

PLANNING AND DEVELOPMENT ACT 2005

APPROVED TOWN PLANNING SCHEME AMENDMENT

Shire of Murray

TOWN PLANNING SCHEME No. 4- AMENDMENT No. 301

Ref: TPS/2113

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 Murray Town Planning Scheme amendment on 9 May 2018 for the purpose of:

1. Modifying the Scheme Map to:
 - a) rezone Lot 600 Lakes Road, Nambeelup and the adjacent portion of Lakes Road from 'Rural' zone to 'Industrial Development' zone.
 - b) delineate the extent of the Industrial Development zone in the locality of Pinjarra, being:
 - i) Portion of Lots 25, 250, 602 Beacham Road;
 - ii) Portion of Lots 502 and 731 Moores Road;
 - iii) Portion of Lot 9001 Pollard Street;
 - iv) Lots 501 and 8001 Moores Road;
 - v) Lots 219 - 227 Pindjarup Crescent;
 - vi) Lots 218, 230 – 232 and 239 - 241 Munday Avenue;
 - vii) Lots 266, 267, 276 and 277 Ballang Brace;
 - viii) Lots 210, 211, 213, 214 and 8002 Yagan Street;
 - ix) Lots 1 and 2 Pinjarra Road;
 - x) Portion of Abraham Link and Moores Road Reserves; and
 - i) Ballang Brace, Munday Avenue and Pindjarup Crescent Reserves.
 - and depict this with the letter 'P'.
 - c) delineate the extent of the existing and proposed Industrial Development zone in the locality of Nambeelup, being:
 - i) Portion of Lots 601 and 604 Lakes Road;
 - ii) Lot 602 Seaeagle Court;
 - iii) Lots 530, 600 and 605 Lakes Road;
 - iv) Portions of Seaeagle Court and Lakes Road Reserves,

- and depict this with the letter 'N'.
- d) insert reference to the Nambeelup and Pinjarra Industrial Development zones in the legend.
2. Modifying clause 5.1 by adding '21. Nambeelup Industrial' in appropriate numerical order.
 3. Modifying Table 1 - Zoning Table to:
 - a) Divide Column 19 into two sub columns with first sub column titled 'N' and the second sub column titled 'P'.
 - b) Delete the current list of symbols from column 19 (Industrial Development zone) and insert these under the new sub column titled 'P'.
 - c) Insert the words 'Refer to Clause 5.2.4' under the new sub column titled 'N'; for all use classes.
 - d) Insert the following notations in the zoning table key:
N - Industrial Development Zone - Nambeelup.
P - Industrial Development Zone - Pinjarra.
 - e) insert the following additional use and development classes under the heading 'Industrial'.

Abattoir
Alternative Energy Facility
Manure Facility
Transport Depot
 - f) insert the following additional use and development classes under the heading 'Public & Community':

Educational Establishment
Research Centre; and

insert Reaserch Centre - Rural use and development class under the heading 'Rural'.
 - g) insert the following symbols and phases in the zone columns of Table 1 - Zoning Table for the use classes Abattoir, Alternative Energy Facility, Educational Establishment, Manure Facility, Research Centre, Research Centre - Rural and Transport Depot:

Use and Development Classes	1 Residential	2 Residential Development	3 Canal Development	4 Town Centre	5 Commercial	6 Industry	7 Hotel/Motel	8 Private Clubs	9 Private Recreation	10 Rural	11 Special Rural	12 Caravan/Chalet Park	13 Special Use	14 Special Development	15 Farmlet	16 Hills landscape Protection	17 Special Residential	18 Service Commercial	19 Industrial Development		20 Cluster Farm
																			N	P	
Abattoir	X	X	*	X	X	SA	X	X	X	X	X	X	#	X	X	X	-	X	Refer to Clause 5.2.4	X	Permissibility of Land Uses in this Zone is Detailed in Schedule 12
Alternative Energy Facility	X	X	*	X	X	AA	X	X	X	SA	X	X	#	X	X	X	-	X		AA	
Educational Establishment	X	AA	*	AA	AA	AA	X	X	X	X	X	X	#	AA	X	X	-	X		AA	
Manure Facility	X	X	*	X	X	SA	X	X	X	X	X	X	#	X	X	X	-	X		SA	
Research Centre	X	X	*	AA	AA	AA	X	X	X	X	X	X	#	X	X	X	-	X		AA	
Research Centre - Rural	X	X	*	AA	AA	AA	X	X	X	AA	X	X	#	X	X	X	-	X		AA	
Transport Depot	X	X	*	X	X	AA	X	X	X	X	X	X	#	X	X	X	-	X		AA	

- h) insert a new column 21 for the Nambelup Industrial Zone with the following symbols against the various use and development classes.

USES AND DEVELOPMENT CLASSES	21
RESIDENTIAL	
Single House	X
Attached House	X
Grouped Dwelling	X
Aged or Dependent Persons Dwellings	X
Ancillary Accommodation	X
Home Occupation	X
Caretaker's Dwelling	IP
Retirement Village	X
Multiple Dwelling	X
Boat Lifts	X
Rural Workers Dwelling	X
TRAVELLING & VACATIONAL	
Residential Hotel	X
Lodging House	X
Chalet Park	X
Caravan Park	X
Camping Area	X
Bed & Breakfast Accommodation	X
Park Home Park	X
LICENSED PREMISES	
Hotel	X
Motel	X
Tavern	X
Wine Shop	X
Liquor Store	X
Licensed Restaurant	X
Winery	IP
COMMERCIAL	
Shop	X
Restaurant/Cafe	X

Take-away Food Outlet	X
Car, Caravan Hire	X
Car, Boat, Caravan & Agric. Equipment Sales	X
Car Park	IP
Service Station/Petrol Filling Station	AA
Bank	X
Office	X
Consulting Room(s)	X
Medical Clinic	X
Showrooms	X
Warehouse & Storage	P
Dry Cleaning Agency	X
Funeral Parlour	X
Hardware Outlet	X
Hire Outlet	X
Landscape Supplies	P
Garden Centre	P
Open Air Display	AA
Laundromat	X
INDUSTRIAL	
Light Industry	P
General Industry	AA
Factory Units	AA
Service Industry	P
Motor Vehicle Wrecking	AA
Extractive Industry	X
Rural Industry	P
Fuel Depot	AA
Dry Cleaning Premises	X
Noxious Industry	IP
Cottage Industry	X
Hazardous Industry	X
Abattoir	SA
Alternative Energy Facility	AA
Manure Facility	AA
Transport Depot	AA
PUBLIC & COMMUNITY	
Child Care Centre	X
Kindergarten	X
Health Centre/Studio	X
Infant Welfare Clinic	X
Public Amusement	X
Place of Public Worship	X
Place of Public Assembly	X
Civic Building	X
Public Utility	P
Private Club	X
Family Day Care Centre	X
Educational Establishment	AA
Research Centre	P
RURAL	
Research Centre - Rural	P
Rural Pursuit	AA
Rural Industry	P
Veterinary Clinic	IP
Veterinary Hospital	IP
Stables	IP
Kennels	IP
Rural Produce Stalls	IP
Intensive Agriculture	AA
Cattery	IP

4. Inserting a new clause 5.2.4 to read:

5.2.4 If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land -

- (a) a structure plan;
- (b) an activity centre plan;
- (c) a local development plan.

5. Renumbering the remaining clauses under 5.2 accordingly.

6. Deleting the existing Clause 6.13 and replacing this with the following:

6.13 Industrial Development Zone

6.13.1 The objectives of the Industrial Development zone are:

- (a) to designate land for future industrial development.
- (b) to provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme.

6.13.2 Subdivision or development should not be commenced or carried out on land within the Industrial Development zone and the local government or Commission should not approve an application for subdivision or development approval on land within the Industrial Development zone until a structure plan has been prepared and approved by the Commission.

6.13.3 Subdivision and development of land within the Industrial Development zone should only be commenced or carried out in conformity with a structure plan that has been approved by the Commission.

6.13.4 Land within the Industrial Development zone may be divided into areas with distinct objectives, development standards, requirements and other provisions under this Scheme. These areas are to be marked on the Scheme Map according to the legend on the Scheme Map.

6.13.5 Industrial Development Zone - Nambeelup

In addition to the objectives at clause 6.13.1, the objectives of the Nambeelup portion of the Industrial Development zone are to:

- (a) achieve job creation through the delivery of industrial development opportunities;

- (b) designate an industrial area of regional significance which reflects the objectives of the Nambeelup Industrial Area District Structure Plan;
- (c) achieve a cluster of agri-food and agri-processing operators and associated industries;
- (d) accommodate conventional light and general industries together with limited service commercial and commercial support uses;
- (e) demonstrate the viability of innovative servicing solutions.

6.13.6 Industrial Development Zone - Pinjarra

In addition to the objectives at clause 6.13.1, the objectives of the Pinjarra portion of the Industrial Development zone are to:

- (a) provide for a range of light and general industries that are generally compatible with urban areas, together with limited service industries in specified locations.
- (b) minimise negative impacts of land uses including noise, dust and odour.

7. Inserting a new clause 6.16 to read:

6.16 Nambeelup Industrial Zone

6.16.1 The objectives of the Nambeelup Industrial zone are:

- (a) maximise opportunities for innovative and sustainable rural related industry and associated land uses, including transport and logistics.
- (b) support research, training and development with an emphasis on primary industries.
- (c) enhance and maintain the integrity of the landscape and environmental qualities of the land.
- (d) minimise negative impacts of land uses including noise, dust and odour.

8. Inserting the following land use terms and definitions into 'Appendix 1 - Interpretations' in appropriate alphabetical order:

Abattoir - means premises used commercially for the slaughtering of animals for the purposes of consumption as food products.

Manure Facility - means the processing of excrement, especially of animals, or other natural or artificial substance for fertiliser.

Alternative Energy Facility - means land used to generate energy using resources that can be rapidly replaced by an ongoing natural process. Renewable energy resources include the sun, wind, ocean, water flows,

organic matter and the earth's heat. It includes any building or other structure or thing used in or in connection with the generation of energy by a renewable resource. It does not include a renewable energy facility principally used to supply energy for an existing use of the land.

Research Centre - means land and buildings used to undertake research including the experimental development of new products or services.

Research Centre - Rural - means land and buildings used as a research centre related to agriculture.

9. Replace the definition of the term 'Industry' in 'Appendix 1 - Interpretations' with the following:

Industry - means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes -

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees;
- (e) incidental purposes.

D BOLT
PRESIDENT

D UNSWORTH
CHIEF EXECUTIVE OFFICER