

SHIRE OF WILLIAMS
LOCAL PLANNING SCHEME 2
LOCAL PLANNING SCHEME POLICY

Preamble

The Williams Shire Council is concerned with land supply to meet increasing interests for development in the town of Williams.

The primary interest is for residential land but the Council also wants to ensure there is adequate land supply for civic and cultural uses, industry, and commerce.

This Local Planning Scheme Policy has been prepared to identify the main areas for the direction of growth of Williams.

Proposals

The proposals for expansion of Williams are summarised on the accompanying plan.

As a guiding principle, Council intends that the bulk of residential development (and the Williams community) is contained on the eastern side of the Albany Highway. The development adjacent to the highway should provide for setback from the highway frontage to protect the amenity of residents in those areas, and to maintain a relatively open aspect on major entries into the town.

A potential industrial development area is identified on the western side of the highway north of the town adjacent to existing fertilizer storage. The extent of this area is to be determined having regard to landform and site characteristics.

Residential development will generally require connection to reticulated sewerage. Special Residential is regarded as being for lot sizes in the range of 2,000m² – 5,000m² without reticulated sewerage, and Special Rural is generally for lots sizes in the range of 1 - 4 hectares with connection to reticulated water supply.

CBH has indicated a long-term intention to relocate grain receival facilities from within the town site. The land vacated by CBH may be suitable for Special Residential/Special Rural development, subject to environmental assessment to address any potential contamination issues. The density (Special Residential/Special Rural) is to have regard to existing adjacent uses.

The Council encourages infill development within the built-up area of the town where services and infrastructure are available. In some cases this may require access from an existing right-of-way subject to the right-of-way being at least 6.01 metres wide. The residential density code within much of the built-up area has been increased to facilitate infill development.

There is additional “greenfields” land available within the town site close to services and facilities, and established infrastructure. The Council will encourage development of those areas.

The principle areas for the expansion of Special Residential/Special Rural development is north of the town along Eddington Road and off the Albany Highway (subject to maintenance of a setback from the highway frontage). An additional area for this form of development is also identified off the Pinjarra-Williams Road/Albany Highway