

6.2.3 Subdivision & Amalgamation – Lots 9003 & 851 Muchea East Road & Santa Gertrudis Drive, Maryville Downs, Lower Chittering – Commercial and Community Area (10.9.4 128443)

REPORT DATE: 1 June 2005
LOCATION/ADDRESS: Corner Muchea East Rd and Santa Gertrudis Drive, Lower Chittering
APPLICANT: Roberts Day Group
REPORTING OFFICER: Max Hipkins, Relief Planner
DISCLOSURE OF INTEREST: No
APPENDICES: 1: Subdivision Plan
2: Development Plan
DOCUMENTS TABLED: Nil

Summary:

An application for subdivision of the community and commercial area at Maryville Downs has been referred to Council for comment by the Western Australian Planning Commission.

Background:

This portion of the estate has been identified as Public Open Space (POS), a primary school and a retail area. At the Ordinary meeting of 9 February 2005, it was resolved:

“That Council approve the variation to the Development Plan for Maryville Downs with the following provisions:

- 1. Any subdivision shall be generally in accordance with the approved Development Plan;*
- 2. An area of 10 hectares shall be set aside and vested in Council for Public Open Space and Drainage Purposes. The watercourse and associated wetlands shall be replanted at the cost of the developer following consultation with the Brockman River Catchment Coordinator and Council;*
- 3. The existing lot for the Fire Station shall be increased to 3870 m² after consultation with the Lower Chittering Fire Brigade and FESA. A 200m² portion of which is to be for the ambulance complex and the entire parcel is to be vested in the Council for these purposes;*
- 4. A separate lot of approximately 610 m² accommodating the telephone exchanges shall be created for that purpose;*
- 5. The access road shall be constructed within a 20 metre wide reservation to the satisfaction of Council;*
- 6. A lot of approximately 4.00 ha shall be set aside for the purposes of a primary school and associated uses and retained as a private lot;*
- 7. The lots proposed for retail functions shall be in accordance with the Development Plan;*
- 8. Crossovers to Muchea East Road and Santa Gertrudis Drive shall be constructed to the specifications set by Council.”*

Consultation:

Not applicable to a subdivision referral.

Statutory Environment:

Town Planning Scheme No. 6

Clause 5.8.1 of Town Planning Scheme No. 6 requires that:

“Subdivision shall be generally in accordance with a Development Plan or any subsequent variation approved by the Council”.

The Development Plan has already been endorsed by Council and the Western Australian Planning Commission and the submitted plan of subdivision is generally in accordance with the Development Plan.

The subject land is zoned "Special Use" under Town Planning Scheme No. 6, with the following permitted uses listed in Schedule 5: Shop and Tearooms, Bed and Breakfast, Community Facilities, Tourist Facilities and Additional Accommodation. Note: Church is not a permitted use.

Policy Implications:

NA

Financial Implications:

The Shire of Chittering gains an access road, enlarged emergency services site and an oval free of charge but will assume responsibility for maintenance.

Strategic Implications:

NA

Voting Requirement:

Absolute Majority Required: NA

Site Inspection:

Site Inspection Undertaken: No

Triple Bottom Line Assessment:

Economic Implications:

Three retail sites are created by the subdivision. Although there are no perceived economic implications which would result from the approval of this subdivision plan, in time, it would lead to the creation of shops for the locality.

Social Implications:

Establishment of an oval, primary school, church and shops would greatly improve the social capital of the district. The church site would need to be rezoned before it could be used for that purpose.

Environmental Implications:

There are no significant environmental implications which would result from the approval of this variation to the Development Plan. There is the opportunity for rehabilitation of a watercourse.

Comment:

The ambulance and fire station lots have been combined, as requested, but the combined area is less than shown on the approved Development Plan. The school site is also smaller, while the retail site is larger. Notwithstanding, the resulting subdivision proposal is generally in accordance with the approved Development Plan.

No information has been provided in relation to water supply.

Council has the option of either recommending refusal of the application pending clarification of the water issue or recommending approval subject to conditions. The proposed subdivision is recommended for approval, subject to conditions.

OFFICER RECOMMENDATION TO BE DEBATED AND RESOLVED BY COUNCIL

"That Council advise the Western Australian Planning Commission that the proposed subdivision of Lot 9003 & 851 Muchea East Road, Lower Chittering is supported subject to the following conditions:

1. *The proposed new road being constructed and drained at the subdivider's cost to the satisfaction of Council. As an alternative, the Western Australian Planning Commission is prepared to accept the subdivider paying to the Local Government the cost of such works as estimated by the Local Government subject to the Local Government giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission;*
2. *Street corners within the subdivision being constructed to the standard truncation of 8.5 metres;*
3. *The transfer free of cost any required transformer and high voltage switchgear sites to the Western Power Corporation, with the locations of the sites being to the satisfaction of the Western Australian Planning Commission on the advice of the Local Government and Western Power Corporation;*
4. *Arrangements being made for the provision of underground electricity to the lots approved under this application to the satisfaction of the Western Australian Planning Commission;*
5. *Revision of the Fire Management Plan to incorporate the new subdivision to the satisfaction of the Western Australian Planning Commission;*
6. *Crossovers being constructed to all new lots to the satisfaction of Council;*
7. *Provision of reticulated water supply to all lots by a licensed water provider;*
8. *The area shown as Emergency Services shall have a minimum area of 5735m² and be set aside and vested in Council for Public Purposes;*
9. *The area shown as District Oval shall be set aside and vested in Council for Public Open Space and Drainage Purposes*
10. *Satisfactory arrangements being entered into between the developer and the local authority in relation to construction of the oval and replanting of the watercourse and associated wetlands, following consultation with the Brockman River Catchment Coordinator;*
11. *The developer to provide all lots with rural numbering in accordance with the appropriate standards at a cost of \$26 per new lot created."*

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Moved Cr Don/ Seconded Cr Gibson

"That Council advise the Western Australian Planning Commission that the proposed subdivision of Lot 9003 & 851 Muchea East Road, Lower Chittering is supported subject to the following conditions:

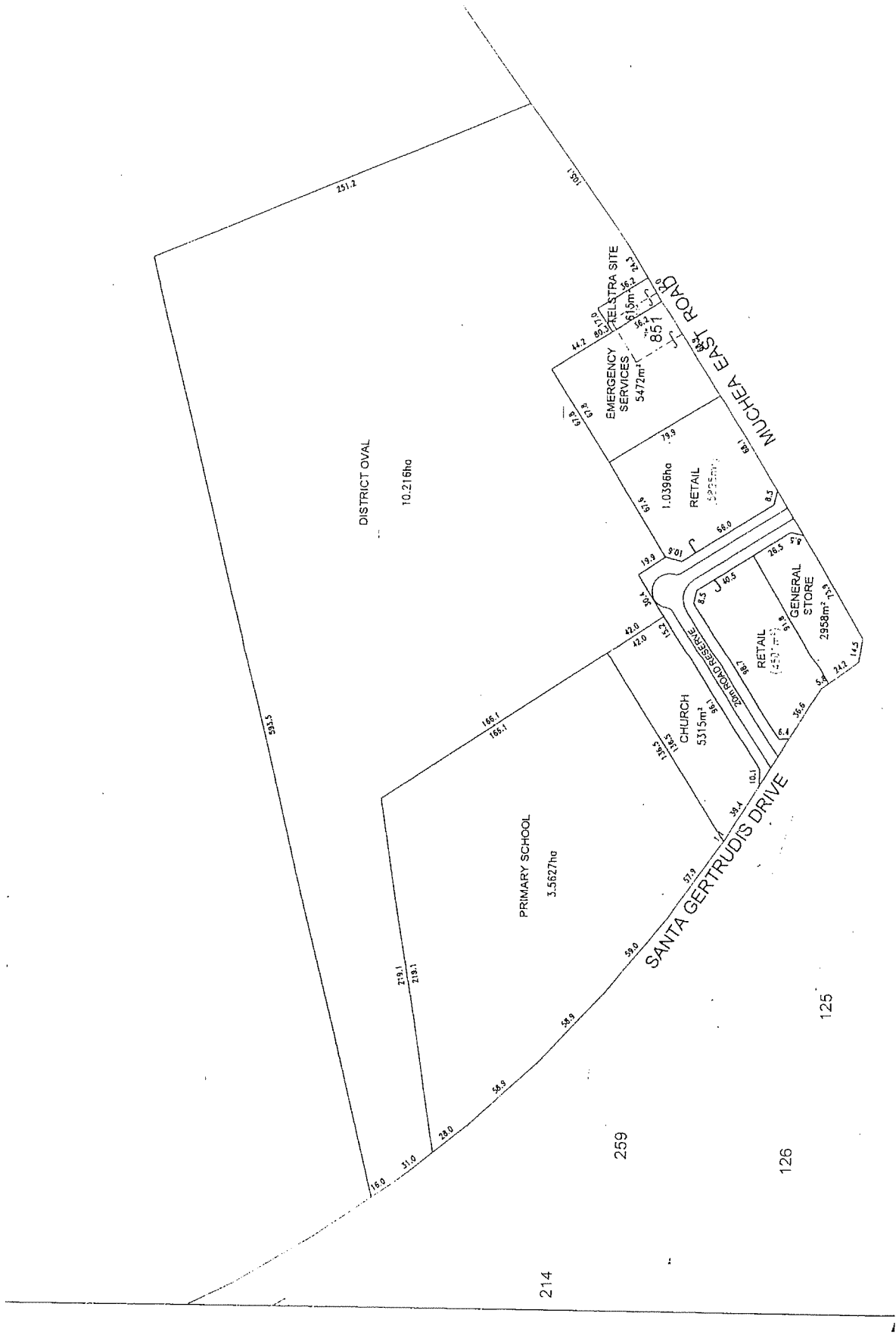
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9. ***The area shown as District Oval shall be set aside and vested in Council for Public***

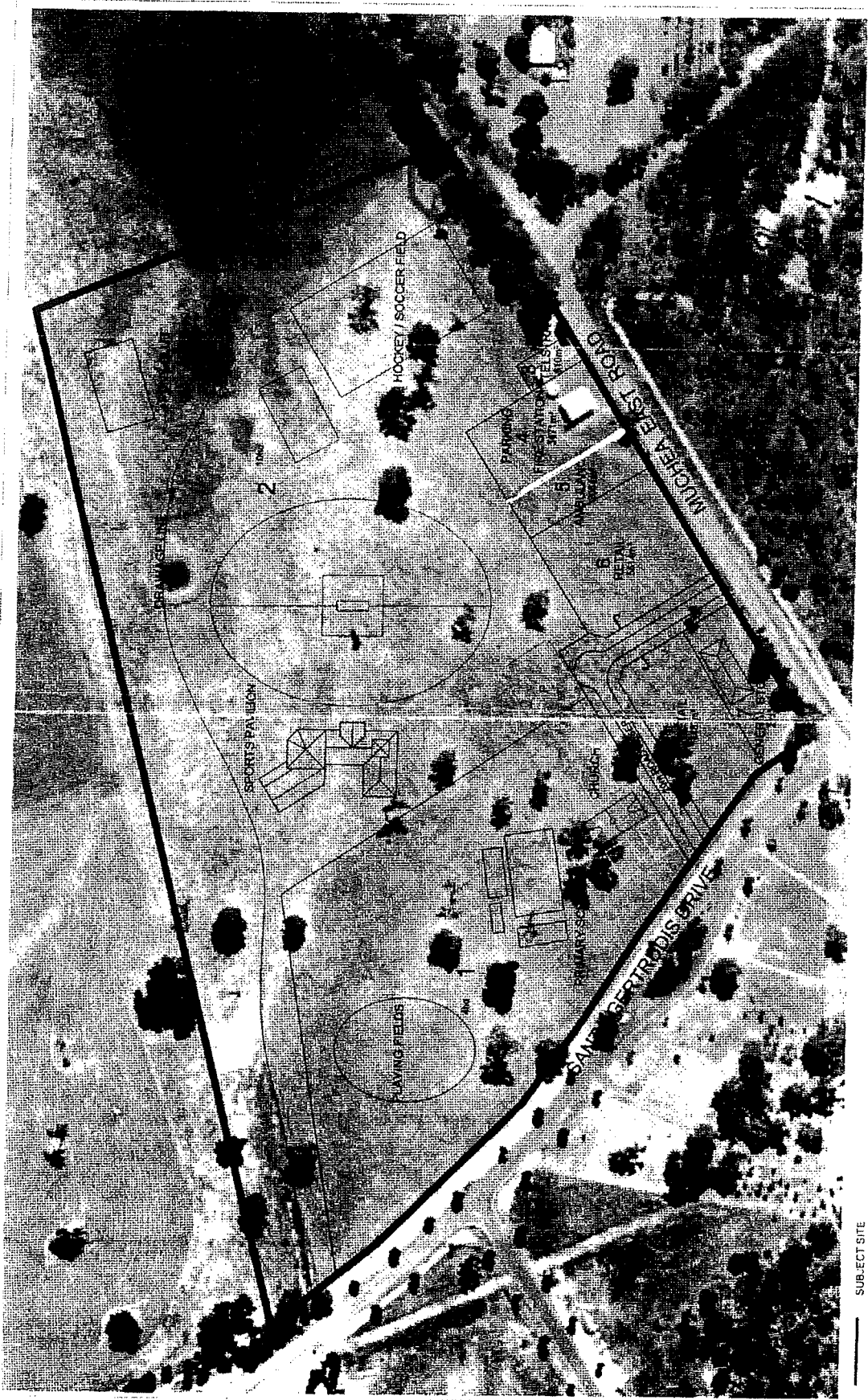
Open Space and Drainage Purposes

- 10. Satisfactory arrangements being entered into between the developer and the local authority in relation to construction of the oval and replanting of the watercourse and associated wetlands, following consultation with the Brockman River Catchment Coordinator;***
- 11. The developer to provide all lots with rural numbering in accordance with the appropriate standards at a cost of \$26 per new lot created."***

CARRIED [6 - 0]

Appendix 6.2.3





SUBJECT SITE

PROPOSED SUBDIVISION
 VILLAGE CENTRE - MARYVILLE
 SHIRE OF CHITTERING



Item	MAINTENANCE	CONSTRUCTION
1. Road	1000	1000
2. Stormwater	500	500
3. Sewerage	200	200
4. Electricity	100	100
5. Gas	50	50
6. Water	50	50
7. Fencing	100	100
8. Signage	50	50
9. Other	0	0
TOTAL	2000	2000

day

DATE: 15/06/2005
 TIME: 10:30 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT NO: [Number]