned for ‘Public Purposes’ under LPS 2, with the land to the north and east located for ‘Residential R10’ which is consistent with the proposed amendment. Land to the south is zoned Commercial, with some Civic and Cultural uses (current Council building) identified to the west of the subject sites.

The subject lots have also been identified within a ‘Special Design Area’. Notwithstanding, no Special Design Guidelines have been prepared by the Shire to guide development in this area.

A plan showing the existing zoning of the site is provided at Figure 2 below.
Whilst the current land is zoned for ‘Public Purposes’, no specific public purpose use has been established for the site under LPS 2.

The objectives of the Residential zone are as follows:

- “The zone shall be predominantly residential.
- Non-residential uses shall be compatible in character, scale and operation with the predominant residential use.
- A non-residential use shall only be permitted if the use does not detract from the amenity of the area.
- Where practical, to encourage mining workforce accommodation to be located in towns to support the pattern of settlement and local economy when the site is within commuting distance of the town”.

In accordance with the above objectives, it is apparent that the intent for the Residential zone is primarily for residential purposes. Therefore, it is considered that the proposed scheme amendment is consistent with the above objectives and is appropriate from a location perspective.
4. CONCLUSION

The proposed Standard Scheme Amendment will seek to reclassify the subject site to its original zoning provisions under the previous Town Planning Scheme No.1 following the recent amendment in 2010. The reclassification will seek to revert an administrative error and restore the subject site to Residential R10 zoning. It is considered that the reclassification will assist in providing sufficient land is available for residential purposes within the Yalgoo townsite.

The assessments conducted throughout this report have concluded that the proposed amendment is generally in accordance with all relevant Local and State planning provisions and is consistent with the intent and objectives of the Shire of Yalgoo’s Strategic Community Plan.

It is therefore respectfully requested that the Shire of Yalgoo and Minister for Planning, Lands and Heritage approve the amendment.
ADOPTION

Adopted by resolution of the Council of the Shire of Yalgoo at the Ordinary Meeting of the Council held on _____ day of ____________________ 20_____.

____________________________________  
PRESIDENT  

____________________________________  
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the Shire of Yalgoo at the Ordinary Meeting of the Council held on _____ day of ____________________ 20_____.

The Common Seal of the Shire of Yalgoo was hereunto affixed by authority of a resolution of the Council in the presence of:

____________________________________  
PRESIDENT  

____________________________________  
CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED

FOR FINAL APPROVAL

DELEGATED UNDER S.16 OF THE PLANNING AND DEVELOPMENT ACT 2005

____________________________________  
DATE

FINAL APPROVAL GRANTED

____________________________________  
MINISTER FOR PLANNING
RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

LAND DESCRIPTION:
LOT 65 ON DEPOSITED PLAN 223238

REGISTERED PROPRIETOR:
KENNETH WILLIAM MATHEWS
SUSAN BETTY MATHEWS
BOTH OF CARE OF YALGOO HOTEL, QUEEN STREET, YALGOO
AS JOINT TENANTS

(T E088494 ) REGISTERED 28/4/1989

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

END OF CERTIFICATE OF TITLE

STATEMENTS:
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1518-822 (65/DP223238)
PREVIOUS TITLE: 983-174, 1096-880, 1103-763, 1104-472
PROPERTY STREET ADDRESS: 42 GIBBONS ST, YALGOO.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF YALGOO

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF YALGOO TOWN LOT/LOT 65 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 65 ON DEPOSITED PLAN 223238 ON 16-JUL-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.
RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

LAND DESCRIPTION:
LOT 66 ON DEPOSITED PLAN 223238

REGISTERED PROPRIETOR:
KENNETH WILLIAM MATHEWS
SUSAN BETTY MATHEWS
BOTH OF CARE OF YALGOO HOTEL, QUEEN STREET, YALGOO
AS JOINT TENANTS

(T E088494 ) REGISTERED 28/4/1989

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----------------------------------END OF CERTIFICATE OF TITLE-----------------------------------

STATEMENTS:
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1518-818 (66/DP223238)
PREVIOUS TITLE: 623-186, 1096-881, 1103-763, 1104-472
PROPERTY STREET ADDRESS: 44 GIBBONS ST, YALGOO.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF YALGOO

NOTE 1: A000001A PENDING SURVEY - DIAGRAM 64723.
NOTE 2: LAND PARCEL IDENTIFIER OF YALGOO TOWN LOT/LOT 66 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 66 ON DEPOSITED PLAN 223238 ON 16-JUL-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
NOTE 3: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.
APPENDIX B

SHIRE OF YALGOO LOCAL PLANNING
SCHEME NO.2 – AMENDMENT NO.2
DISCLAIMER

This report is dated 19 January 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Shire of Yalgoo (Instructing Party) for the purpose of Planning Scheme Amendment (Purpose) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.
10.2.2 Proposed Amendment No. 2 to Local Planning Scheme No.2: Reclassify Lot 65 (No.42) and 66 (No 44) Gibbons Street, Yalgoo

File:
Author: Mr. Silvio Brenzi, Chief Executive Officer
Interest Declared: No interest to disclose
Date: 19 January 2018
Attachments Scheme Amendment Report, Scheme Amendment Map

Matter for Consideration

Council to consider an amendment to the Shire of Yalgoo Local Planning Scheme No.2 (LPS 2), to reclassify two parcels of land within the Yalgoo townsite identified as Lot 65 (No.42) and 66 (No.44), Gibbons Street, Yalgoo, from ‘Public Purposes’ to ‘Residential (R10)’.

The proposed Scheme Amendment shall be known as Amendment No.2.

Proposal
The proposed Scheme Amendment seeks to reclassify Lot 65 (No. 42) Gibbons Street and Lot 66 (No.44) Gibbons Street, Yalgoo from ‘Public Purposes’ to ‘Residential (R10)’ as indicated on the Scheme Amendment Map.

This amendment is proposed following a request by the landowner of the above lots to the Ombudsman of Western Australia. The subject land was previously zoned Residential R10 under the former Town Planning Scheme No.1 and was reclassified to Public Purposes as part of a Scheme Review process in 2010. On reflection, this reclassification was an administrative error with no intent by the Shire to pursue public purpose land uses on this freehold site. accordingly, this amendment seeks to revert to the previous Residential R10 zoning.

Based on pre-lodgement advice from the Department of Planning, Lands and Heritage, this amendment is considered a ‘standard amendment’.

A copy of the LPS Amendment Maps is attached.

Consultation
As part of the preparation of the Amendment No.2, liaison with the A/Planning Director (Mr Justin Breeze) from the Department of Planning, Lands and Heritage was undertaken, during which it was confirmed that an application of this nature would be considered a ‘standard’ amendment. This is due to the following:

   a) The Amendment is considered to have minimal impact on land in the scheme area that is not the subject of the amendment;

   b) The Amendment does not result in any significant environmental, social, economic or governance impact on land in the scheme area; and

   c) The Amendment is not considered to be either complex or basis in nature.

Assuming Council’s resolution to initiate Amendment No.2, statutory advertising will be undertaken in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015, Regulation 47(1), for a period of 42 days.

Strategic Implications
Amendment No. 2 is consistent with the Shire’s Strategic Community Plan and all relevant State and Regional policies in that it will revert land back to residential in order to facilitate the opportunity to increase population and housing stock in the Shire, in appropriate locations.
Policy Implications
Nil

Financial Implications
All costs associated with the preparation and advertising of this amendment have been borne by the Shire. This includes engaging the Shire’s Planning Consultant, Urbis, to prepare and monitor the application.

Legal and Statutory Implications
Local Government Act 1995
s.3.1 (1) The general function of the local government is to provide for the good government of persons in its district.

Planning and Development Act 2005
Part 5, Section 75 states that - A local government may amend a local planning scheme with reference to any land within its district, or with reference to land within its district and other land within any adjacent district, by an amendment —

a) prepared by the local government, approved by the Minister and published in the Gazette; or

b) proposed by all or any of the owners of any land in the scheme area, adopted, with or without modifications, by the local government, approved by the Minister and published in the Gazette.

Should initiation be granted to the proposal, the prior consideration by the Environmental Protection Authority (EPA) is required. Where the EPA advises that the proposed amendment need not be assessed on environmental grounds, the amendment would then be advertised for a period of not less than 42 days for agency and public comment. Following advertising, Council will be required to reconsider the proposal as well as any submissions received.

Shire of Yalgoo Local Planning Framework
A summary of the key local planning considerations is provided below:

- Shire of Yalgoo Strategic Community Plan 2013-2023 - Amendment No.2 is generally aligned with the key objectives of the Shire’s Strategic Community Plan. The reclassification of the subject sites will deliver access to additional residential land within the townsite.

- Local Planning Scheme No.2 – Amendment No.2 seeks to correct an administrative error that was borne out of the Shire’s Scheme Review process. The reclassification is considered to be generally in accordance with the overall aims of the Scheme, in particular to provide for future residential land use needs and townsite expansion.

It is also noted that future development applications within each Amendment area will need to have due regard to the specific provisions of the Residential zone and broader provisions within the Scheme.

- Shire of Yalgoo Municipal Heritage Inventory – Lot 65 is included within the Municipal Heritage Inventory. Accordingly, any future applications relating to the subject site should have due regard to the protection and enhancement of the heritage site, given its historical significance.
Voting Requirements
Simple Majority.

CEO Silvio Brenzi advised Council this was budgeted because the Ombudsman saw an error on how this was processed back in 2002, and that the owner of Lot 65 and 66 Gibbons Street was concerned and upset that she was not consulted properly therefore fund were put in the budget to handle this process.

<table>
<thead>
<tr>
<th>OFFICER RECOMMENDATION / COUNCIL DECISION</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2018-0104  Proposed Amendment No.2 to Local Planning Scheme No.2: Reclassify Lot 65 (No.42) and 66 (No.44) Gibbons Street, Yalgoo</td>
</tr>
</tbody>
</table>

That Council:

Pursuant to Section 75 of the Planning and Development Act 2005 (as amended), resolve to adopt Scheme Amendment No.2 to Town Planning Scheme No.2 for the purpose of advertising:

by:

1. Reclassify Lot 65 (No. 42) Gibbons Street and Lot 66 (No.44) Gibbons Street, Yalgoo from ‘Public Purposes’ to ‘Residential (R10)’ as indicated on the Scheme Amendment Map.

2. Forward Scheme Amendment No.1 to:
   a. The Environmental Protection Authority (EPA) for comment, pursuant to Section 81 of the Planning and Development Act 2005.
   b. The Western Australian Planning Commission for information.

3. As per Regulation 47 of the Planning and Development (Local Planning Scheme) Regulations 2015, subject to no objections being received from the EPA, advertise the amendment for public comment for a period of 42 days to the satisfaction of the Chief Executive Officer.

Moved: Cr Gregory Payne          Seconded: Cr Gail Trenfield          Motion put and carried 5/0
Planning and Development Act 2005

TO: The Chief Executive Officer of the Shire of Yalgoo

SUBMISSION ON

LOCAL PLANNING SCHEME AMENDMENT NO.2

NAME ___________________________________________________

ORGANISATION / COMPANY _______________________________(If applicable)

PHONE ____________________________

ADDRESS ________________________________________________________

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

_________________________________________________________________________________

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable). (Include lot number and nearest street intersection).

_________________________________________________________________________________

SUBMISSION

(Give in full your comments and any arguments supporting your comments – continue on additional sheets if necessary).

_________________________________________________________________________________

_________________________________________________________________________________

_________________________________________________________________________________

_________________________________________________________________________________

_________________________________________________________________________________

_________________________________________________________________________________

Date________________________ Signature _____________________________________________