

17th April 2025

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Attention: Planning Department

Dear Sir / Madam,

Subject: **PROPOSED SCHEME AMENDMENT No.333 FOR ADDITIONAL USE OF RECEPTION CENTRE TO EXISTING RURAL LAND USE AT LOT 9002 (1) HASLUCK CIRCUIT, NORTH DANDALUP**

On behalf of the owner of the subject property, please accept the enclosed proposed Scheme Amendment to the Shire of Murray's Local Planning Scheme No.4. This proposal seeks the inclusion of an additional use of 'Reception Centre' to be added to the subject property. The subject property has a current land use of 'Stables' where equine services are provided.

We trust the information provided is acceptable. If further information or clarification is required at any time, please do not hesitate to contact Benedict McCarthy on mobile 040 234 9224 or email info@planninghorizonswa.com.au

We look forward to a favourable determination at the Shire's earliest opportunity.

Regards,



Benedict McCarthy
Director - Planning Services



Shire of Murray

Local Planning Scheme No.4

Amendment No.333

***Additional use of 'Reception Centre' at
Lot 9002 (No.1) Hasluck Circuit, North Dandalup***

Prepared by



April 2025

Disclaimer

This report has been prepared by Planning Horizons solely for the benefit and use of the client and owners of the subject property.

Prepared for: Gretchen Haxton

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Document Version Control

Version	Date	Description	Author	Review
1	27/03/25	Initial	BM	RJM
2	10/04/25	Amended	BM	RJM
3	17/04/25	Final Draft	BM	GH
4				
5				
6				

**Planning and Development Act 2005
RESOLUTION TO PREPARE AMENDMENT
TO LOCAL PLANNING SCHEME**

***Shire of Murray
Local Planning Scheme No.4
Amendment No.333***

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

**ADDITIONAL USE OF 'RECEPTION CENTRE' TO THE EXISTING STABLES LANDUSE ON THE
SUBJECT SITE AT LOT 9002 (1) HASLUCK CIRCUIT, NORTH DANDALUP**

The amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- 1. The amendment is inconsistent with local planning strategy for the scheme that has been endorsed by the Commission;**
- 2. The amendment have minimal impact on the land in the scheme area that is not the subject of the amendment;**
- 3. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;**
- 4. The amendment is not a standard or basic amendment.**

Dated this _____ day of _____ 20__

(Chief Executive Officer)

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1. Introduction

1.1. Site Details

The subject property is located at Lot 9002 (no.1) Hasluck Circuit, North Dandalup. It is located within the Special Rural (SR34) zoning of the Shire of Murray's Local Planning Scheme No.4 with a lot area of 121,564sqm (12.16ha).

The current land use of the subject property is Stables. The landowner of the subject property operates a registered equine service from the subject site which includes the housing and keeping of horses. The landowner resides on the subject property.

The landowner has recently constructed a purpose-built building to facilitate the proposed 'Reception Centre' use. The building has been constructed in accordance with acoustic specification to comply with noise regulations and has provided on site car parking and services. The constructed building was approved by the Shire of Murray in 2024 and constructed after approvals were granted.

1.2. Proponent

The owners of the subject property have engaged Planning Horizons Development Solutions to act on their behalf and submit this proposed Scheme Amendment for the additional use of 'Reception Centre' to the Shire of Murray.

1.3. Land Ownership

The subject property is owned by a single registered proprietor Ms Gretchen Haxton.

2. Strategic and Statutory Framework

2.1. State Planning Context

2.1.1. Metropolitan Region Scheme

The subject property is zoned 'Rural' pursuant to the Peel Region Scheme (PRS).

2.1.2. State Planning Policies & Strategies

No state planning policies or strategies are applicable to this proposed Scheme Amendment.

2.2. Local Planning Context

2.2.1. Local Planning Scheme

The subject lot is zoned Special Rural No.34 (SR34) under the Shire of Murray Local Planning Scheme No.4. In accordance with the special provisions for SR34 under Schedule 4 of the Scheme, Item 5 of Schedule 4 for SR34 states the following:

- 5 (a) The following uses are permitted ("P")
 - Home Office
 - Single House
 - Outbuilding
 - Public Utility

- (b) The following uses may be permitted at the discretion of Council ("AA")
 - Ancillary Dwelling
 - Cottage Industry
 - Family Day Care
 - Home Occupation
 - Home Business
 - Bed and Breakfast
 - Rural Produce Stalls
 - Rural Pursuit
 - Stables

- I All other uses are Not Permitted ("X")

The primary land use of the subject site is 'Stables' where the entire site is used for the keeping and housing of horses. This is in accordance with the land use definition of Local Planning Scheme No.4:

Stables - means land and buildings used for the housing and keeping of horses.

In accordance with Local Planning Scheme No.4, the proposed additional use of 'Reception Centre' is defined as:

Reception Centre – means any land or buildings used for functions on formal or ceremonial occasions, but not for un-hosted use for general entertainment purposes.

Under the Item 5 of Schedule 4 of Special Rural zoning, the proposed additional use of 'Reception Centre' is an 'X' use, being a non-permitted land use.

2.2.2. Local Planning Policies

No local planning policies are applicable to this proposed Scheme Amendment.

2.2.3. Local Planning Strategies

No local planning strategies are applicable to this proposed Scheme Amendment.

3. Site Analysis

3.1 Topographical Features

Subject site is largely level with open grassland and pockets of native vegetation and trees. An open stormwater drainage swale runs through the centre of the subject site connecting to stormwater systems of adjoining western and eastern properties. A small dam is located in the north-western quarter of the subject site, positioned at the location of the proposed 'Reception Centre' building.

There is an existing single storey dwelling with associated ancillary structures in the south-western quarter of the subject site. There are also a small number of fenced paddocks for the housing and keeping of horses primarily within the southern half of the subject site, south of the central drainage swale. Within these paddocks are small built structures with feeding troughs.

The recently constructed building with the intended use of 'Reception Centre' is located in the north-western quarter of the subject site adjacent to the small dam. This building is companied by associated structures of a water tank and ablution facilities.

Vehicle access to all built structures within the subject site is via a common driveway access from Hasluck Circuit to the west.

3.2. Land Capability

The subject site is great than twelve (12) hectares in size which well exceeds the minimum lot area of one (1) hectare required by the Special Rural zoning. As such the site is capable of accommodating additional uses not listed in Item 5 of Schedule 4 for SR34.

Previous subdivision application to the Western Australian Planning Commission had approved the parent lot of the subject site to be subdivided into twelve (12) lots. The landowner completed the subdivision of four (4) new lots facing Readheads Road only in 2023. The landowner of the remaining twelve (12) hectares has allowed the subdivision approval to lapse without renewal. No further subdivision of the subject site is proposed ensuring land capability for the existing use of Stables, and proposed additional use of Reception Centre are maintained and provided.

The large size of the subject lot ensures good separation from adjoining properties to eliminate detrimental impact of the proposed additional use.

The subject site is not within a flood plain. Drainage swales have been upgraded to accommodate increased stormwater run-off exceeding that of minimum requirements.

3.3. Native Vegetation

The majority of the property has been historically cleared, and supports mostly pasture, which comprises introduced pasture grasses and other weeds. The majority of the property boundary supports a corridor of planted, endemic (locally native) trees and shrubs. There is a small area of remnant Marri (*Corymbia calophylla*) trees in the northeast corner of the property. In this location, there is no native under-storey and the vegetation is not considered intact.

Revegetation of selected corridors within the subject site was planted with native endemic species in 2023 and are mostly growing well. Some non-native screening planting has been more recently planted around the 'Reception centre' building in the north-western quarter.

3.4 Infrastructure Availability

The scheme amendment will result in no further requirements for infrastructure or utility additional provisions, given that the 'Reception Centre' development on site is less than 12 months old, this is adequately provided and existing. Power, potable water and site effluent system are all provided for within the new 'Reception Centre' building.

4. Amendment Proposal and Type

4.1 Amendment Specifications – Complex

This is considered to be a Complex Scheme Amendment due to:

1. The amendment is not consistent with local planning strategy for the scheme that has been endorsed by the Commission;
2. The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment;
3. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
4. The amendment is not a standard or basic amendment.

4.2 Proposed Scheme Amendment

The proposed Scheme Amendment is for the additional use of 'Reception Centre' to be placed on the subject property. Specifically, the 'Reception Centre' use will apply to the recently constructed outbuilding and its immediate surrounds only which is located in the northwestern quarter of the subject site.

Development approval for the 'Reception centre' building was issued as an outbuilding on 10th April 2024. The outbuilding completed construction late 2024.

The proposed 'Reception Centre' use is to facilitate private and community events with a maximum patronage of one hundred (100) persons at any one time. The day, times and duration of events will be in accordance with noise legislation to ensure noise levels remain compliant at all times.

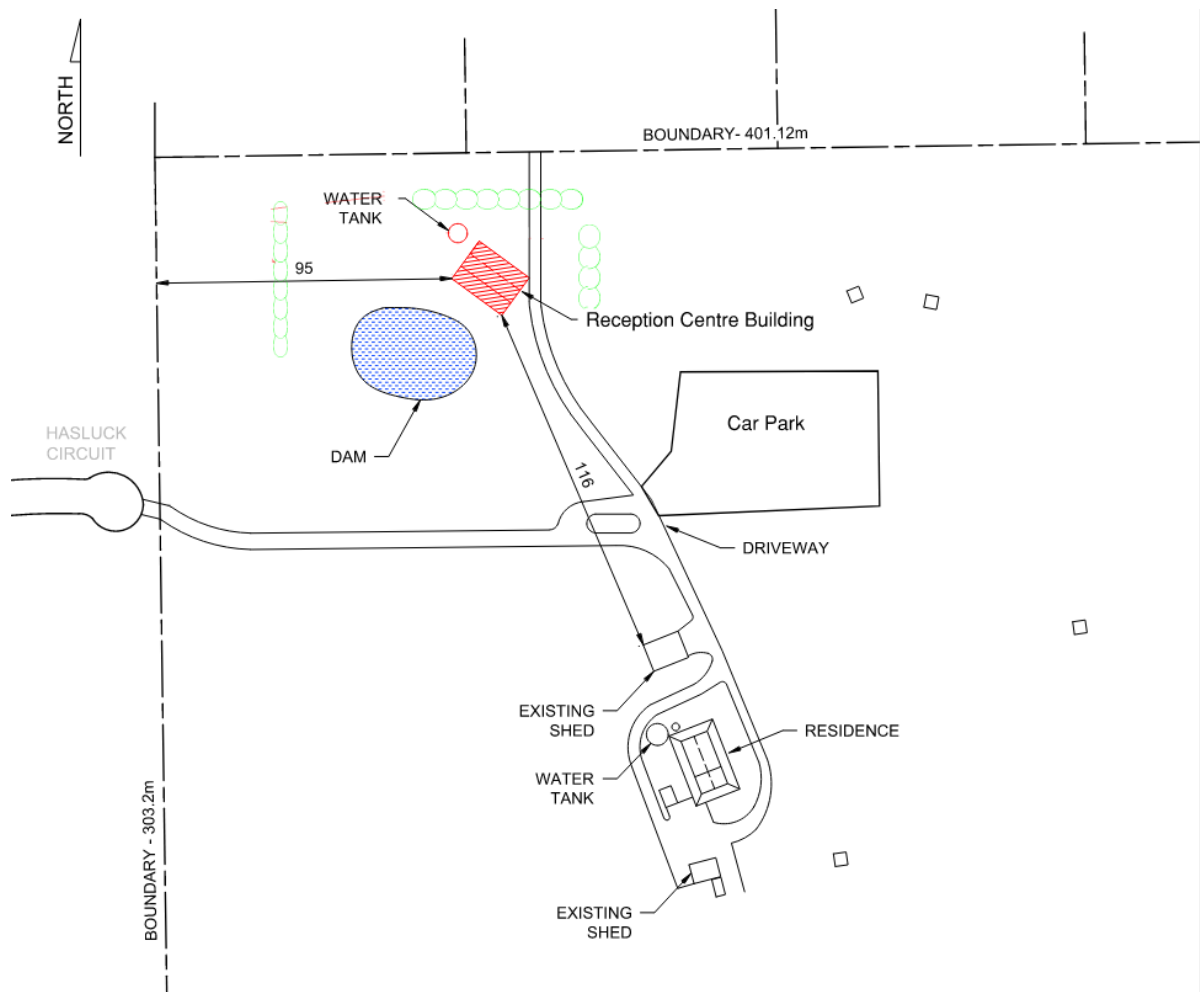
The proposed 'Reception Centre' land use is a secondary land use to the primary land use of 'Stables'. The subject property is a registered equine facility.



Scheme Amendment No.333 – 1 Hasluck Circuit, North Dandalup



Photos of completed outbuilding built to comply with 'Reception Centre' specifications.



Plan 1 – Site plan of the existing outbuilding for the proposed 'Reception Centre' additional land use.

4.3 Rationale for Amendment

There are several reasons for the proposal of this Scheme Amendment:

1. This amendment will have no detrimental impact on the existing amenity of the locality.
2. There is no intent for further subdivision of the subject site. The subdivision of the subject site has been completed and the existing WAPC approval allowed to lapse. No further subdivision of the remaining 121,564sqm (12.16ha) lot area will ensure appropriate distances are maintained from the 'Reception Centre' site location and adjoining landowners.
3. The decision not to proceed with the full subdivision has closed the extension of Hasluck Circuit through the subject site. The closing of Hasluck Circuit will have a direct influence on reducing daily traffic along Hasluck Circuit resulting in a quieter residential area. This improvement to reduced traffic numbers ensures Hasluck Circuit is well below its intended traffic count.
4. A Traffic Impact Statement (TIS) has been provided by Porter Engineering assessing the proposed 'Reception Centre'. The TIS identified that for each event the expected parking demand would be between 25 – 40 bays required. The existing limestone hard stand area constructed for carparking has the capacity for a minimum of 30 bays.

The total number of trips estimated to be generated for a typical event would be 94 – 104, with 35 – 46 trips within the peak arrival and departure hours. This includes incoming and outgoing traffic for the event duration.

The impact on the local road network will be low. The low number of trips generated by the Site can be readily accommodated on both the local and regional road network. On event days the volume of traffic anticipated on the local access roads being Hardman Entrance, Northam Entrance and Readheads Road could be readily accommodated within the space capacity of the roads.

5. Acoustic testing and assessment have been completed of the constructed outbuilding and modelled against a 100-person capacity 'Reception Centre'. The parameters of the modelling included days and hours of operation, music type, vehicle movements and worse case scenarios of patron generated noise. The nine (9) closest residences were selected for the detailed assessments of noise impact. The noise levels were predicted for the default "worst-case" meteorological conditions. The predicted worst-case noise levels are adjusted to account for their dominant characteristics and then assessed against the criteria set by the Regulations.

The compliance assessment concluded that full compliance is achieved for the proposed 'Reception Centre' use within the purpose-built reception centre outbuilding. This compliance includes after hours noise levels, weekend noise levels and vehicle noise levels.

6. The outbuilding has been fitted with acoustic insulation in the walls and ceiling. Acoustic rated glazing is also installed. The outbuilding has been built specifically for this purpose with focus on high quality finishes, sound proofing and low impact design on the locality and surrounding neighbours.

The outbuilding has been built to demonstrate without doubt that a compliant and low impact 'Reception Centre' could successfully co-exist within residential uses in the Special Rural zoning.

7. Surrounding neighbours have been consulted by the landowner. All abutting landowners have signed letters of support for the proposed 'Reception Centre'. Please find enclosed.

8. Due to the generous setbacks from the outbuilding to the external lot boundaries, excellent separation between the proposed 'Reception Centre' and adjacent neighbours. This separation will be maintained in perpetuity given no further subdivision of the subject site is proposed.
9. The proposed 'Reception Centre' land use is not the primary land use of the subject site. It is an additional use only as it will be utilised periodically only. The primary land uses are 'Stables' and single residential.
10. The 'Reception Centre' will be managed by a single event management company that already operates successfully in the Murray Shire. Events will be supervised and monitored at all times.
11. This proposal will be an employer of locals services and businesses to assist in the preparation and servicing of each event. Each event will showcase local produce, residents and community services.
12. The 'Reception Centre' use on the subject site will provide an alternative venue to existing venues that are considered to be tired, outdated and no longer user friendly facilities sought after by the local community today.
13. The purpose built outbuilding and site location will provide a versatile and adaptive facility to provide for a variety of local needs and growing expectations that are largely unfulfilled. The burgeoning population of the Shire of Murray as well as the diversifying needs and wants of the community demonstrate a growing demand for facilities like as proposed.
14. The site location of the 'Reception Centre' is fully irrigated to ensure the area remains green all year round. The evergreen location will ensure no dust will be created during the utilisation of the facility for each event. The driveway is sealed bitumen, and the recycled road base car park will be watered down by a water cart before and after every event to contain any potential dust creation.
15. High quality and accessible ablution facilities are already provided on site. Waste generated will be removed from site after each event by sanitation contractors. Waste will not be disposed of on site.
16. The location of the constructed outbuilding and proposed 'Reception Centre' has been classed as a low bushfire risk area at partial BAL Low and no risk at all. However, as a public venue, and bushfire emergency plan will be prepared and enacted should this application be successful.

5. Conclusion

Pursuant to Section 75 of the Planning and Development Act 2005, we request the Council consider and adopt an amendment to Local Planning Scheme No.3 by:

- Approving an additional use of 'Reception Centre' to the existing Single Dwelling and Stables Lot 9002 (No.1) Hasluck Circuit, North Dandalup.

The amendment to Local Planning Scheme No.4 will allow appropriate and measured use of the existing site facilities and structures to provide a service and facility currently lacking in the local area.

The amendment to Local Planning Scheme No.4 has demonstrated it will have minimal detrimental impact upon the amenity of the locality, nor the local North Dandalup community.

We trust the information provided is acceptable. If further information or clarification is required at any time, please do not hesitate to contact Ben McCarthy on mobile 040 234 9224 or email info@planninghorizonswa.com.au

We look forward to a favourable determination at the Shire's earliest opportunity.

Regards,

A handwritten signature in blue ink, appearing to be 'BMC', with a long, sweeping horizontal line extending to the right.

Benedict McCarthy
Director - Planning Services

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Murray Local Planning Scheme No.4 Amendment No.333

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

**ADDITIONAL USE OF 'RECEPTION CENTRE' TO THE EXISTING STABLES LANDUSE ON THE
SUBJECT SITE AT LOT 9002 (1) HASLUCK CIRCUIT, NORTH DANDALUP**

No.	Description of Land	Additional Use	Conditions
A333	LOT 9002 (1) HASLUCK CIRCUIT, NORTH DANDALUP	Reception Centre	a)

INSERT COLOUR ZONING MAPS HERE

- **INCLUDE EXISTING SCHEME MAP** – showing the current zoning of the subject site and surrounding area.
- **INCLUDE PROPOSED AMENDMENT MAP** – identifies the proposed changes to the subject land, all other lots (i.e. those not being changed) are to be shown as white.
- **Maps should be:**
 - **Legible and Clear;**
 - **Include a legend, north point & scale**
 - **Includes designations (SCA, R codes etc (as required))**

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Murray at the [NAME] Meeting of the Council held on the [day] day of [month], 20[year].

.....

MAYOR/SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Murray at the [NAME] Meeting of the Council held on the [day] day of [month], 20[year], proceed to advertise this Amendment.

.....

MAYOR/SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended [for support/ not to be supported] by resolution of the Shire of Murray at the [NAME] Meeting of the Council held on the [number] day of [month], 20[year] and the Common Seal of the Shire of Murray was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
DELEGATED UNDER S.16 OF
THE P&D ACT 2005

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....
DATE.....