



Shire of Narrogin RECEIVED	
Directed to	<u>Azhar</u>
Ref No	<u>0.4 SEP 2017 IPA1711785</u>
Property File	
Subject File	<u>18.6.3</u>
Ref	

Our ref: TPS/1745
Enquiries: Heather Brooks

Chief Executive Officer
Shire of Narrogin
43 Federal Street
Narrogin WA 6312

Transmission via electronic mail to: shire@narrogin.wa.gov.au

Dear Sir

TOWN PLANNING SCHEME NO. 2 - AMENDMENT NO. 5

I refer to your letter dated 4 July 2017 regarding Amendment No. 5.

The WAPC has considered the amendment and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has approved the amendment in accordance with section 87(2)(a) of the Act. In accordance with section 87(3) of the Act, the WAPC will cause the approved amendment to be published in the Government Gazette.

The WAPC has forwarded notice to the State Law Publisher (attached) and it is the local governments' responsibility to make arrangements for the payment of any publication costs. The local government is required under section 87(4B) of the Act, and regulation 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to publish the approved amendment, ensure that it is available to the public, and notify each person who made a submission.

For all payment and purchase order queries, please contact the State Law Publisher on (08) 6552 6012 or fax (08) 9321 7536. One signed set of the amending documents is returned for your records.

Please direct any queries about this matter to Heather Brooks on 6551 9436 or email schemes@planning.wa.gov.au.

Yours sincerely

Kerrine Blenkinsop
Secretary
Western Australian Planning Commission

25/08/2017



PLANNING AND DEVELOPMENT ACT 2005

APPROVED TOWN PLANNING SCHEME AMENDMENT

SHIRE OF NARROGIN

TOWN PLANNING SCHEME No. 2 - AMENDMENT No. 5

Ref: TPS/1745

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the Shire of Narrogin Town Planning Scheme amendment on 23 August 2017 for the purpose of:

1. Amend Clause 3.1.1 by inserting the following zone:

RURAL ENTERPRISE

2. Insert the following as Clause 3.3.

3.3 SPECIAL USE ZONES

3.3.1 Schedule 3 sets out -

- (a) special use zones for specified land that are in addition to the zones in the zoning table; and
- (b) the classes of special use zone that are permissible in that zone; and
- (c) the conditions that apply in respect of the Special Uses.

3.3.2 A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.

Note: Special Use zones apply to special categories of land uses which do not comfortably sit within any other zone in the Scheme.

3. Amend Table 1 - Zoning Table to inset the Rural Enterprise zone, several new land uses and associated permissibilities for new and existing land uses:

Commercial vehicle parking	AA
Home business	AA
Home occupation	AA
Home office	AA

Industry - cottage	AA
Industry - light	AA
Motor vehicle repair	AA
Office	AA
Single house	P

Renumber accordingly.

4. Amend Table 1 - Zoning Table to insert the following permissibilities for the industrial zone:

Commercial vehicle parking	P
Road house	AA
Telecommunication infrastructure	AA
Warehouse/storage	AA

Renumber accordingly.

5. Amend Table 1 - Zoning Table by updating the following land use terms:

Motor vehicle repair station to Motor vehicle repair.
Rural pursuit to Rural pursuit/hobby farm

6. Insert the following as Clause 4.11 and renumber subsequent clauses.

4.11 RURAL ENTERPRISE ZONE

Objectives: to provide a range of lots in a rural environment where people live and may also work on the same property. Council may consider a range of light industrial, cottage and rural industries and home business land uses that are of a scale compatible with maintaining the amenity of a rural environment. Lot sizes shall range from 1ha to 4ha.

In considering an application for development approval Council will consider the need to protect residential amenity and the operation of enterprise through careful lot layout and high quality building design.

- 4.1.1 **General Provisions:** the provision for controlling subdivision and development in the Rural Enterprise zone shall comply with the requirements of Schedule 3 and with the following:

- a) development of a single house shall be in accordance with the R2 density provisions of the Residential Design Codes, with the exception of the minimum lot size area, which is not applicable. No more than one dwelling will be permitted on each lot.

- b) where an enterprise has been established in association with a single house, the house shall only be occupied by the owner/occupier of the business and their family.
- c) no enterprise will be granted development approval for a lot within the zone, unless a single house exists on the lot, or a single house is to be constructed within the first stage of a development.
- d) all lots shall be connected to a reticulated potable water supply provided by a licensed service provider, in accordance with state government policy.
- e) development approval will be required for all signage located on land.
- f) car parking shall be provided in accordance with the requirements of Clause 4.6 of the Scheme.

If a provision in Schedule 3 conflicts with any other provision of the Scheme, the provision of Schedule 3 shall prevail.

- 7. Amending Schedule 1 - Interpretations by inserting the following land use terms and definitions as set out in Schedule 1, Provision 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
 - a) 'Commercial vehicle parking'
 - b) 'Home business'
 - c) 'Home office'
 - d) 'Road house'
 - e) 'Telecommunication infrastructure'; and
 - f) 'Warehouse/storage'.
- 8. Amending Schedule 1 - Interpretations by updating the following land uses terms and definitions, as set out in Schedule 1, Provision 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
 - a) 'Caretaker's Dwelling'
 - b) 'Fuel Depot'
 - c) 'Home Occupation'
 - d) 'Industry Light'
 - e) 'Motor Vehicle Repair'
 - f) 'Rural Pursuit/Hobby Farm'
 - g) 'Service Station'; and
 - h) 'Transport Depot'
- 9. Amend Schedule 1 - Interpretations by deleting the following land use terms:

- a) 'Hobby Farm'
- b) 'Industry-hazardous'; and
- c) 'Industry-service'.

10. Insert the following table as Schedule 3

SCHEDULE 3 - SPECIAL USE ZONES IN THE SCHEME AREA

No	Description of Land	Special Use	Conditions
1	Lot 31 Great Southern Highway, Dumberning.	Composite uses comprising uses permissible in the 'Special Rural', 'Rural Enterprise' and 'Industrial zone with the exception of the use 'Industry - General'.	<p>1. Development of the land shall be in accordance with a Local Development Plan (LDP) approved by the local government. The LDP should provide sufficient information to address the requirements of the Scheme and the following:</p> <ul style="list-style-type: none"> (i) The provision of portable reticulated water and onsite wastewater disposal. (ii) Revegetation and the introduction of separation distances and buffers from sensitive land uses. (iii) Bushfire risk. (iv) The spatial extent of precincts that encompass the 'Industrial', 'Rural Enterprise' and 'Special Rural' uses. (v) The spatial extent and location of residential building envelopes in the 'Special Rural' precinct. (vi) The spatial extend and location of residential building envelopes and enterprise envelopes in the 'Rural Enterprise' precinct. (vii) The staging of infrastructure. (viii) The transition between 'Industrial' uses and 'Residential' uses, including bulk and scale and separation distances.

			<p>(ix) The size of lots in the 'Industrial' precinct having consideration to separation distances and land use buffers.</p> <p>(x) Areas of low capability for on-site effluent disposal.</p> <p>(xi) Access and traffic management; and</p> <p>(xii) Waste management including bin disposal areas in the 'Rural Enterprise' and 'Industrial' precincts.</p> <p>2. Prior to subdivision or development, a Local Water Management Strategy (LWMS) shall be prepared and approved by the local government on the advice of the Department of Water. Stormwater drainage shall be contained on-site to the satisfaction of the local government.</p> <p>3. Prior to subdivision or development a revegetation plan shall be prepared. The revegetation plan should include native species to the specification of the local government.</p> <p>4. Prior to subdivision or development a bushfire management plan is to be prepared and approved.</p> <p>5. Development on the site being provided with an onsite effluent disposal system to the satisfaction of the local government and the Department of Health.</p> <p>6. Development requirements set out in Clause 4.5 of the Scheme shall be applied to the 'Industrial' precinct.</p> <p>7. Residential building envelopes within the 'Special</p>
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			<p>Rural' precinct shall be limited to a maximum size of 1200m² and setback 10 metres from the primary street and side/rear boundaries.</p> <p>8. Notwithstanding anything elsewhere appearing in the Scheme, the minimum building setback to Great Southern Highway in the 'Special Rural' precinct shall be 30 metres.</p> <p>9. Residential building envelopes and enterprise envelopes within the 'Rural Enterprise' precinct shall be located behind the main residential building line, setback 10 metres from side boundaries and screened accordingly.</p> <p>10. Enterprise envelopes within the 'Rural Enterprise' precinct shall be located behind the main residential building line, setback 10 metres from side boundaries and screened accordingly.</p> <p>11. Development shall be confined to either a residential building envelope or enterprise envelope in the 'Special Rural' and 'Rural Enterprise' precinct, as depicted on an approved LDP.</p> <p>12. Buildings within a nominated enterprise envelope in the 'Rural Enterprise' precinct shall be limited to a maximum total floor space of 900m², unless otherwise approved by the local government.</p> <p>13. At subdivision or development stage lots in the 'Special Rural' precinct shall be subject to a notification on</p>
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			<p>title to advise landowners of the potential impact from nearby agricultural and light industrial land uses.</p> <p>14. Development approval shall be required for all development including signage.</p> <p>15. Minimum lot size in the 'industrial' precinct should average 4 hectares and consider on-site separation distances.</p> <p>16. No lot shall have direct access onto Great Southern Highway or Wanerie Road. Access shall be restricted to local access roads.</p> <p>17. Access points shall be designed, approved and constructed to Main Roads Western Australia specifications.</p> <p>18. Built form is to be consistent with a predominant theme for the site, in terms of scale, colour and use of materials. The use of colorbond and/or non-reflective materials may be required.</p> <p>19. Use of land or buildings for any form of human habitation is prohibited within nominated enterprise envelopes in the 'Rural Enterprise' precinct.</p> <p>20. Stockings rates for rural pursuit/hobby farm apply to 'Special Rural' uses, as guided by the local government.</p>
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11. Rezone Lot 31 Great Southern Highway, Dumberning from 'Farming' to 'Special Use' as depicted on the Scheme map and denote it as SU1.

R CHADWICK
PRESIDENT

A COOK
CHIEF EXECUTIVE OFFICER