

*PLANNING AND DEVELOPMENT ACT 2005*

**LOCAL PLANNING SCHEME AMENDMENT AVAILABLE FOR INSPECTION**

**SHIRE OF KATANNING LOCAL PLANNING SCHEME NO.5  
AMENDMENT NO.1**

Notice is hereby given that the Katanning Shire Council has resolved, pursuant to Section 75 of the *Planning and Development Act 2005*, to amend the above Local Planning Scheme by:

- i) Including Lot 3 on Diagram 38433 (No. 78) Andover Street, Katanning as Additional Use No.3 (A3) in Table 5 – Specified Additional Uses for Zoned Land in Scheme Area (clause 3.4) as follows:

NO.	DESCRIPTION	ADDITIONAL USE	CONDITIONS
A3	Lot 3 (No.78) Andover Street, Katanning	Consulting Rooms	Development standards/requirements shall be determined by the Local Government upon application.

- ii) Amending the Scheme Map accordingly.

Documents and plans setting out and explaining the scheme amendment proposal are available for inspection at the Shire Administration Centre, 52 Austral Terrace, Katanning and in the Latest News section of the Shire's website ( <https://www.katanning.wa.gov.au/news/> ).

Comments on the proposal are now invited and can be emailed to [admin@katanning.wa.gov.au](mailto:admin@katanning.wa.gov.au) or posted to the Shire's Chief Executive Officer at PO Box 130 KATANNING WA 6317. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of or objecting to the proposal, either in part or in whole, and any reasons supporting your comments.

Comments on the scheme amendment proposal may be submitted to the local government on or before **Friday 18 November 2022**.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website in due course, unless a submission specifically requests otherwise.

Samuel Bryce  
**ACTING CHIEF EXECUTIVE OFFICER**



# **Shire of Katanning Local Planning Scheme No. 5 Scheme Amendment No. 1**

**Lot 3 (No. 78) Andover Street, Katanning**

Prepared by Edge Planning & Property for Hugh Sharpe

[www.edgeplanning.com.au](http://www.edgeplanning.com.au)

May 2022

**PLANNING AND DEVELOPMENT ACT 2005  
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

**SHIRE OF KATANNING LOCAL PLANNING SCHEME No. 5**

**AMENDMENT No. 1**

RESOLVED that the local government in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Including Lot 3 on Diagram 38433 (No. 78) Andover Street, Katanning as Additional Use No. 3 (A3) in Table 5 – Specified Additional Uses for Zoned Land in Scheme Area (clause 3.4) as follows:

NO.	DESCRIPTION	ADDITIONAL USE	CONDITIONS
A3	Lot 3 (No. 78) Andover Street, Katanning	Consulting Rooms	Development standards/requirements shall be determined by the Local Government upon application.

2. Amending the Scheme Map accordingly.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- A) The amendment is consistent with the Local Planning Strategy.
- B) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
- C) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this ..... day of .....20.....

.....  
CHIEF EXECUTIVE OFFICER

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## PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

<b>1. LOCAL GOVERNMENT:</b>	Shire of Katanning
<b>2. DESCRIPTION OF LOCAL PLANING SCHEME:</b>	Local Planning Scheme No. 5
<b>3. TYPE OF SCHEME:</b>	District Scheme
<b>4. SERIAL NUMBER OF AMENDMENT:</b>	1
<b>5. PROPOSAL:</b>	<ol style="list-style-type: none"> <li>Including Lot 3 on Diagram 38433 (No. 78) Andover Street, Katanning within Additional Use No. 3 (A3).</li> <li>Amending the Scheme Map accordingly.</li> </ol>

## REPORT BY THE SHIRE OF KATANNING

### 1. INTRODUCTION

The Shire of Katanning seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to add Lot 3 (No. 78) Andover Street, Katanning (the 'site') within Additional Use No. 3 to facilitate consulting rooms (dental clinic).

The purpose of this report and associated plans are to explain and set out the planning merits of the Amendment. More detailed planning and investigations will occur at the Development Application stage and at the Building Permit stage.

The site is shown in Attachment 1. Based on its location, characteristics and area context, the site is suitable for a dental clinic. Attachment 2 shows that the site is centrally located and has convenient access to the Katanning townsite and the State and regional road network.

### 2. BACKGROUND

#### 2.1 Property Address and Cadastral Details

Cadastral details for the site are summarised below in Table 1:

Lot	Diagram	Volume	Folio	Area	Owner
3 Andover Street, Katanning	38433	1436	665	907m <sup>2</sup>	Hugh Sharpe

#### 2.2 Regional Context

The site is situated in the Shire of Katanning. The Katanning townsite is located 287 kilometres south-east of Perth. Katanning is a sub-regional centre in the Great Southern and provides a range of services and facilities to residents and visitors.

## 2.3 Local Context

The site is located approximately 500 metres south-west from the Katanning town centre (see Attachment 2). Attachment 3 shows the Context Plan which outlines the site's context. The site adjoins and is generally surrounded by residential development (much of it underdeveloped). There is also considerable recreation/public open space nearby along with community uses such as churches.

## 2.4 Physical Characteristics

The site is outlined in Attachment 1 and has the following characteristics and features:

- It is cleared and vacant;
- It has a gentle gradient, having an elevation of approximately 305 metres AHD (Australian Height Datum);
- There are no natural surface water or drainage features; and
- It is not on the Department of Water and Environmental Regulation's Contaminated Site Database.

The site's physical features present no constraints to the Amendment.

## 2.5 Services

The site is provided with standard 'hard' infrastructure including reticulated (scheme) water, reticulated sewerage, power, telecommunications, drainage and a sealed road.

## 2.6 Heritage

There is no registered Aboriginal heritage site on the subject land area as set out on the Department of Planning, Lands and Heritage Affairs heritage inquiry system. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* and *Aboriginal Culture Heritage Act 2021* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

Additionally, the site does not contain any structure or place of non-indigenous heritage significance on the *Shire of Katanning Municipal Inventory* or on the Shire's Heritage List.

## 3. PLANNING FRAMEWORK

### 3.1 Overview

The following section will outline how the proposed Amendment suitably addresses relevant planning policies, strategies, plans and the *Shire of Katanning Local Planning Scheme No. 5*. In summary, the Amendment is consistent with the State, regional and local planning framework.

### 3.2 State Planning Framework

The following strategies and policies are of relevance to the Amendment:

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy highlights the importance of job creation and supports developing strong and resilient regions. The Strategy also supports community/health provision and promoting economic development. The

Strategy promotes good urban design, vibrant activity centres and supports zoning sufficient land for commercial development. The Amendment is consistent with the Strategy given it promotes health services, commercial and associated development and is centrally located in an established sub-regional centre.

- *State Planning Policy 1 State Planning Framework Policy* - identifies that the primary aim of planning is to provide for the sustainable use and development of land.
- *State Planning Policy No. 2.9 Water Resources* - development is required to adopt water sensitive urban design principles.
- *State Planning Policy No. 3* - the Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The Policy promotes a sustainable settlement pattern, promoting development on 'brownfield' (previously developed) land, supports building on existing communities and seeks convenient access to employment and services. The Amendment is consistent with SPP 3 given it provides opportunities for employment and business activity.
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas* - the site is partially within a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>.
- *State Planning Policy 5.4 Road and Rail Noise* - the site is within the 'trigger' area.
- *State Planning Policy 7.0 Design of Built Environment*.

### 3.3 Regional Planning Framework

#### 3.3.1 Great Southern Regional Planning and Infrastructure Framework

The Framework identifies Katanning as a sub-regional centre and a focus for growth, services and facilities. The Framework supports a diverse economic base, supports commercial development in appropriate locations and supports enhanced health services.

#### 3.3.2 Great Southern Regional Investment Blueprint

The Blueprint establishes priorities for economic development and growth of the Great Southern region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint also supports growing the region's population, promoting development in regional centres and a vibrant economy.

### 3.4 Local Planning Framework

#### 3.4.1 Shire of Katanning Local Planning Strategy

Strategy Plan 2 of the Local Planning Strategy identifies the site as 'Residential'.

The Strategy supports growing and diversifying the economy and encouraging commercial development in appropriate locations.

#### 3.4.2 Shire of Katanning Local Planning Scheme No. 5

The *Shire of Katanning Local Planning Scheme No. 5* (LPS5) was gazetted on 9 February 2018. It is the principal statutory tool for achieving the Shire's aims and objectives, mainly from a land use, development control and infrastructure coordination perspective.

Clause 1.9 Aims of Scheme includes the following aims:

## Community Growth and Diversity

Provide opportunities for growth of the Katanning townsite and reinforce its status as a regional centre to accommodate a growing and diverse community with a strong sense of place, heritage and achievement.

## Economic Growth

Strengthen and diversify the Shire of Katanning's economic base by providing an overall pattern of land use and development flexibility that supports existing businesses and provides for expansion of the economic base by encouraging new business and industry.

The site is zoned 'Residential'. Table 2 – Zone Objectives outlines that an objective of the Residential zone includes 'to provide for a range of non-residential uses, which are compatible with and complementary to residential development.' The Amendment is consistent with LPS5 objectives of the Scheme.

Clause 6.2 defines consulting rooms as follows:

**'consulting rooms** means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;'

Table 4 – Zoning Table sets out that consulting rooms is an 'X' use (not permitted) in the Residential zone. A scheme amendment is required to enable the consulting rooms (dental clinic) land use on the site which is proposed via adding Additional Use No. 3 (A3).

There are various community and commercial uses that are discretionary uses in the 'Residential' zone. This includes bed and breakfast, child care premises, educational establishment, family day care, industry – cottage, market and place of worship. Many of the discretionary uses have greater impacts compared to consulting rooms.

### 3.4.3 Local Planning Policies

The Council has endorsed several Local Planning Policies, however the current adopted policies are not relevant to the Amendment or to the future Development Application.

### 3.4.4 Shire of Katanning Strategic Community Plan 2017 – 2027

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The plan supports growth and progress locally and regionally. The Council seeks to promote Katanning as a prosperous community, to support enhanced community services, existing businesses and to attract new businesses.

## 3.5 Planning Framework Implications for the Amendment

Common themes of the planning framework and their implications for the Amendment include:

- Supporting enhanced community/health services;

- Supporting sustained growth, job creation and economic development including in Katanning which is a designated sub-regional centre; and
- Addressing land use compatibility and amenity.

Based on the above, the requested additional use of consulting rooms is consistent with the planning framework and consistent with the principles of orderly and proper planning.

#### 4. AMENDMENT PROPOSAL

The intent of the Amendment is to add Additional Use No. 3 (A3) to enable consulting rooms (dental clinic) to the existing zoning of 'Residential' for Lot 3 (No. 78) Andover Street. In particular, to add the following to Table 5 of LPS5:

NO.	DESCRIPTION	ADDITIONAL USE	CONDITIONS
A3	Lot 3 (No. 78) Andover Street, Katanning	Consulting Rooms	Development standards/requirements shall be determined by the Local Government upon application.

The proposed additional use will provide a flexible approach to land use planning on the site. By supporting the consulting rooms as an additional use, there will be opportunity for development to be undertaken as either consulting rooms, or residential, or as a mix of both in the coming decades.

Based on the definition of 'consulting room' in LPS5, consulting rooms is a low-key development limited to two health practitioners.

Attachment 5 sets out the development plans which are intended to be progressed following approval of the Amendment. The intent is to develop a small high quality purpose-built building as a dental clinic.

The floor plans show the different rooms while the site plan (in Attachment 5) shows that generous car parking spaces will be provided.

The design of the dental clinic is for a small building of 120m<sup>2</sup> internal floor space, with 40m<sup>2</sup> of decking which will have the following features:

- Attractive appearance which conforms with surrounding residences;
- Specific design features that reduce the risk of exposure of the members of the public from infected aerosols (e.g. SARS-CoV-2 virus and its variants) during the treatment of patients to nil. This is not a feature of almost all existing dental clinics and it is included in the design in response to the risk of transmission of COVID-19 in dental clinics. The specific features in relation to minimisation of cross infection include the employment of sensor switched motorised doors throughout the clinic including at the entrance and along all of the pathways of movement of patients and clinical staff members during the course of the day. The door accessing the clinical treatment rooms opens to the outside of the building, which prevents any spread of infected aerosol to the rest of the building. There will be two high volume exhaust fans in the ceiling of the treatment room;
- A significant reduction in the risk of transmission of COVID-19 viruses and other pathogens from one patient to subsequent patients. This is achieved by a high amount of flushing airflow that can be applied between treatment procedures and high volume evacuation fan to remove aerosol generated during treatment. A high efficiency air purifier, which is used in operating theatres and which removes 99.9% of particles down to the size of the SARS-CoV-2 virus and then decomposes the viral

particles using ultraviolet light will be used in the treatment room. This four-stage HEPA filter is able to effectively filter the air in spaces up to 200m<sup>2</sup> and will filter the air in the treatment room (20m<sup>2</sup>) ten times per hour; and

- Energy efficient design incorporating strategically positioned skylights, extending roofing and wood shutters on the north-facing wall and windows on the south, west and east facing walls to provide natural lighting.

The proposed dental clinic will provide a standard of care that is not currently available in the region regarding the prevention of transmission of airborne infectious bacteria and viruses.

The dental clinic will provide a second dental clinic in the Shire of Katanning which has a population of approximately 10,000.

Future development and uses on the site will be subject to gaining necessary approvals from the Shire including development approval.

## **5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION**

### **5.1 Overview**

This section brings together an assessment of the site's attributes, the site's context and the planning framework in considering key planning matters and justifying the Amendment.

### **5.2 Appropriate Location for Consulting Rooms (Dental Clinic)**

The site is appropriate for consulting rooms (dental clinic) for reasons including:

- It is consistent with the planning framework including the Local Planning Strategy and LPS5;
- It is only 500 metres from the town centre;
- The locality contains a mix of land uses;
- It is close to the business and shopping area of town but in a location which affords an amount of privacy that is appropriate for professional consultations and treatment;
- The surrounding environment is not too busy. This assists to improve the comfort of patients attending for dental treatment;
- Developing a dental clinic will benefit Katanning and the district through having convenient access to health facilities;
- It is an ideal location to establish a business given it is centrally located and is near the State and regional road network;
- The site will be provided with appropriate on-site car parking;
- Traffic impacts will be low and can readily be accommodated on local roads;
- It is appropriately serviced; and
- The site has no environmental assets and future development will not create any adverse environmental impacts.

### **5.3 Compatibility with Adjoining and Nearby Land Uses**

Given the size and nature of the building (see Attachment 5), the dental clinic will be low-key.

The proposed consulting rooms (dental clinic) use will be compatible with adjoining and nearby land uses/development (see Attachments 2 and 3). It is noted that adjoining lots are vacant. The proposal will not create noise impacts and traffic generation will be modest.

The dental clinic will be smaller in size (120m<sup>2</sup>) than the usual size of a house with generous landscaping including two large eucalyptus trees. The size of the building and the proposed native garden will be consistent with the design features of a normal residential house and property.

There will not be a high number of people visiting the dental clinic. There will not be any higher amount of noise or any form of pollution arising from the dental clinic than the amount from a normal residence except for the arrival and departure of approximately ten cars each day.

It is noted that various local planning schemes in Western Australia enable consulting rooms to be a discretionary use in the Residential zone.

Accordingly, the zoning will complement and not conflict with adjoining and nearby land uses. The proposed Additional Use No. 3 (A3) represents a logical and sound planning outcome for the site.

#### **5.4 Environmental Impact**

The Amendment will create minimal environmental impacts. For instance, the site has been previously cleared of native vegetation, there will be no noise or light-spill impacts, and the site can be connected to the reticulated sewerage system and to the Shire's stormwater system.

While noting that the site is within the 'trigger' area associated with *State Planning Policy 5.4 Road and Rail Noise*, the proposed consulting rooms are not defined as a noise-sensitive land-use and therefore the provisions of the policy do not apply.

#### **5.5 Managing Bushfire Risks**

The site is partly classified as a Bushfire Prone Area as outlined at <https://maps.slip.wa.gov.au/landgate/bushfireprone>.

The *Guidelines for Planning in Bushfire Prone Areas* set out, for lots less than 1,100m<sup>2</sup>, that the planning system can only play a limited role in reducing the bushfire risk. The Guidelines also set out that where lots of less than 1,100m<sup>2</sup> have already been created, the application of the appropriate construction standard at the building permit stage is the instrument used to reduce the residual bushfire risk.

Accordingly, a bushfire attack level assessment has not been prepared to support the Amendment. While noting this, a range of measures will assist to lower bushfire risks including provision of reticulated water, nearby fire hydrants, and multiple access/escape routes. The landowner and proposed operator also proposes to provide a diesel auto-start electric generator which will start when the power supply from the grid is off.

#### **5.6 Vehicular Access and Car Parking**

The site adjoins Andover Street. Vehicular access is appropriate and complies with sight distance standards which will facilitate safety for road users.

Traffic impacts from the proposed dental clinic will be modest. The landowner and proposed operator estimates there will be approximately ten cars arriving and departing each day in the foreseeable future. This could increase slightly over time depending on the number of support staff. Accordingly, traffic generation will be similar to a normal residence. Traffic to/from the dental clinic can readily be accommodated on local roads. Additionally, the existing road network and intersections have sufficient capacity to address traffic generation from the dental clinic.

As outlined in Attachment 5, the development concept plan shows 6 carparking bays. Sufficient car parking for patients and staff can be provided on site. The final number of carparking bays and associated design will be determined and set by the Shire through the development approval.

The site is centrally located and is highly accessible. There are accordingly various opportunities to promote walking and cycling to/from the site given its location.

### **5.7 Servicing**

The site is already appropriately serviced. It is not envisaged that upgrading of services is required to facilitate the Amendment.

### **5.8 Supporting the Local Community and Economy**

As previously outlined, the proposed Additional Use No. 3 (A3) is consistent with the planning framework. Approval and implementation of the Amendment will assist to provide enhanced health services to Katanning. Additionally, it will have various economic benefits. This includes supporting local employment, assisting in a more sustainable local economy and adding to Katanning's overall viability, vitality and prosperity as a sub-regional centre.

### **5.9 Planning Justification**

The planning justification for the Amendment is summarised below in Table 2:

**Table 2 – Summarised Planning Justification**

Strategic	Land Use Planning	Environment, Landscape and Heritage	Transport and Servicing	Economic and Community
<p>The Amendment is consistent with the State, regional and local planning framework including that it promotes enhanced health/community services and economic development.</p> <p>Future development will reinforce Katanning as a sub-regional centre.</p>	<p>The site is well located for a dental clinic including it is compatible with adjoining and nearby uses.</p> <p>The site is suitable and capable for a dental clinic.</p> <p>Development will be effectively controlled through LPS5 provisions.</p>	<p>The site contains no environmental assets and will not create adverse environmental impacts.</p> <p>The existing site is less than 1,100m<sup>2</sup>. A range of measures will be adopted to lower residual bushfire risks.</p> <p>There are no landscape impacts and there are opportunities to introduce landscaping to enhance the area's amenity.</p>	<p>Traffic impacts can be readily accommodated on local roads.</p> <p>Car parking will be contained on-site.</p> <p>The site is appropriately serviced.</p>	<p>It will enhance health services.</p> <p>It will promote job creation and assist to diversify and grow the local economy.</p> <p>The proposal will assist to enhance Katanning through adding to its overall viability, vitality and prosperity and adding to the range of services that can be provided.</p>

In view of the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

## 6. CONCLUSION

This report confirms that the Amendment is consistent with the planning framework, it respects the local context and the site is suitable to accommodate Additional Use No. 3 (A3) for consulting rooms (dental clinic).

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment adding the Additional Use No. 3 (A3) of consulting rooms to Lot 3 (No. 78) Andover Street, Katanning.

**PLANNING AND DEVELOPMENT ACT 2005**

**SHIRE OF KATANNING**

**LOCAL PLANNING SCHEME No. 5**

**AMENDMENT No. 1**

The Shire of Katanning under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above Local Planning scheme by:

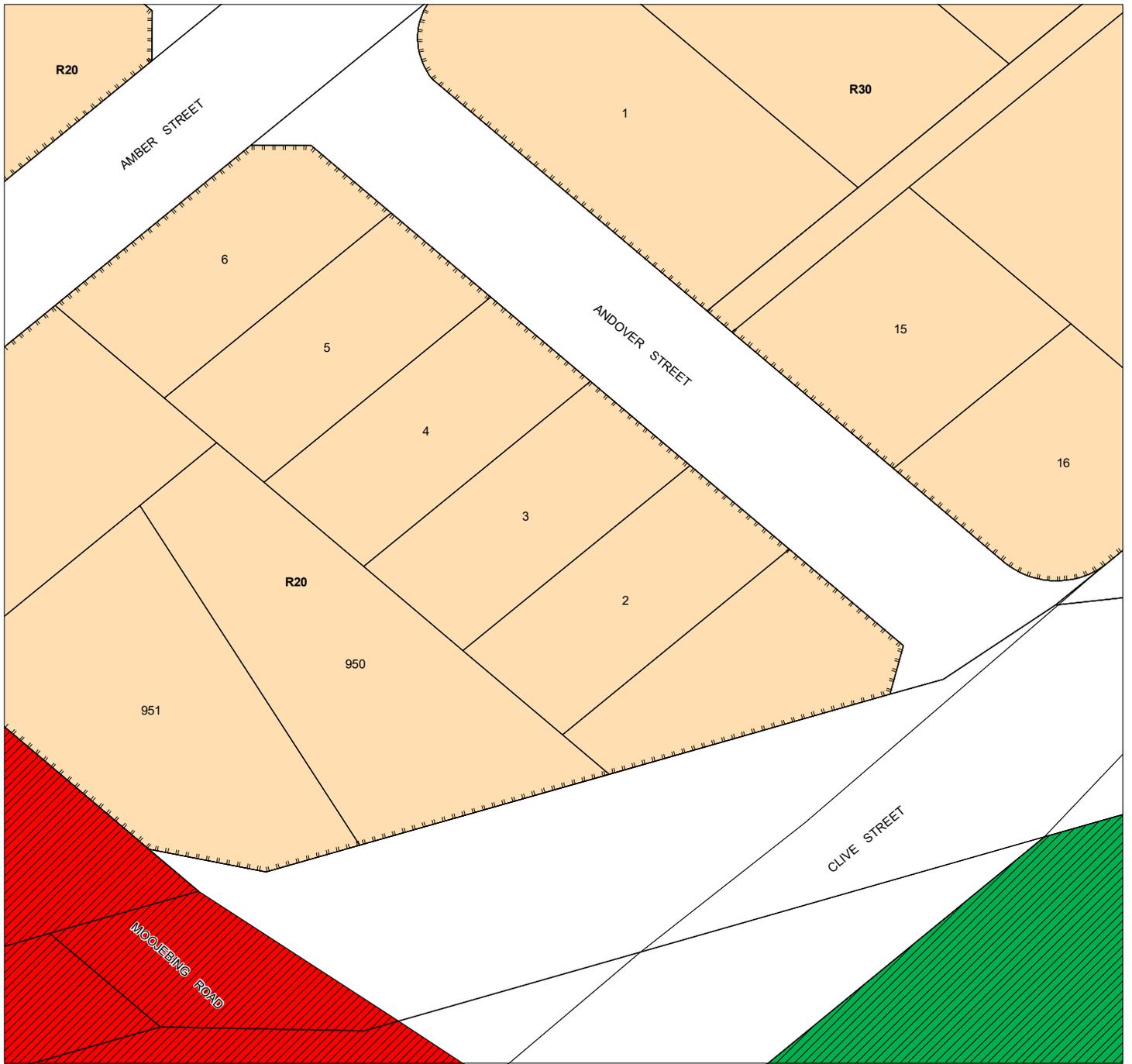
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2. Amending the Scheme Map accordingly.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- A) The amendment is consistent with the Local Planning Strategy.
- B) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
- C) The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.



**EXISTING SCHEME MAP**

**Legend**

Cadastre with Lot number

R Codes

**LPS Zones**

Residential

**LPS Reserves**

Local road

Primary distributor road

Public open space



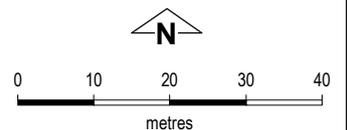
**Department of Planning,  
Lands and Heritage**

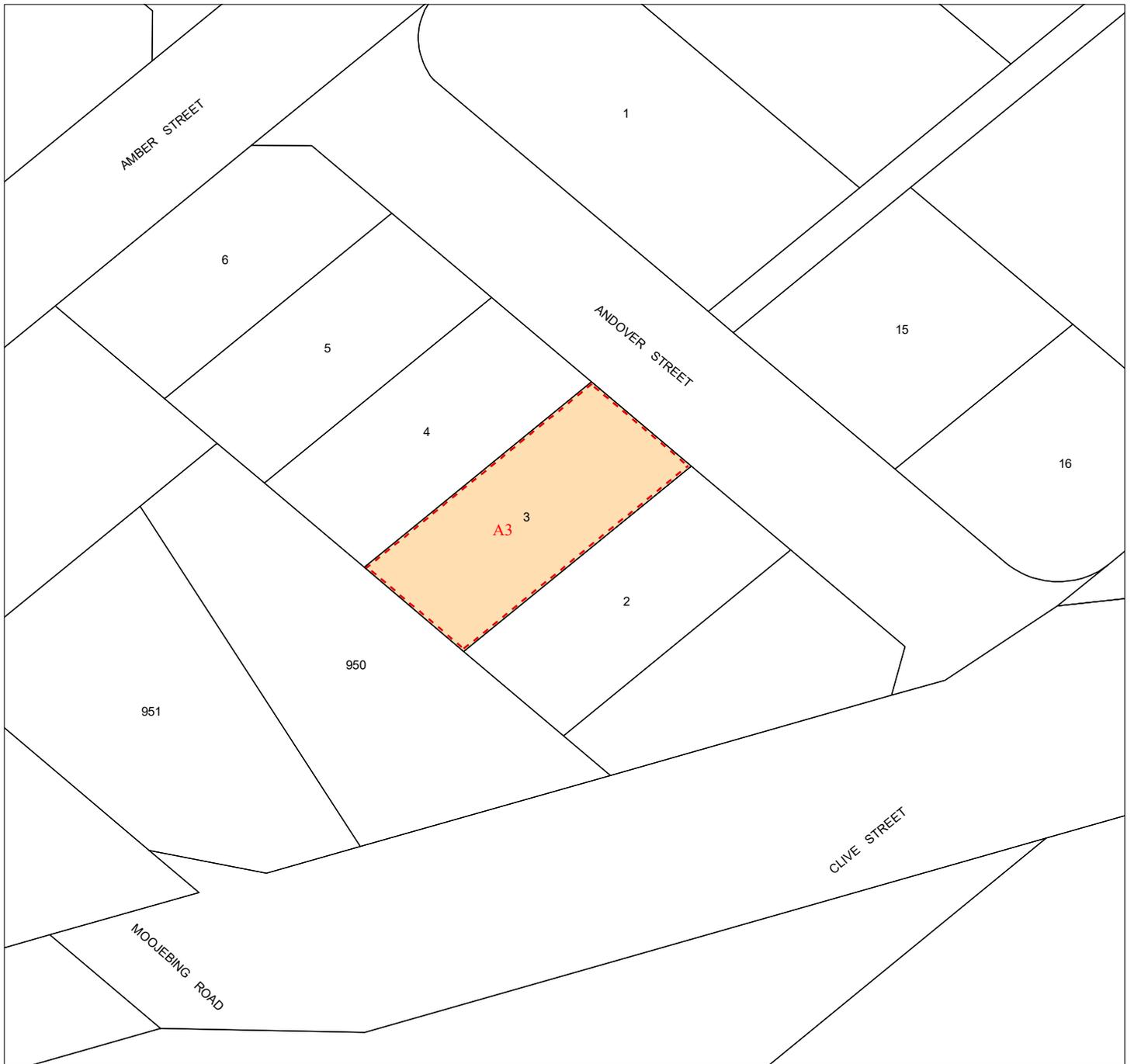
**Shire of Katanning**

Local Planning Scheme No. 5

Amendment No. 1

Produced by Data Analytics,  
Department of Planning, Lands and Heritage, Perth WA  
Base Information supplied by Western Australian  
Land Information Authority SLIP 1180-2020-1





**PROPOSED SCHEME AMENDMENT MAP**

**Legend**

 Cadastre with Lot number

**LPS Zones and Reserves Amendments**

 Residential

 Additional use



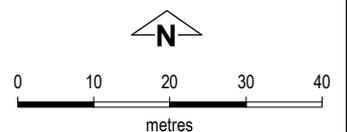
Department of Planning,  
Lands and Heritage

**Shire of Katanning**

Local Planning Scheme No. 5

Amendment No. 1

Produced by Data Analytics,  
Department of Planning, Lands and Heritage, Perth WA  
Base Information supplied by Western Australian  
Land Information Authority SLIP 1180-2020-1



**COUNCIL ADOPTION FOR ADVERTISING**

Adopted for advertising by resolution of the Council of the Shire of Katanning at the Ordinary Meeting of the Council held on the .....

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL**

This Standard Amendment was supported for submission to the Minister for Planning for approval by resolution of the Shire of Katanning at the Ordinary Meeting of the Council held on the ..... and the Common Seal of the Shire of Katanning was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDED/SUBMITTED FOR APPROVAL**

.....  
DELEGATED UNDER S.16 OF THE  
*PLANNING AND DEVELOPMENT ACT 2005*

DATE.....

**APPROVAL GRANTED**

.....  
MINISTER FOR PLANNING  
*S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005*

DATE.....

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# ATTACHMENT 1

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### AMENDMENT SITE PLAN

Lot 3 (No. 78)

Andover Street

Katanning

Shire of Katanning

#### Legend

-  Amendment Site
-  Western Power Distribution Overhead Powerline Low Voltage <1kW
-  Underground Water Pipe
-  Underground Sewer Pipe



REV	DESCRIPTION	DATE	STATUS
A	AMENDMENT SITE PLAN	220502	APPROVED



Edge Planning & Property  
 134 Hare Street, Mount Clarence  
 ALBANY WA 6330  
 W: www.edgeplanning.com.au  
 E: steve@edgeplanning.com.au  
 M: 0409 107 336

DRAWING NUMBER  
**EP 220522 01**

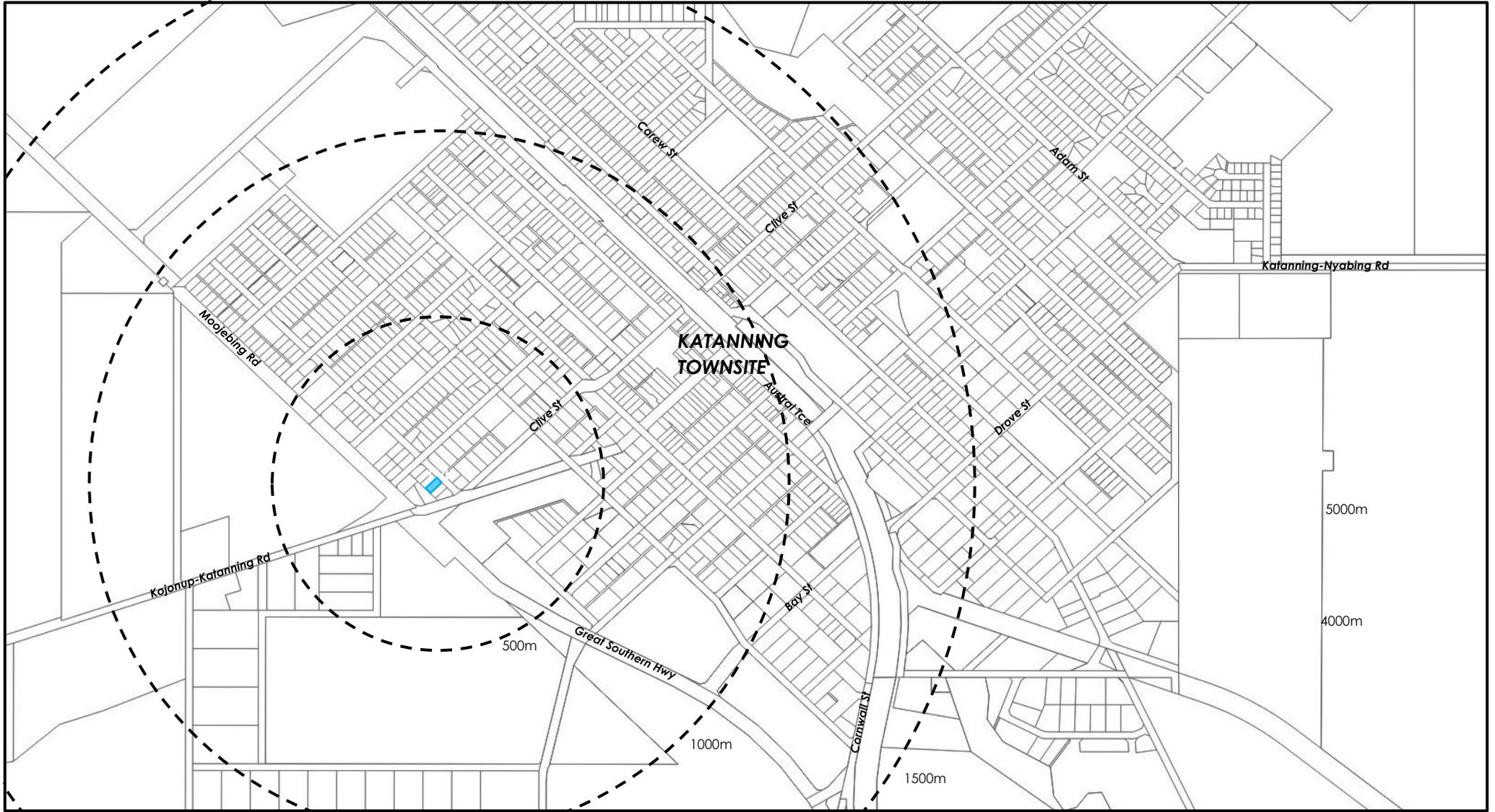
REV  
**A**

Issued for design intent only. All areas and dimensions are subject to detail design & survey.

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# **ATTACHMENT 2**

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# LOCATION PLAN

Lot 3 (No.78) Andover Street  
 Katanning  
 SHIRE OF KATANNING



Edge Planning & Property  
 134 Hare Street, Mount Clarence  
 ALBANY WA 6330  
 W: [www.edgeplanning.com.au](http://www.edgeplanning.com.au)  
 E: [steve@edgeplanning.com.au](mailto:steve@edgeplanning.com.au)  
 M: 0409 107 336

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# **ATTACHMENT 3**

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**CONTEXT PLAN**

Lot 3 (No. 78)  
 Andover Street  
 Katanning  
 Shire of Katanning

Legend

Amendment Site



A	CONTEXT PLAN	220502	
REV	DESCRIPTION	YYMMDD	APPROVED



Edge Planning & Property  
 134 Hare Street, Mount Clarence  
 ALBANY WA 6330  
 W: www.edgeplanning.com.au  
 E: steve@edgeplanning.com.au  
 M: 0809 107 336

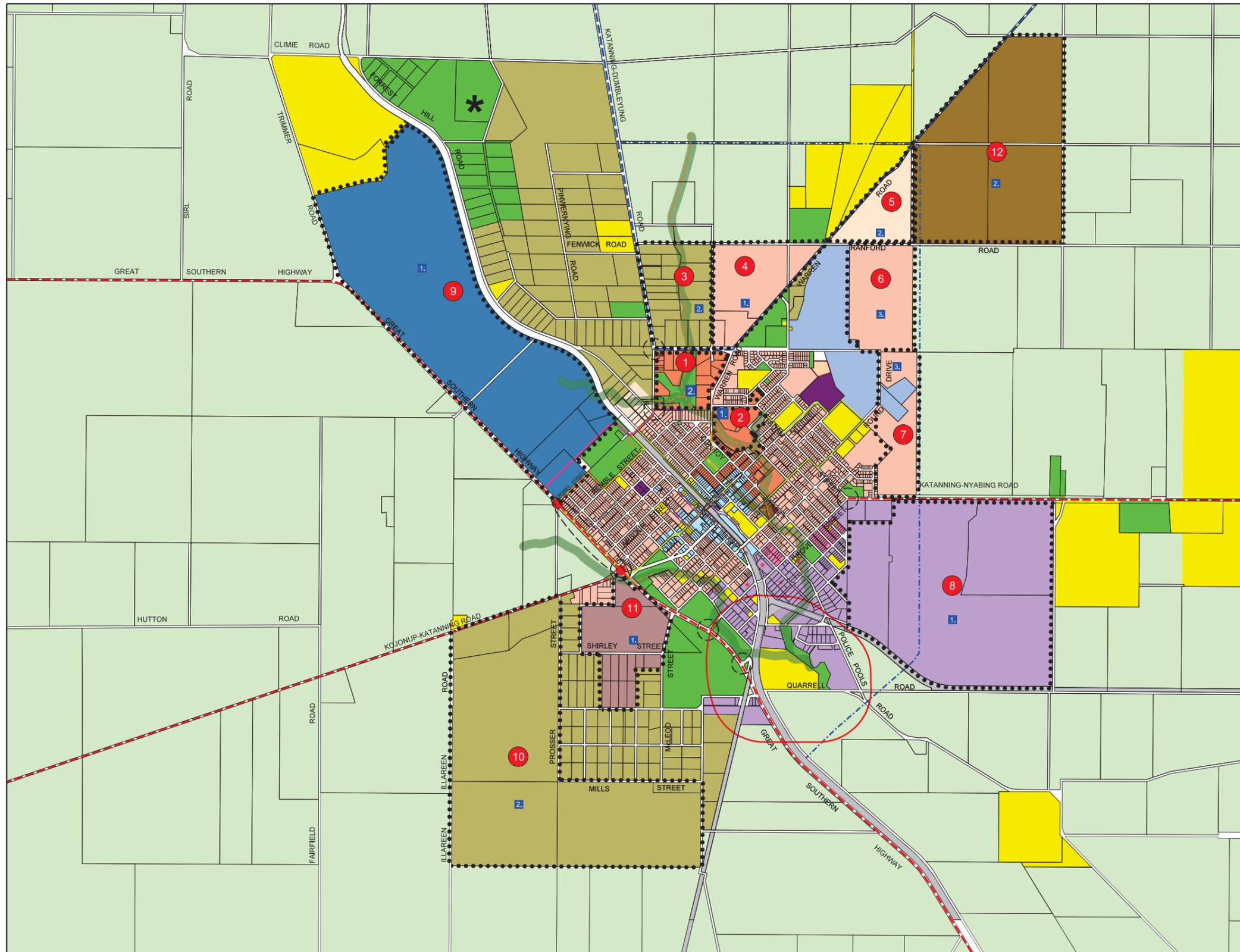
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**EP 220522 02** REV  
**A**

Issued for design intent only. All areas and dimensions are subject to detail design & survey.

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# **ATTACHMENT 4**

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**DIA Purpose**

- 1 To provide for consolidation of urban land as a transitional link to proposed new northern residential area
- 2 To provide for a mix of residential development including medium density housing and potential aged accommodation around a high amenity lake and parkland revitalisation.
- 3 To consolidate the rural residential entry along Katanning-Dumbleyung Road and provide for re-subdivision of existing lots.
- 4 To provide for primary residential expansion
- 5 To provide for special residential (2,000 to 4,000m<sup>2</sup> lots) to consolidate the eastern margins of the townsite.
- 6 7 To provide for residential areas to consolidate the eastern margins townsite.
- 8 To provide for industrial expansion based around the new sales yards and existing rural service industries.
- 9 To provide limited industrial expansion to facilitate complementary land use to WAMMCO.
- 10 To consolidate and redevelop existing rural residential areas.
- 11 To provide opportunities for a range of uses including (but not limited to) low density residential, low cost temporary workers, migrant, student and separate mine accommodation.
- 12 To provide a new form of rural living in the form of Rural Small Holdings to broaden the range of lifestyle opportunities provided within Katanning and a transitional land use between proposed urban expansion and conventional rural land use.

**Structure Planning**

DIA's are to be subject to structure planning prior to subdivision and development unless as provided for by the LPS.

**Adoption**

Prepared and adopted pursuant to Regulation 12A (1) of the Town Planning Regulations 1967 by resolution of the local government of the Shire of Katanning at the Meeting of the local government held on the \_\_\_\_ day of \_\_\_\_.

\_\_\_\_\_  
SHIRE PRESIDENT  
\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

Certified by the WAPC on \_\_\_\_/\_\_\_\_/\_\_\_\_ pursuant to Regulation 12B (1) of the Town Planning Regulations 1967.

**Final Approval**

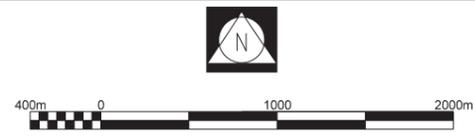
Adopted pursuant to Regulation 12B (3) of the Town Planning Regulations 1967 by resolution of the Shire of Katanning at the Meeting of the local government held on the \_\_\_\_ day of \_\_\_\_.

\_\_\_\_\_  
SHIRE PRESIDENT  
\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

Endorsed by the WAPC on \_\_\_\_/\_\_\_\_/\_\_\_\_ under Regulation 12B (4) of the Town Planning Regulations 1967.

\_\_\_\_\_  
DATE

**SHIRE OF KATANNING  
LOCAL PLANNING STRATEGY  
STRATEGY PLAN 2**



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<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>--- Local Government Boundary</li> <li>--- Highway and Major Roads</li> <li>--- District Local Roads</li> <li>--- Katanning Dumbleyung Truck Route</li> <li>--- Heritage Trail</li> <li>--- Townsite Boundary</li> <li>--- ActMty/Exercise Trail</li> <li>* Speedway</li> </ul>	<ul style="list-style-type: none"> <li>Multi Use Corridor</li> <li>Green Link Enhancements</li> <li>Entry Node</li> <li>Road / Intersection Upgrades</li> <li>Priority for DIA Development (in decreasing order of priority 1 to 3)</li> <li>DIA areas</li> <li>Existing Industrial Areas to be reviewed as part of scheme review</li> </ul>	<ul style="list-style-type: none"> <li>Long Term Freight Route</li> <li>Water Corporation Waste Water Treatment Plant Odour Buffer</li> </ul> <p><b>Land Use Designations</b></p> <ul style="list-style-type: none"> <li>Residential</li> <li>Residential Infill</li> <li>Low Density Residential</li> <li>Rural Residential</li> <li>Rural Small Holding</li> </ul>	<ul style="list-style-type: none"> <li>Abattoir and Rural Industries</li> <li>General Agriculture</li> <li>Industrial</li> <li>Composite Industry</li> <li>Town Centre</li> <li>Civic and Community Uses</li> <li>Parks and Recreation</li> <li>Private Club</li> </ul>	<ul style="list-style-type: none"> <li>Community Centre</li> <li>Conservation, Residential, Short stay and Workers Accommodation</li> <li>Church and Private Education</li> </ul>
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# **ATTACHMENT 5**

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Scale 1:250(A4)

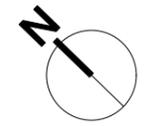
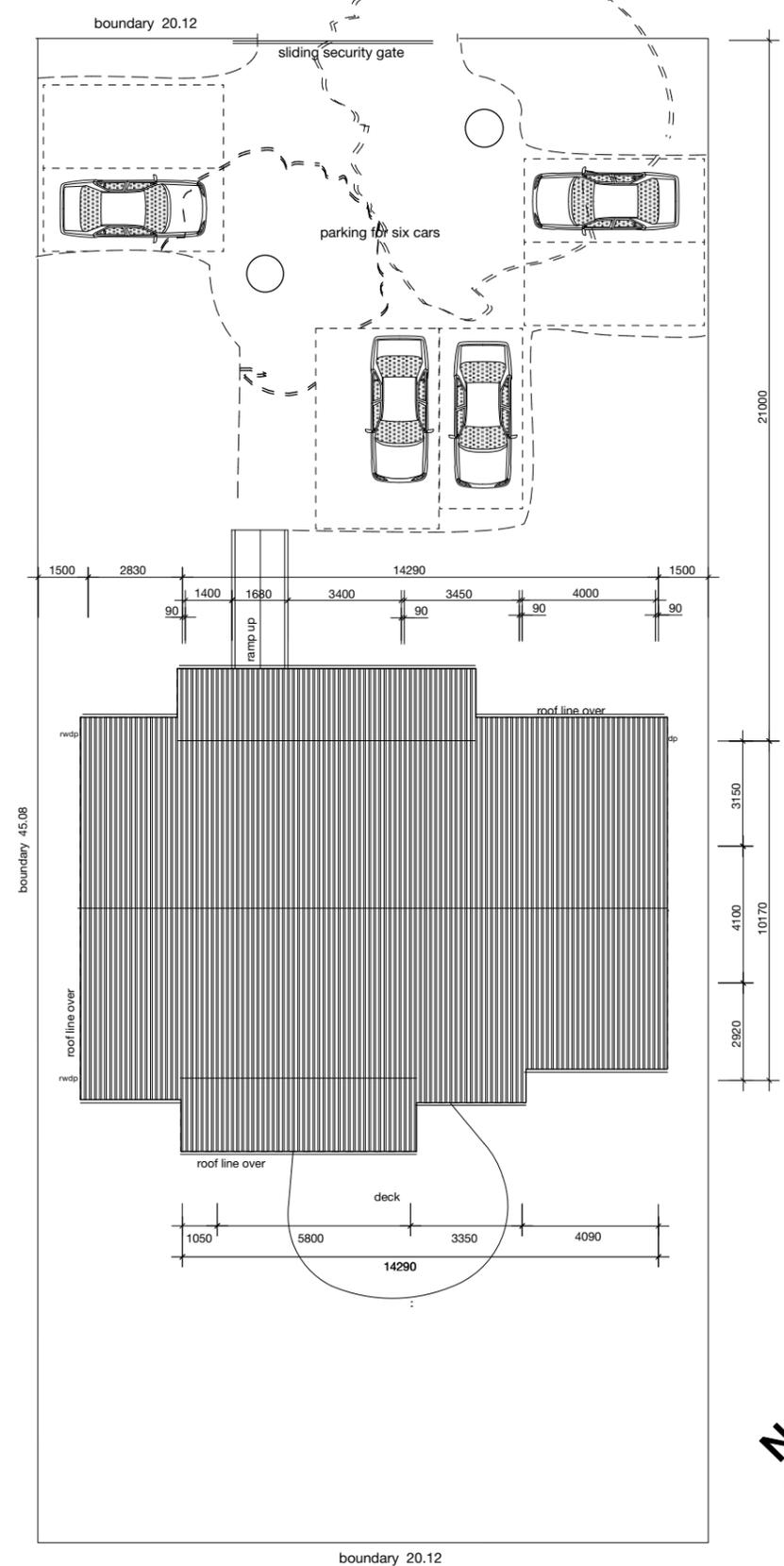
Plan: DP58672  
C/T: 2710/742

LOT 3, ANDOVER ST  
KATANNING  
SHIRE OF KATANNING

NOTE: DISTANCES & AREAS SUBJECT TO SURVEY	Date: Feb 2022	DWG H140
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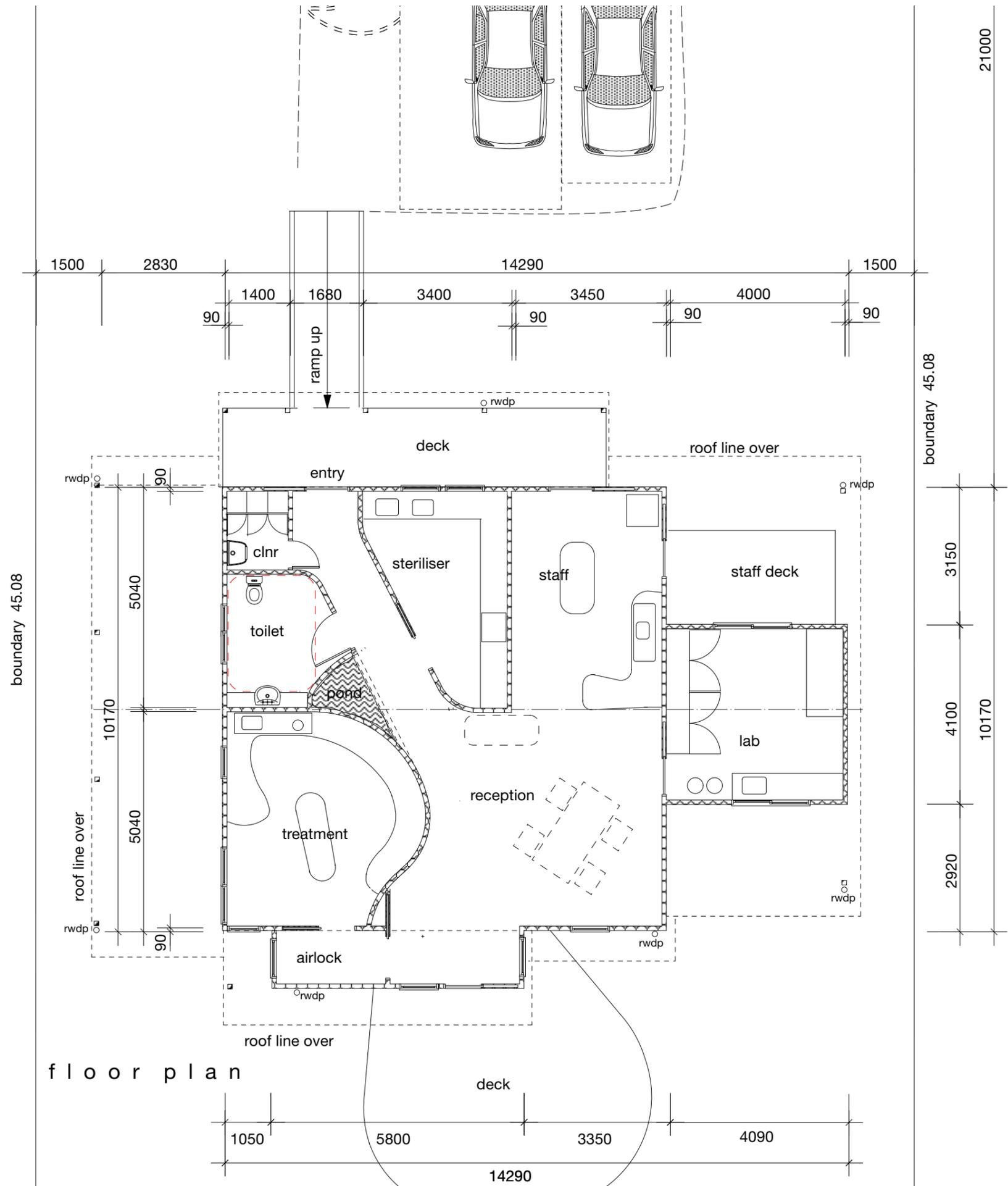
s u r g e r y

Andover Street



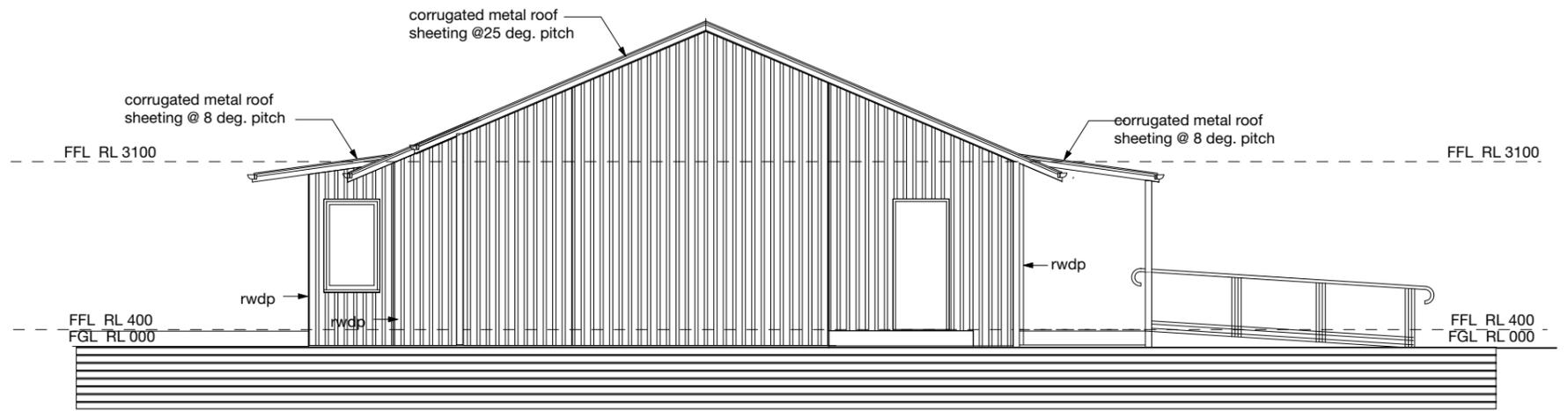
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Surgery  
A-00 Site plan scale 1:250/200 @ A3  
78 Andover Street Katanning  
M. H. Beeck 0412 954 192 Feb. 2022

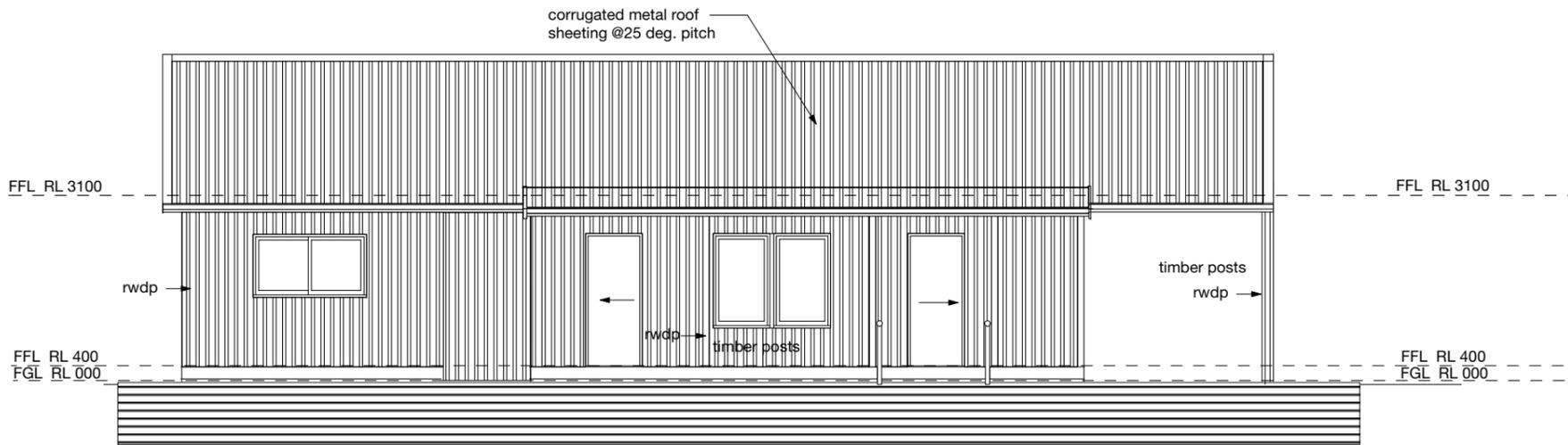


- NOTES
1. Security : fencing to site with sliding vehicle and pedestrian gates from street.
  2. Carpark : to be crushed limestone set beneath existing trees. Parking for 6 cars including accessibility parking and ramp entry to building.
  3. Construction : essentially timber framed structure lined with corrugated zincalume in keeping with early traditional country buildings.
  4. Air quality : hi quality internal air quality control , as detailed in accompanying submission letter.
  5. Patient and staff comfort facilities to highest standard.
  6. External area of lot to be heavily planted with botanical native plants to create quiet, restful gardens.
  7. Connect all downpipes to soakwells
  8. Energy efficiency to at least min residential requirements.

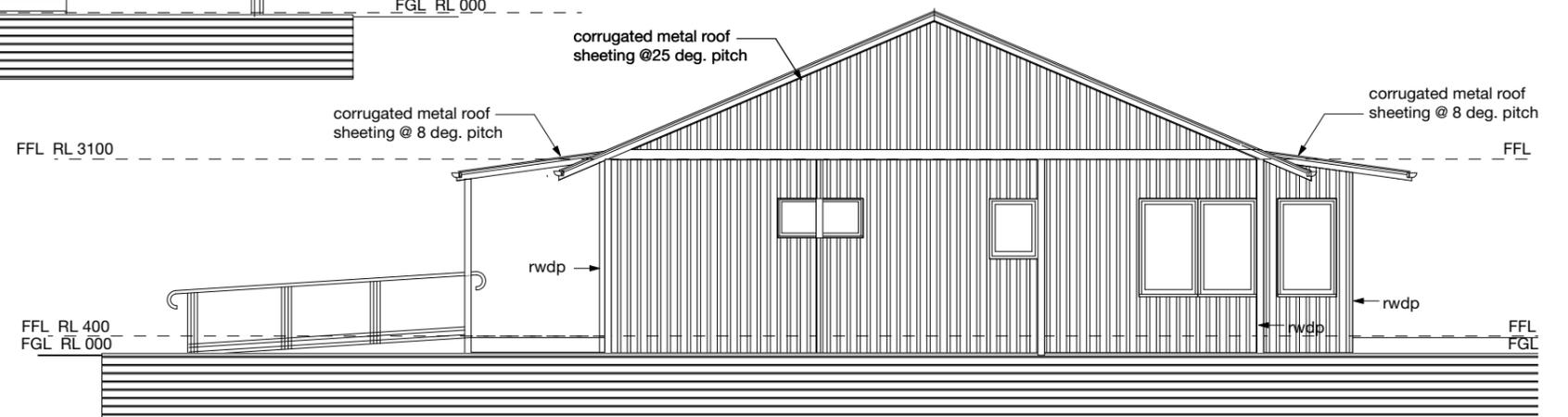
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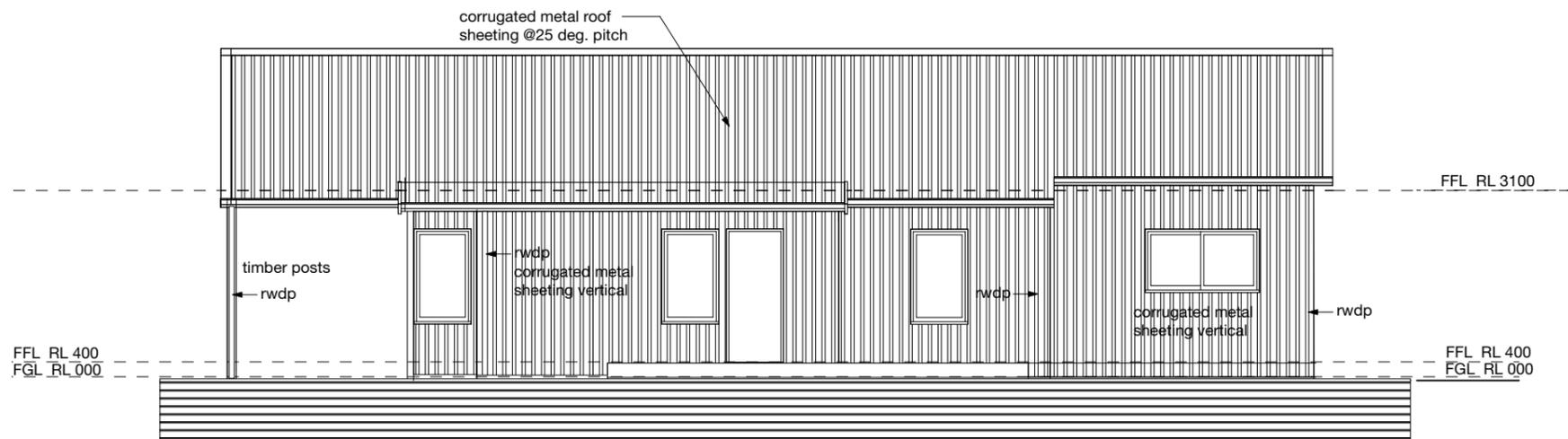
e a s t e l e v a t i o n



n o r t h e l e v a t i o n



w e s t e l e v a t i o n



s o u t h e l e v a t i o n  
s u r g e r y

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