

Shire of Gnowangerup

Local Planning Strategy Review

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January 2014
(Certified for Advertising)

1.0 Background

1.1 Introduction

This report relates to proposed modifications to the Shire of Gnowangerup Local Planning Strategy which was endorsed by the Western Australian Planning Commission in September 2009. This review specifically focuses upon the Gnowangerup townsite.

The Local Planning Strategy was originally prepared in 2002 by Ayton Taylor Burrell. In 2004 the Western Australian Planning Commission gave consent for the Strategy to be advertised, subject to a number of modifications being made, and these were subsequently completed by Ayton Taylor Burrell in 2007.

The Shire of Gnowangerup subsequently engaged Thompson McRobert Edgeloe to review the Strategy and submissions made during the public advertising period. The Strategy was then endorsed by the Commission September 2009.

While it has only been four years since the approval of the Strategy, many of the issues considered in its preparation extend back to 2002 or earlier. This includes the 1995 Industrial Land Study prepared by Ayton Taylor Burrell.

Subsequent changes in servicing, development and environmental policies, community expectations and forward strategic planning by the Council now suggest that the provisions of the Local Planning Strategy in relation to the south western portion of the Gnowangerup townsite need to be reviewed.

The proposed modifications to the Local Planning Strategy primarily relate to proposed industrial development within the townsite. This review focuses upon the south western portion of the Gnowangerup townsite as shown in Figure 1.

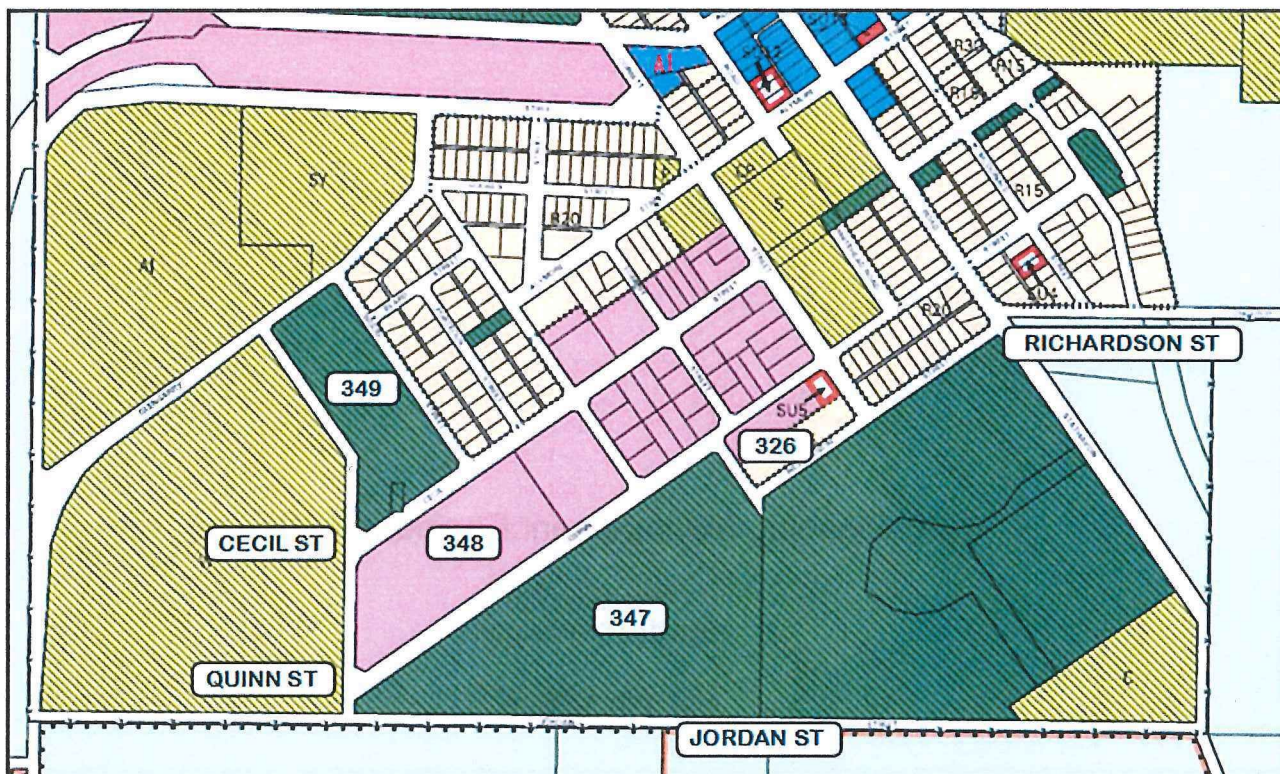


Figure 1: South West townsite plan.

Section 5.1 of the Strategy relates to Implementation, Monitoring and Review.

To ensure the successful implementation of the Local Planning Strategy and to provide within it the flexibility to deal with emerging and changing social, economic and environmental issues, the Strategy should be kept under continual review.

Local Planning Strategy Review – Explanatory Report

A number of the recommendations in the Local Planning Strategy relating to the availability of industrial land have now proved to be erroneous. Consequently Council at its Meeting of the 24th April 2013 resolved in part to:

Amend the Local Planning Strategy to review the current status of industrial land availability in Gnowangerup and to support the rezoning of Reserve 28654, Lot 347 Quinn Street, Gnowangerup.

Since the approval of the Local Planning Strategy and Town Planning Scheme No 2 the following amendments have or are being considered by the Council:

- | | |
|----------------|--|
| Amendment No 1 | Proposed Rural Residential rezoning of Lot 2 Ball Road, which the Minister refused consent to advertise. |
| Amendment No 2 | This amendment increased the size of the Industry zone over a portion of Lot 106 Aylmore Street. This was to allow for the expansion of the Duraquip factory which is a major local industry. The amendment was gazetted 10 th December 2010. |
| Amendment No 3 | This amendment proposes to introduce the buffer to the Water Corporation WWTP and forms part of a land exchange program with the Council which, through Amendment No 6 will make land available for development at the old water reserve and depot site. |
| Amendment No 4 | Original amendment for the water reserve which has been abandoned due to changing circumstances and replaced by Amendment No 6. |
| Amendment No 5 | Applies to Lots 347 and 348 Quinn Street. This proposes to swap the current Recreation designation and Industrial zoning on the basis that Lot 347 is more suitable for development than Lot 348. |
| Amendment No 6 | Applies to Lot 426 Yougenup Road being the Water Corporation water catchment reserve. It will rationalise the zoning and provide for a new residential subdivision, recreation areas and a substantial service commercial site. |
| Amendment No 7 | Applies to Lot 326 Richardson Street and proposes to include the entire site in the Industry zone. |

The location of the currently proposed Amendments is shown in Figure 2, below.

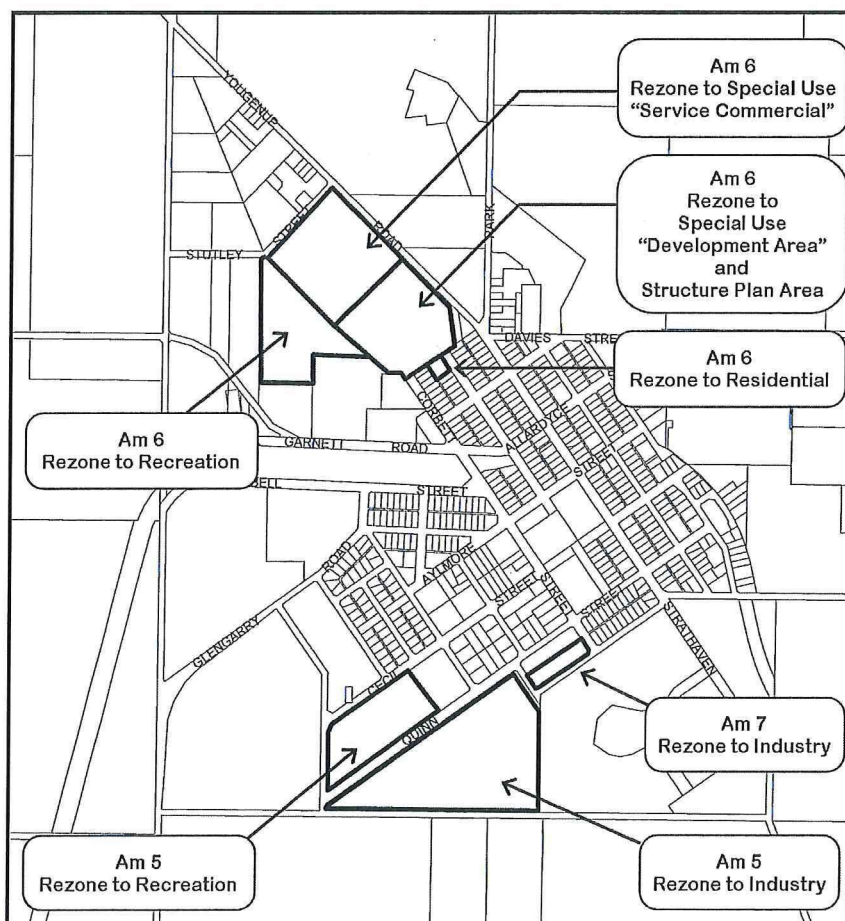


Figure 2: Current Amendments

1.2 Industrial Land Study (1995)

The Industrial Land Study was prepared for Council and the Great Southern Development Commission to "identify industrial land in the Gnowangerup locality." It recognised that industrial enterprises in Gnowangerup can be grouped into three sectors being:

- Agricultural service industry;
- Transport services; and
- Building construction services.

The Study identified four categories of industry being:

Category A Large scale heavy industry requiring extensive land areas;

Category B General and special industries of various sizes requiring separation from urban areas;

Category C Light and service industries which can be accommodated within urban areas; and

Category D Cottage industries and home occupations.

Within the Gnowangerup townsite the Study focuses upon Category C industries and in particular those associated with agricultural services.

It notes in relation to Lot 326 Quinn Street (Page 40) that:

The most logical zoned undeveloped industrial land to provide for short term growth is the land to the south of Quinn Street comprising the northern portion of Lot 326 (Site A, Figure 8a).

This land could accommodate 5 industrial lots with an average size of 1700m². Road frontage is already developed and overhead power supplies are available. Water and sewer services adjoin the lot and it is possible to extend these to service subdivision.

If this area is developed for light industrial uses, it is argued that the balance of the lot would then become unsuitable and undesirable for residential development. As this is likely to be the case, consideration should be given to rezoning the southern portion of Lot 326 to "industry".

It also notes in relation to Lot 348 Quinn Street (Pages 40 & 41) that:

Another area of potential industrial land is the already zoned Lot 348 (Site C, Figure 8a). This is the land to the south west of the Shire Depot. This area comprises some 6ha which could accommodate over 15 larger industrial lots. Unfortunately, roads and services, must be extended and as the south western portion of this land drops away, a sewer pumping station would be required to develop this area. Protection of the Cecil Street graves site will require careful consideration and industrial siting.

In the longer term, it may be possible to extend development south into Reserve 28654. Servicing and tenure constraints will apply to the development of this land in that:

- i) the land falls to the south east so the provision of deep sewerage will be problematic;
- ii) a road system will be required that links this area to the existing industrial area and the regional road network and;
- iii) this land is a crown reserve so that the reservation and vesting on this land must be removed and the land transferred to freehold title.

As a result, the possible development of this land should be viewed as a longer term option.

2.0 Development Issues

2.1 Town Centre Development

The Local Planning Strategy defines the 'Town Centre' primary land use as follows:

The Town Centre category traditionally recognised the central business district. It now has a broader designation to reflect the changing function of town centres and to encourage a wider range of mixed uses including residential development where appropriate.

The objective for the 'Town Centre' zone (Clause 4.2) in Town Planning Scheme No. 2 (TPS2) is more focussed and is:

To provide for retail shopping, office and commercial development, and social, recreational and community activities servicing the town as a whole.

State Planning Policy 3.0 Urban Growth and Settlement promotes the need for a consolidated town centre.

The Local Planning Strategy notes that the majority of the floorspace in the Commercial (now Town Centre) zone is taken up by space extensive quasi retail uses such as vehicle and machinery businesses and rural traders (63%) as opposed to the more intensive retail businesses. These businesses require a large land area due to the size of the machinery, harvesters, tractors etc and the need for storage of farm equipment and supplies.

Within the town centre there are several "agribusinesses" including Ratten & Slater (John Deere), Farmworks and Landmark. Ratten & Slater has developed over five lots fronting Yougenup Road and one fronting MacDonald Street. These have a total area of 6,072 m² and occupy a prominent location in the main street.

As a valuable and limited resource, land within the central business area is more appropriate for smaller more intensive businesses and land uses. The identification of alternative development sites will allow for the relocation of this type of business to more suitable locations.

2.2 Industrial Land Availability

Within the Gnowangerup townsite the "Industry zone" is situated in two locations:

- In the north western portion of the townsite on both sides of Garnett Road. This is the location of the CBH grain terminal and associated storage areas; and
- In the south western portion of the townsite in the vicinity of Quinn and Cecil Streets.

The south western Industry zone contains 35 allotments of varying sizes as shown in Table 1.

Table 1 Industry Zone Properties

Lot	Street	Area (m ²)	Lot	Street	Area (m ²)
348	Quinn	60638	18	Formby	1708
403	House	20090	22	Cecil	5043
1	House	2361	15	Corbett	1766
2	House	2411	21	Corbett	4318
3	House	2412	11	Corbett	2409
4	House	2361	12	Corbett	2409
5	Cecil	2414	13	Corbett	2391
6	Cecil	2414	5	Quinn	2114
11	Quinn	2414	6	Quinn	1708
12	Quinn	2414	31	Cecil	10215
7	Formby	1962	103	Cecil	6834
8	Formby	2012	8	Cecil	1958
9	Formby	1962	7	Cecil	1619
10	Formby	2012	6	Cecil	1619
326 bal	Quinn	8900	5	Cecil	1619
16	Formby	1690	51	Cecil	3693
17	Formby	1709	10	Corbett	1413
Sub Total		120,176	Sub Total		54,544
Overall Total					174,720

Local Planning Strategy Review – Explanatory Report

The total combined area of zoned land is approximately 17.5 hectares. The largest parcel of land is Lot 348, which has an area of 6 hectares and is vacant UCL. In the rest of the zone the lots vary from 1,619m² to 2 hectares. As shown in Table 2 the overwhelming majority of lots are less than 2,500m² in size.

Table 2 Zoned Industrial Lots

Lot Sizes (m ²)	No of Lots	% of Total
0 - 2,500	27	77%
2,500 - 5,000	2	5.5%
5,000 - 10,000	3	9%
10,000 - 25,000	2	5.5%
> 25,000	1	3%
Total Lots	35	

There is presently 11.33 hectares of vacant zoned industrial land, as shown in Figure 3, and this includes Lot 348. The only other reasonable sized area of vacant land is Lot 326. The zoned portion of this lot is approximately 8,900m² in size and Council has issued a development approval on this land.



Figure 3: Vacant Industrial Land

Excluding Lots 348 & 326, the remaining vacant zoned land has a total area of 0.7754 hectares. This is comprised of four lots which are all less than 2,500m² in size.

It is noted that there are a further seven lots which do not have buildings on them but are used for storage, or for vehicle loading and assembly. While these are designated as committed lots they are underdeveloped. They would be available for more intensive development if larger lots become available for the existing industries to relocate to.

The above confirms that there is a chronic shortage of zoned industrial land within the south western portion of the townsite.

2.3 Haulage Routes

The Strategy makes reference to the future of the rail network and (CBH) grain handling facility. Specifically, the future of the rail network and the need for designated haulage routes in the event of the rail line closing may have planning implications for the development of the south western precinct of the townsite.

The future of the “third tier” railway lines in the Wheatbelt is still uncertain and the completion of the Strategy was not able to fully consider this issue.

The Strategic Grain Network Committee (SGNC) was formed in mid-2009 to provide advice on emerging transport infrastructure issues in the export grain supply chain. The SGNC recommended that 736km of track in and around the central Wheatbelt should be closed as it is uncompetitive with road transport. Implications of these closures include a potential increase in freight costs for agricultural growers in the region, and the need for substantial road upgrades in the affected areas to handle increased heavy haulage and to ensure roads are safe for residents.

In June 2012, a parliamentary committee recommended that Tier 3 rail lines should remain open until the end of 2014.

The closure of the railway line would impact on the movement of grain from the CBH terminal located in Garnett Road in the northern part of the townsite. This is most likely to be along Walsh Street which connects to the Gnowangerup – Tambellup Road in the south and the Broomehill Road in the north.

The delivery routes for grain are unlikely to change and the currently approved heavy haulage routes for the townsite are shown in Figure 4. These also service the existing industrial areas.

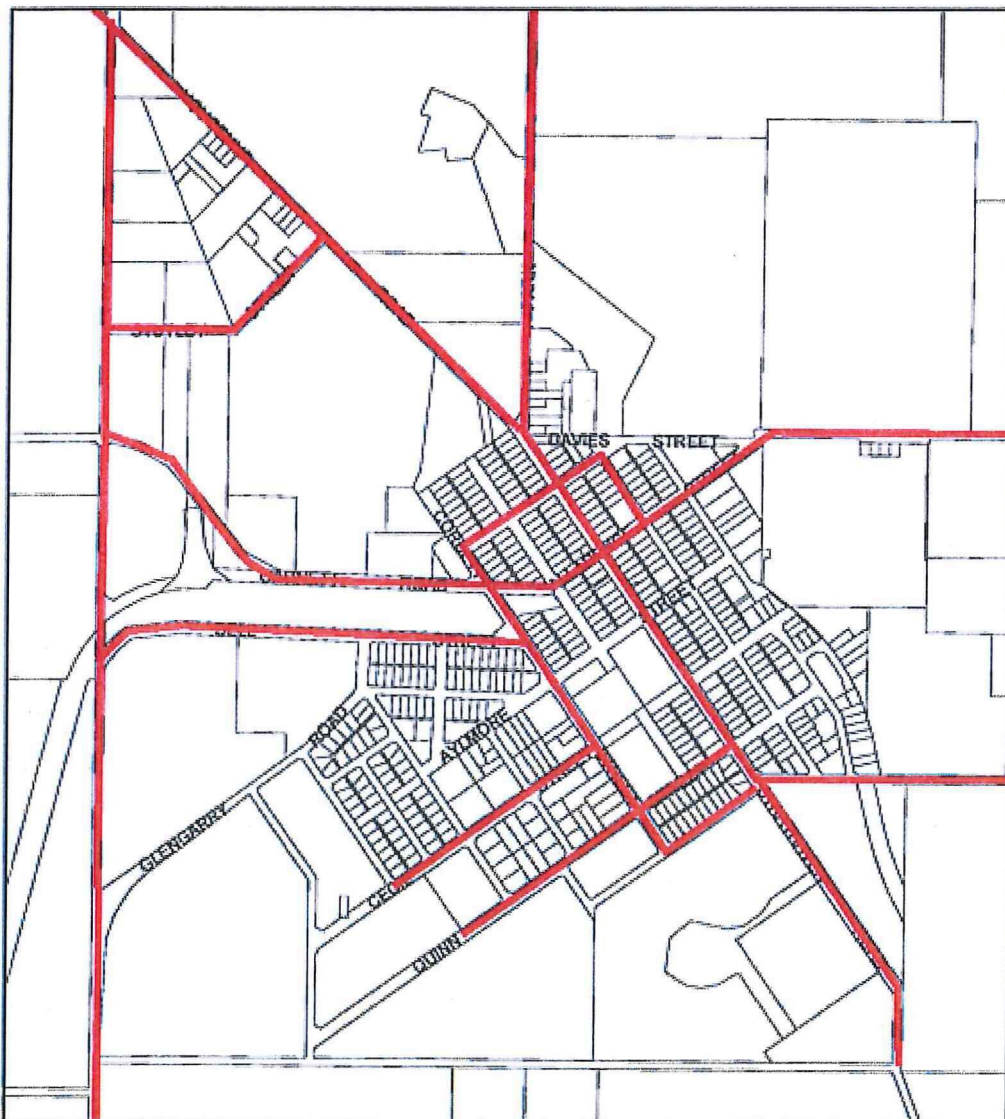


Figure 4: Haulage Routes

2.4 Lot 326 Quinn Street

Lot 326 Quinn Street is 2.0644 hectares in area and is located on the corner of Corbett and Quinn Streets. It is currently developed with the Catholic Church on the corner of Quinn and Corbett Streets but the vast majority of the property is undeveloped and covered in remnant vegetation as shown in Figure 5.

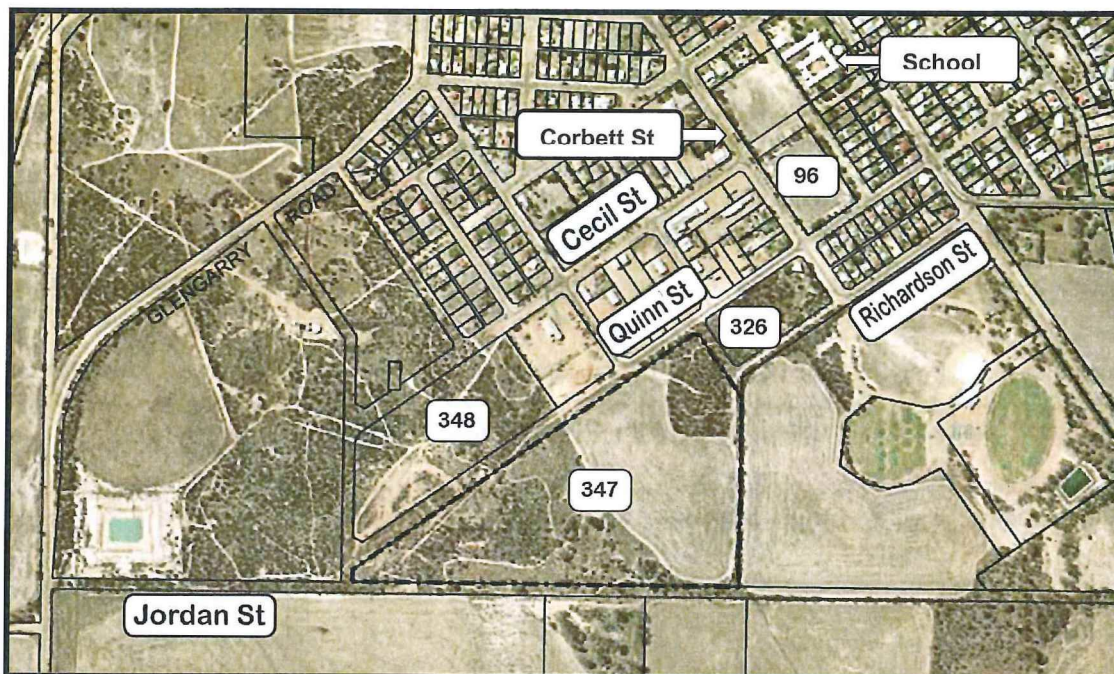


Figure 5: Existing Conditions

The portion of the site which fronts Quinn Street is zoned 'Industry' and the portion which fronts Richardson Street is zoned 'Residential.'

Council issued a planning approval to Auspex Steel in December 2012 for the industrial development of a portion of Lot 326 comprising:

- A 1680m² workshop;
- A 168m² office;
- 24 parking bays fronting Quinn Street;
- Landscaping between the workshop, office and Quinn Street; and
- The remainder of the site to be cleared, fenced and converted to a hardstand area.

The land fronting Richardson Street is identified in the Local Planning Strategy as a visual buffer between the sporting grounds and the industry zoned portion of the site. However it is hard to see why a 50-60m wide strip land should be retained as remnant vegetation when:

- The site is already screened from the recreation centre by vegetation within the sports ground;
- Retention of a large stand of vegetation may pose a fire risk to any adjoining development;
- Richardson Street is not constructed and provides a backdrop to the recreation complex; and
- The construction of Richardson Street can potentially connect through to any development within Lot 347.

The Local Planning Strategy (LPS) has a number of contradictory statements regarding industrial land and in particular industrial development of Lot 326. On one hand the Gnowangerup Strategy Plan designates the entire site as Residential but elsewhere reviewing zoning the site after the rail freight study is complete is recommended. The rail freight study is not referenced anywhere else in the document.

On the other hand the strategy references the 1995 Industrial Land Study, which identifies Lot 326 for industrial purposes. Additionally, section 4.3.2 of the LPS, which specifically discusses industrial development in Gnowangerup, identifies the south side of Quinn Street through to Richardson Street as appropriate for industrial development and recommends rezoning from Residential to Industry.

As it is not desirable for industrial lots to be backing onto residential lots, there is an argument that all of Lot 326 should be either residential or industrial. Given the approved industrial use, the location of the land and its proximity to the existing industrial estate, the whole of the land should be classified as 'industry' while noting that any issues associated with the clearing of the vegetation on the site will have to be resolved before any development can proceed.

2.5 Lot 347 Quinn Street

Lot 347 Quinn Street is Reserve 28654, the designated purpose of which is 'Wash Down Facility.' Lot 347 has an area of 17 hectares and a large portion of the site is cleared. The cleared land is used by Council and the sporting clubs for cropping. The land is relatively flat with power and water available. The eastern boundary of the site abuts the recreation reserve, the adjoining area of which is also used for cropping.

The Department of Regional Development and Lands has confirmed that Native Title rights have been extinguished.

Lot 347 extends to Jordan Street along its southern boundary. This provides an opportunity to potentially construct Jordan Street through to the Tambellup Road which would then allow for significantly improved access into the industrial area.

2.6 Lot 348 Quinn Street

Lot 348 is Unallocated Crown Land which has an area of 6 hectares. It is currently designated in the LPS for 'industry.' While the site is uncleared the remnant vegetation is of mixed quality and there are numerous tracks and disturbed areas.

The Department of Regional Development and Lands has confirmed that the whole of Lot 348 is registered as an Aboriginal Heritage site and the land is also subject to Native Title rights and interests.

On this basis it is considered unlikely that the land could be developed in the short term and the most appropriate classification in the Strategy is 'recreation.'

2.7 Lot 426 Yougenup Road

Lot 426 is situated on the corner of Yougenup Road and Stutley Street as shown in Figure 6. It has an area of 32.713 hectares and is Reserve 12911. The current purpose of the Reserve 12911 is for "Water" and the management order is vested with the Water Corporation.

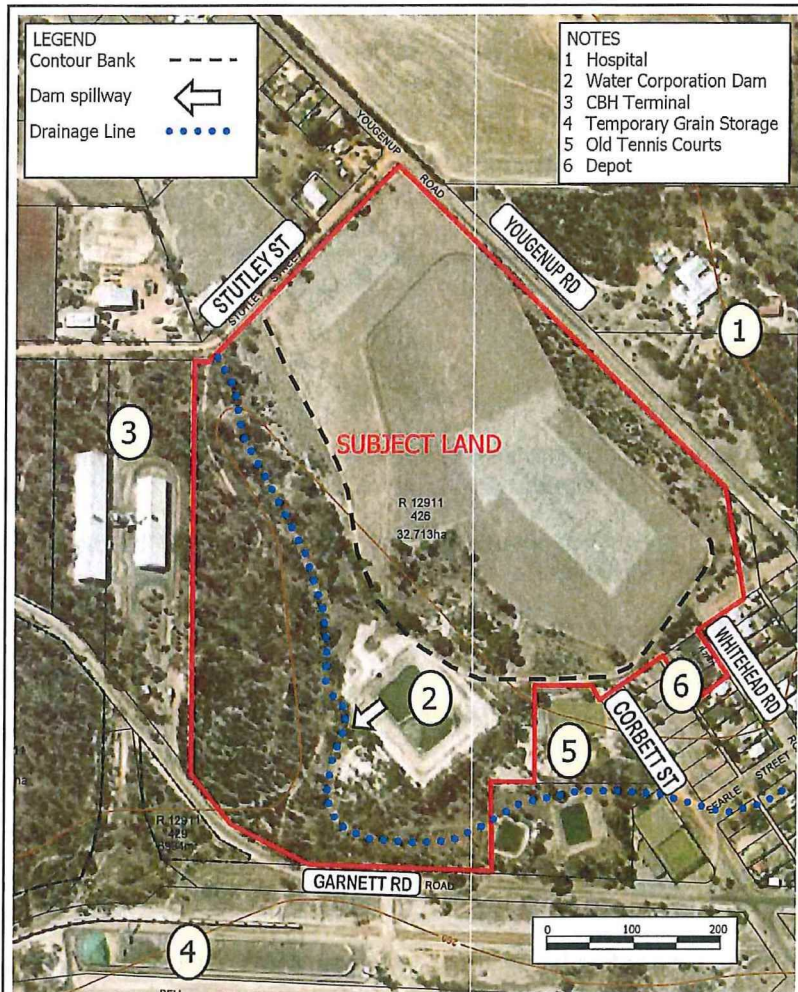


Figure 6: Lot 426 Yougenup Road

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Lot 426 has been developed as part the Water Corporation's surface water catchment supply and has a bituminous surface over most of its area. This large, generally flat area drains to the existing dam on the southern part of the reserve.

The Local Planning Strategy shows the subject land as 'residential' and in Section 4.3.1 Housing (Gnowangerup Townsite) recommends:

Liaise with the Water Corporation to make the northern portion of Reserve 12911 in Gnowangerup available for future housing.

The potential development of Lot 426 forms part of a land swap program, which has been undertaken with the Water Corporation as part of securing the buffer to the Waste Water Treatment Plant.

During investigation for the development of the site, Ratten & Slater Pty Ltd, one of the existing agribusinesses, have expressed an interest to Council in relocating its business from the town centre to the northern portion of Lot 426. To accommodate this relocation, it is proposed to include the northern portion of the site in a 'Special Use' zone with an area of 9 hectares.

The purpose of the Special Use zone is to provide for light and service industry, storage, wholesaling, showrooms, trade and professional services which, by reason of their scale, character, operational or land requirements, are not generally appropriate to be accommodated within the Town Centre zone.

No subdivision of the land is expected and the majority of the site would be used for storage.

The southern portion of Lot 426 has an area of approximately 8 hectares. Originally it was considered that this should be developed for residential purposes. This portion of Lot 426 could yield approximately 47 residential allotments with an average area of 700m². A grouped housing site could also be included the southern portion of the site, providing the opportunity for a number of smaller dwellings which could potentially be used by singles or elderly persons.

It is proposed that the subdivision of the southern portion of Lot 426 be subject to the preparation of a structure plan to ensure the appropriate consideration of the design, lots sizes, R Coding, separation distance, highway access and water management.

However, given the location and physical characteristics of the site, it also has the potential to be developed for a range of land uses. These could include tourist accommodation or low key service commercial uses. The principal planning objective is to ensure that no aspect of development poses a contamination risk to the Water Corporation dam.

Given its location on the entrance to the townsite, the options for this land are varied. To provide for flexibility in the its future development, which may or may not be residential in nature, the southern portion of the site is designated as a development investigation area. An important planning issue would be to ensure that any residential, aged accommodation, tourist accommodation or other sensitive land uses have an appropriate buffer to the Ratten and Slater development.

2.8 Lot 96 Corbett Street

In conjunction with the investigation and preparation of Amendment Nos 5, 6 & 7 to TPS2, Council has become aware that Lot 96 Corbett Street may also become available for development.

Lot 96 has an area of 1.7010 hectares and forms part of Reserve 5246 which is managed by the Education Department. The land is adjacent to the existing school oval, as shown in figure 5.

Lot 96 is already identified as residential land in the Strategy but it is designated for Public Purpose in TPS2 to reflect its current ownership.

Lot 96 could yield approximately 20 lots of 700m² in size. The potential development costs for Lot 96 are potentially lower than those for Lot 426 because:

- There are existing services around the site which do not have to be extended;
- There is less or potentially no road construction required;
- The site drainage requirements are much simpler; and
- There is no bitumen surface to be removed for the lots.

In addition, the development of Lot 96 would mean that the southern portion of Lot 426 is still available for future development.

3.0 Proposed Strategy Modifications

The investigation into the development opportunities and constraints for both additional industrial and residential land within the Gnowangerup townsite now need to be reflected in the Local Planning Strategy.

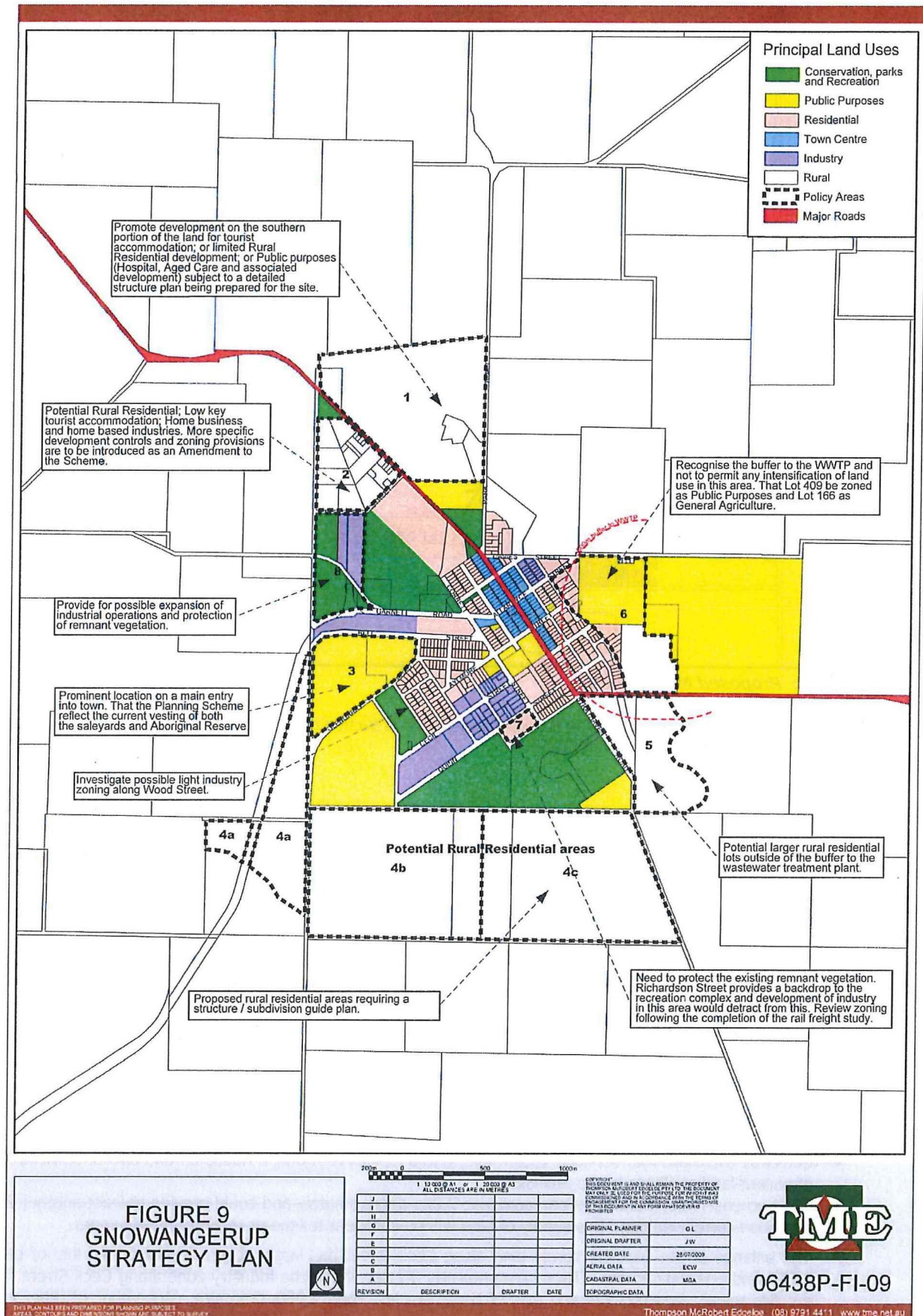


Figure 7: Existing Strategy Plan

Local Planning Strategy Review – Explanatory Report

The proposed modifications to Gnowangerup Townsite Strategy Plan are shown in Figure 8.

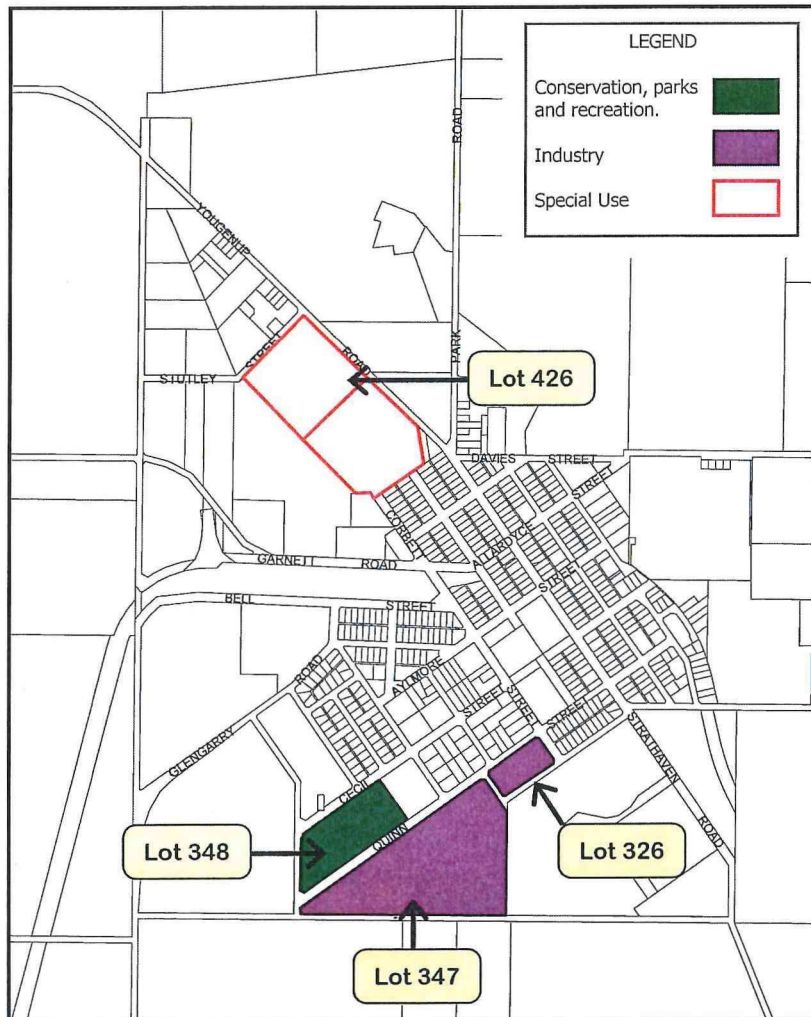


Figure 8: Proposed Modifications

These modifications require changes to the Recommendations section of the Local Planning Strategy, specifically **4.3 Gnowangerup Townsite**, as follow:

4.3.1 Housing *Recommendation (iii)* replace "northern" with "south eastern" to read as follows:

- (iii) Liaise with the Water Corporation to make the ~~northern~~ south eastern portion of Reserve 12911 in Gnowangerup available for future housing or other appropriate uses.

Comment

Reserve 12911 has a total area of 42 hectares and extends through to Walsh Street on the western side. The residential component shown in Figure 9 of the LPS (Figure 7 above) is adjacent to Yougenup Road between Stutley Street and Whitehead Road. The formulation of Amendment No 6 includes a potential Special Use site on the corner of Stutley Street and Yougenup Road with the residential land being south of this.

4.3.2 Industry *Issues* replace the last two dot points as follows:

- Currently there are four serviced vacant lots, one other lot with only a house on and two unserviced parcels of vacant land available in the townsite.
- The two unserviced parcels of land comprise 7.0ha approximately and could provide at least another 20 lots. Based on current demand this supply of land will be sufficient for the next ten to fifteen years.
- The balance of the Industry zoned land along Cecil Street has largely been developed for lots of between 2,000 and 5,000m² in size. There are presently 35 lots within the industry zone along Cecil Street. There are five vacant serviced lots and four of these are less than 2,000m² in size. A number of other lots are used for storage, loading and the manoeuvring of large vehicles. The two largest vacant, unserviced lots are Lots 348 and 326.

Local Planning Strategy Review – Explanatory Report

- The largest area of undeveloped land in the Industry zone is Lot 348, situated between Cecil and Quinn Streets. It has an area of 6 hectares and is Unallocated Crown Land. Investigations into the possible development of this site have indicated that it may not be suitable for development because of potential Aboriginal heritage and remnant vegetation issues.
- Lot 326 is situated between Quinn and Richardson Streets. It has an area of 2 hectares with a church situated in the north eastern corner. The remainder of the site contains remnant vegetation.
- Lot 347 Quinn Street has an area of 17 hectares. This is Reserve 28654, which has a Management Order to the Council for the purpose of a "Washdown Facility." The land is vacant and is used for cropping by local sporting clubs.
- Jordan Street is an unconstructed road reserve on the southern boundary of Lot 347 which extends through to the Tambellup Road. This could potentially provide a connection into Quinn and Cecil Streets, improving access to the industrial land.

Comment

Provides a more accurate description of the amount of vacant land and the likely constraints to development.

4.3.2 **Industry** *Recommendations* delete (ii) relating to land between Porteus and Wood Streets.

Comment

Recommendation (ii) makes reference to land between Porteus and Wood Streets potentially being rezoned to light industry and promoting home businesses. This area is a mixture of UCL and freehold land which has been subdivided into residential lots. It is preferable that industrial and residential uses be separated by a subdivisional road.

4.3.5 **Servicing and Infrastructure** *Issues* replace the last two dot points as follows:

- ~~DPI is currently undertaking a study into the future of the rail line and the grain handling facility which may in the future become an "off rail bin." The location of any haulage routes associated with this will depend upon the direction which grain would need to be transported to the nearest rail bin.~~
- ~~The potential alignment of any Grain Freight routes through the town needs to be considered in relation to other recommendations for the south western precinct of the town in relation to residential, industrial and recreational facilities. It has implications for the possible development of land in Richardson Street, the recreation facilities and the adjoining reserve.~~
- The potential development of the south western precinct of the town needs to consider existing and future haulage routes and access for industrial traffic as this has implications for the possible development of land in Richardson Street, the recreation facilities and the adjoining reserve.

4.3.5 **Servicing and Infrastructure** *Recommendations* delete (v) as follows:

- v) ~~Until such time as the rail issue is resolved then there should not be any major zoning changes in the south western quadrant of town and in particular in the vicinity of; Richardson; Quinn; Cecil and Woods Streets.~~

Comment

Recommendation (ii) makes reference to land between Porteus and Wood Streets potentially being rezoned to light industry and promoting home businesses. This area is a mixture of UCL and freehold land which has been subdivided into residential lots. It is preferable that industrial and residential uses be separated by a subdivision road.

4.3.6 **Policy Areas** update the Policy Statement for ***Policy Area No 7 - Quinn & Richardson Streets.***

Comment

This is required to clarify the intended use of the whole of Lot 326 Quinn Street, excluding the church, may be developed for industrial uses.

Gnowangerup Local Planning Strategy – Modifications

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF GNOWANGERUP

LOCAL PLANNING STRATEGY

The Shire of Gnowangerup in accordance with Regulation 12A of the Town Planning Regulations 1967 hereby amends the Shire of Gnowangerup Local Planning Strategy by:

- 1 In Section **4.3.1 Housing** (Gnowangerup Townsite) replacing *Recommendation* (iii) to read as follows:
 - (iii) Liaise with the Water Corporation to make the south eastern portion of Reserve 12911 in Gnowangerup available for future housing or other appropriate uses.
- 2 In Section **4.3.2 Industry** (Gnowangerup Townsite) *Issues* deleting the last two dot points and inserting the following:
 - The balance of the Industry zoned land along Cecil Street has largely been developed for lots of between 2,000 and 5,000m² in size. There are presently 35 lots within the industry zone along Cecil Street. There are five vacant serviced lots and four of these are less than 2,000m² in size. A number of other lots are used for storage, loading and the manoeuvring of large vehicles. The two largest vacant, unserviced lots are Lots 348 and 326.
 - The largest area of undeveloped land in the Industry zone is Lot 348, situated between Cecil and Quinn Streets. It has an area of 6 hectares and is Unallocated Crown Land. Investigations into the possible development of this site have indicated that it may not be suitable for development because of potential aboriginal heritage and remnant vegetation issues.
 - Lot 326 is situated between Quinn and Richardson Streets. It has an area of 2 hectares with a church situated in the north eastern corner. The remainder of the site contains remnant vegetation.
 - Lot 347 Quinn Street has an area of 17 hectares. This is Reserve 28654, which has a Management Order to the Council for the purpose of a "Washdown Facility." The land is vacant and is used for cropping by local sporting clubs.
 - Jordan Street is an unconstructed road reserve on the southern boundary of Lot 347 which extends through to the Tambellup Road. This could potentially provide a connection into Quinn and Cecil Streets, improving access to the industrial land.
- 3 In Section **4.3.2 Industry** (Gnowangerup Townsite) *Recommendations* deleting (ii) relating to land between Porteus and Wood Streets.
- 4 In Section **4.3.5 Servicing and Infrastructure** (Gnowangerup Townsite) *Issues* deleting the last two dot points and replacing with:
 - The potential development of the south western precinct of the town needs to consider existing and future haulage routes and access for industrial traffic as this has implications for the possible development of land in Richardson Street, the recreation facilities and the adjoining reserve.
- 5 In Section **4.3.5 Servicing and Infrastructure** (Gnowangerup Townsite) deleting *Recommendation* (v).

Gnowangerup Local Planning Strategy – Modifications

- 6 In Section **4.3.6 Policy Areas** replacing Policy Statement for ***Policy Area No 7 - Quinn & Richardson Streets*** with:

Objective

To provide for additional industrial development which is designed appropriately given the sites characteristics.

Issues

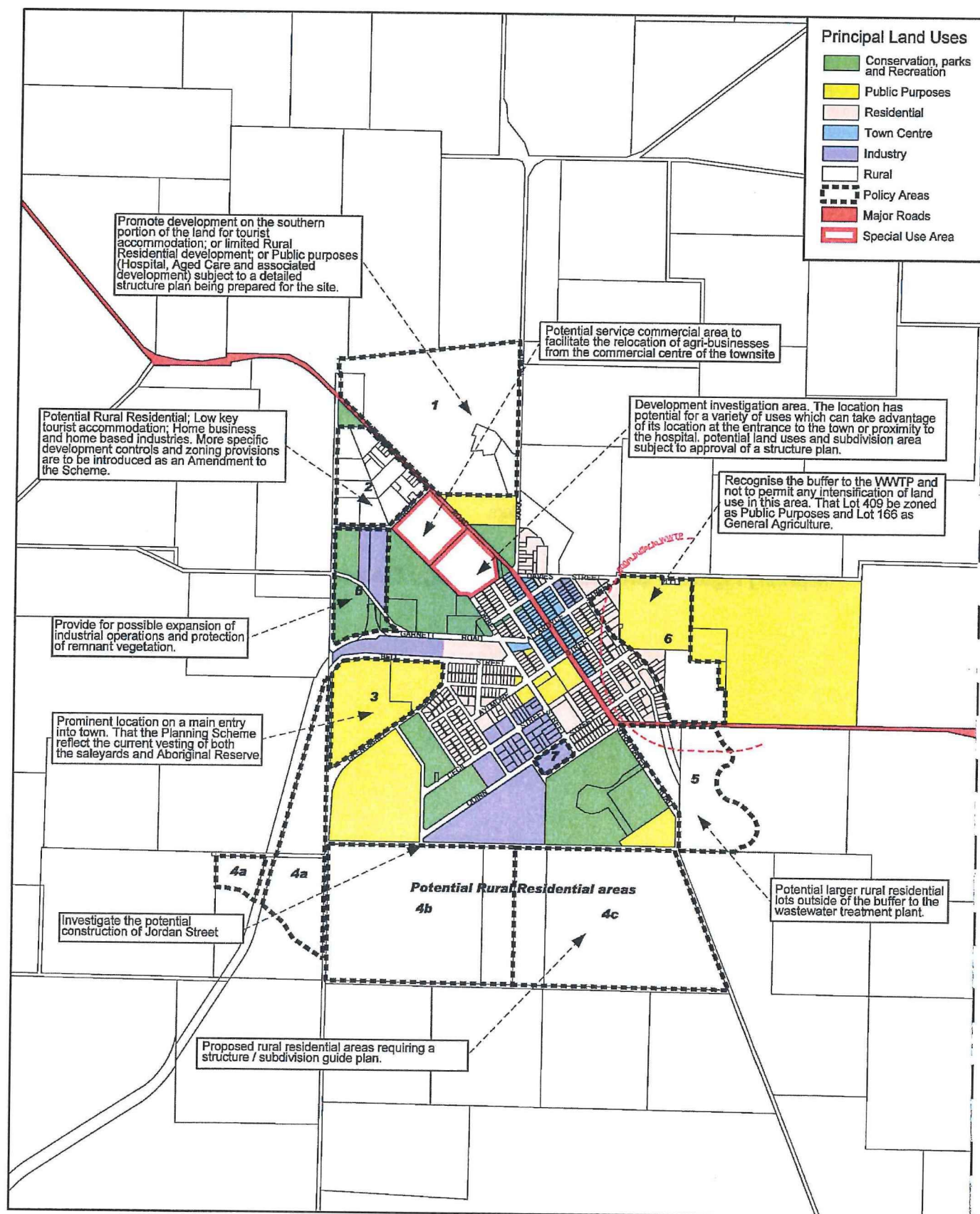
- The subject land is vacant except for the church on the corner of Corbett St.
- Council has issued a development approval for industry and ancillary uses over the land.
- Given the shortage of industrial land within the townsite, the site has potential for the expansion of any industrial uses which might be established on the frontage to Quinn Street.
- Protection of the existing remnant vegetation needs to be considered while recognising that it might also pose a fire risk to any adjoining development.
- Richardson Street is not constructed and provides a backdrop to the recreation complex.
- Development in this area may detract from the recreation complex while noting that portions of the site are screened by vegetation within the recreation reserve.
- The construction of Richardson Street can potentially connect through to any development within Lot 347.
- As it is not desirable for industrial lots to be backing onto residential lots, there is an argument that all of the area should be either residential or industrial.
- The nearby residential area needs to be protected from any adverse industrial activities.

Landuses/Development:

- Industrial uses with associated buffers.

- 7 Replacing **Figure 9 Gnowangerup Strategy Plan** as shown below:

Gnowangerup Local Planning Strategy – Modifications

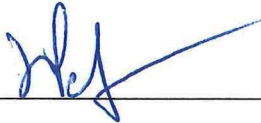


Gnowangerup Local Planning Strategy – Modifications

ADVERTISING

The Shire of Gnowangerup Local Planning Strategy Limited Review certified for advertising on 10 December 2013.

Signed for and on behalf of the Western Australian Planning Commission



*An officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

Date 10.1.14

ADOPTED

The Shire of Gnowangerup hereby adopts the modifications proposed in the Local Planning Strategy Review, at the Ordinary meeting of the Council held on the 30th day of APRIL 2014



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on 12 AUG 2014



*An officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

Date 12 AUGUST 2014