



**SHIRE OF BEVERLEY**  
**TOWN PLANNING SCHEME NO.2**  
**AMENDMENT NO.23**

*Planning and Development Act 2005*

**RESOLUTION TO AMEND A TOWN PLANNING SCHEME**

**SHIRE OF BEVERLEY**

**TOWN PLANNING SCHEME NO.2**

**AMENDMENT NO.23**

RESOLVED that the local government, in pursuance of section 75 of the *Planning and Development Act 2005*, amend the above Town Planning Scheme by:

1. Rezoning the following lots from '*Town Centre*' and '*Residential R40*', to '*Town Centre*' with a density coding of R40:
  - 141 (Lot 57) Vincent Street, Beverley;
  - 139 (Lot 3) Vincent Street, Beverley;
  - 52 (Lot 58) Dawson Street, Beverley &
  - 50 (Lot 5) Dawson Street, Beverley
2. Amending the Scheme Map accordingly.

Dated this .....**25**..... day of .....**November**..... 2014.

.....  
Stephen Gollan  
Chief Executive Officer

## PROPOSAL TO AMEND A TOWN PLANNING SCHEME

- |   |   |
|---|---|
| 1. LOCAL AUTHORITY:                     | SHIRE OF BEVERLEY   |
| 2. DESCRIPTION OF TOWN PLANNING SCHEME: | SHIRE OF BEVERLEY TOWN PLANNING SCHEME NO.2   |
| 3. TYPE OF SCHEME:                      | DISTRICT ZONING SCHEME  |
| 4. SERIAL NUMBER OF AMENDMENT:          | 23  |
| 5. PROPOSAL:                            | To afford Council flexibility to develop a Multi-Purpose Community Centre on the subject land and to allow for flexibility in possible future higher density residential development of Lot 58 Dawson Street. |

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## SCHEME AMENDMENT REPORT

### 1. INTRODUCTION

The Shire is in the process of investigating options to develop a Multi-Purpose Community Centre on the following lots in the Beverley Townsite:  
141 (Lot 57) Vincent Street – Zoned ‘Town Centre’;  
139 (Lot 3) Vincent Street – Zoned partly ‘Town Centre’ and partly ‘Residential R40’;  
&  
52 (Lot 58) Dawson Street – Zoned ‘Residential R40’.

The proposed land use (Multi-Purpose Community Centre) can best be accommodated on the ‘Town Centre’ zone, and as a result of the design specific requirements of the development necessitates this scheme amendment exercise.

### 2. COMMENT

A scheme amendment had previously been initiated and concluded on the subject lots to further the aims of the Beverley Housing Plan.

Further to the above, and to retain the possibility to use the land for future higher density residential purposes, it will be requested that the land be rezoned to ‘Town Centre’ with an R-coding of R40, so as to afford Council the flexibility to develop the subject land as required.

Although the adjacent 50 (Lot 5) Dawson Street, is not considered to be part of the Multi-Purpose Community Centre subject land at this stage, it will be

requested that this land be rezoned to 'Town Centre' with an 'R40' coding as well, for purposes of flexibility.

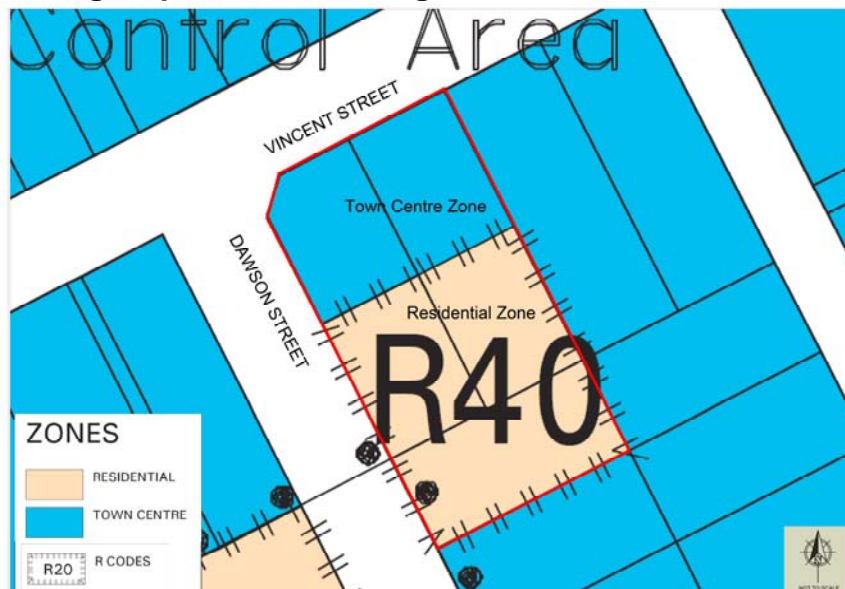
The proposed Scheme Amendment is in pace with the Shire of Beverley Local Planning Strategy.

All subject lots mentioned in this report are Shire Owned.

### Locality Map: Subject Land



### Zoning Map: Present Zoning



### **3. PROPOSAL**

It is proposed to do the following amendments to the Shire of Beverley Town Planning Scheme No. 2:-

1. Rezoning the following lots from '*Town Centre*' and '*Residential R40*', to '*Town Centre*' with a density coding of R40:  
141 (Lot 57) Vincent Street, Beverley;  
139 (Lot 3) Vincent Street, Beverley;  
52 (Lot 58) Dawson Street, Beverley &  
50 (Lot 5) Dawson Street, Beverley
2. Amending the Scheme Map accordingly.

### **4. CONCLUSION**

Finalisation of Amendment 23 will afford Council flexibility in the development of the subject lots.

**Planning and Development Act 2005**

**SHIRE OF BEVERLEY**

**TOWN PLANNING SCHEME NO.2**

**AMENDMENT NO.23**

The Shire of Beverley under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Town Planning Scheme by:-

1. Rezoning the following lots from '*Town Centre*' and '*Residential R40*', to '*Town Centre*' with a density coding of R40:  
141 (Lot 57) Vincent Street, Beverley;  
139 (Lot 3) Vincent Street, Beverley;  
52 (Lot 58) Dawson Street, Beverley &  
50 (Lot 5) Dawson Street, Beverley
2. Amending the Scheme Map accordingly.

**ADOPTION**

Adopted by resolution of the Council of the Shire of Beverley at the Meeting of the Council held on the **25** day of **November** **2014**.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**FINAL APPROVAL**

Adopted for final approval by resolution of the Shire of Beverley at the Meeting of the Council held on the            day of            20    and the Common Seal of the Shire of Beverley was hereunto affixed by the authority of a resolution of the Council in the presence of:

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SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

.....  
DELEGATED UNDER S.16 OF  
THE PD ACT 2005

DATE.....

Final Approval Granted

.....  
MINISTER FOR PLANNING

DATE.....