

**Shire of Katanning  
Local Planning Scheme No. 5  
Scheme Amendment No. 2**



**Lot 154 on Deposited Plan 222684  
No. 58 Cornwall Street, Katanning**

**PLANNING AND DEVELOPMENT ACT 2005**  
**RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME**  
**SHIRE OF KATANNING LOCAL PLANNING SCHEME NO. 5**  
**AMENDMENT NO. 2**

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

1. Rezoning Lot 154 on Deposited Plan 222684 (No. 58) Cornwall Street, Katanning from 'Enterprise' zone to 'General Industry' zone.
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 \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
**Chief Executive Officer**

## **SECTION 83A CHANGES REQUESTED BY MINISTER**

Under section 83A(2)(b) of the *Planning and Development Act 2005*, the Minister required the following modifications to be made to the proposed amendment prior to the amendment being advertised:

1. Minor modifications are required to the scheme amendment documentation to ensure consistency with the Planning and Development (Local Planning Schemes) Regulations 2015 and model scheme template.

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## PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- |   |   |
|---|---|
| 1. LOCAL GOVERNMENT:                    | Shire of Katanning  |
| 2. DESCRIPTION OF LOCAL PLANING SCHEME: | Local Planning Scheme No. 5   |
| 3. TYPE OF SCHEME:                      | District Scheme   |
| 4. SERIAL NUMBER OF AMENDMENT:          | 2   |
| 5. PROPOSAL:                            | <ol style="list-style-type: none"><li>1. Rezoning Lot 154 on Deposited Plan 222684 (No. 58) Cornwall Street, Katanning from 'Enterprise' zone to 'General Industry' zone.</li><li>2. Amending the Scheme Map accordingly.</li></ol> |

### 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 rezone Lot 154 (No. 58) Cornwall Street, Katanning (the 'site') from 'Enterprise' zone to 'General Industry' zone to facilitate a farm supply centre (trade supplies).

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 as required at the Building Permit stage.

The site is shown in [Attachment 1](#). Based on its location, characteristics and context, the site is suitable for a farm supply centre. [Attachment 2](#) shows that the site is located in and near industrial areas 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 and address	Lot 154 (No. 58) Cornwall Street, Katanning
Deposited Plan	222684
Volume/Folio	1120/952
Area	3923m <sup>2</sup>
Owner	Stephens Ag Pty Ltd

The Certificate of Title is provided in [Attachment 3](#).

#### 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 900 metres south-east from the Katanning town centre (see [Attachment 1](#)). [Attachment 2](#) shows the Context Plan which outlines the site's context. The site adjoins and is

generally surrounded by industrial, logistics and commercial development.

From a spatial perspective, the Amendment provides a logical way of providing additional General Industry zoned land without causing adverse amenity impacts to the locality.

## 2.4 Physical Characteristics

The site is outlined in [Attachment 4](#) and has the following characteristics and features:

- It contains a shed (workshop) with a floor area of 494m<sup>2</sup> (approved plans are provided in [Attachment 5](#)). The Colourbond shed is 26m long, 19m wide and 7m high;
- It is cleared;
- It has been built up with rolled and compacted gravel to form a level, uniform surface;
- It has a gentle gradient, having an elevation of 302.45 metres AHD (Australian Height Datum);
- The southern section features two car parking areas;
- 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, approved on-site sewage disposal, power, telecommunications, drainage and adjoins two sealed roads (Beaufort Street and Cornwall Street).

Two 25,000L rain water tanks are located on the northern side of the shed. The water collected will be used for watering the trees and landscaping, human consumption and light domestic use in the approved office/house. Mains water is connected to the property and will serve as a backup for when rainwater is running low.

## 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.

## 2.7 Shire Approvals

The Shire has issued development approval for a workshop (servicing and repairs of agricultural machinery) and an office/house (see [Attachment 5](#)). Additionally, a Building Permit has been issued for the workshop.

The development approval includes a new 7m x 7m building (office/house) to be located near the southern boundary adjacent to Beaufort Street. It will be of a steel framed construction with steel cladding and 75mm EPS sandwich panel.



Amendment site opposite sewerage pumping station

## 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 promotes economic development. The Strategy promotes appropriately located industrial land;
  - *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 Bushfire* - the site is located outside of the Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>.
- *State Planning Policy 4.1 Industrial Interface*.
  - *State Planning Policy 5.4 Road and Rail Noise* - the site is within the 'trigger' distance. An implication is that the house is required to address 'quiet house' design requirements (see condition 1 of the development approval in [Attachment 5](#));
  - *State Planning Policy 7.0 Design of Built Environment*.
  - EPA Guidance Statements including *Guidance Statement 33 – Environmental Guidance for Planning and Development* and *Guidance Statement 3 – Separation Distances between Industrial and Sensitive Land Uses*.

### 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 industrial development in appropriate locations.

#### 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, a vibrant economy and providing additional serviced industrial land.

### 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 'Industrial' (see [Attachment 6](#)).

The Strategy supports growing and diversifying the economy, encouraging industrial development and supporting the provision of a sufficient supply of project ready industrial land.

The Amendment is consistent with the Strategy.

### 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 'Enterprise' and is within Special Control Area 1 – Wastewater Treatment Plant.

Table 2 – Zone Objectives outlines that objectives for the General Industry zone include:

- To allow for the continuation of existing industries and provide for the establishment of new industries that contribute to Katanning's and the region's economic growth.

- To take advantage of the attributes of location, availability of services and transport facilities servicing Katanning and the region.
- Seek to manage impacts such as noise, dust and odour within the zone.

The Amendment is consistent with LPS5 aims and the General Industry zone objectives.

Farm Supply Centre is defined in clause 6.2 as:

**farm supply centre** means premises used for the supply and sale of seeds, fertilisers, agricultural chemicals, stock foods, tractors/farm equipment, implements and/or components and/or irrigation equipment for agriculture/primary production purposes;

Table 4 – Zoning Table sets out that farm supply centre is an 'X' use (not permitted) in the Enterprise zone. A scheme amendment is accordingly required to enable the farm supply centre land use on the site which is proposed via rezoning the site from 'Enterprise' to 'General Industry'.

Table 10 sets out provisions relating to Special Control Area 1 – Wastewater Treatment Plant.

### 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.

### 3.4.4 Shire of Katanning Strategic Community Plan

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 economic development and appropriately located industrial development;
- Supporting sustained growth, job creation and economic development including in Katanning which is a designated sub-regional centre;
- Addressing land use compatibility and amenity;
- Addressing key environmental assets and bushfire risk; and
- Appropriate servicing.

Based on the above, the Amendment is consistent with the planning framework and is consistent with the principles of orderly and proper planning.



Adjoining development

## 4 AMENDMENT PROPOSAL

The Amendment proposes to rezone the site from 'Enterprise' to 'General Industry' to facilitate a farm supply centre.

The landowner seeks to develop a farm supply centre as a Total Ag Centre dealer. Total Ag Centre is a KIOTI tractor, Brookfield agriculture and Bad Boy mowers dealer. This is to complement the approved primary production (farm machinery) workshop on the site.

Parts inventory will be securely stored in the workshop. There will be no hazardous or dangerous goods stored on site.

The landowner proposes to assemble and pre-deliver new machines, test, service and repair new and used machinery. Parts and accessories will be stored and sold from the site.

Heavy vehicles such as tractors, headers, seeders and hay equipment will be present on site in both a sales stock capacity and also customer owned machines present for service and repair work.

New and used machinery will be displayed for sale in a designated organised parking area along the south eastern boundary fence adjacent to Cornwall Street.

Total Ag Centre expects to employ at least 10 staff members.

Future development and uses on the site will be subject to gaining necessary approvals from the Shire including development approval and as required, a building permit.

## 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 Farm Supply Centre

The site is appropriate for a farm supply centre and the General Industry zoning for reasons including:

- It is consistent with the planning framework including the Local Planning Strategy and aims of LPS5;
  - The locality contains a mix of land uses;
  - The use is complementary to adjoining and nearby uses;
  - It is an ideal location to establish a farm supply centre given it is near the State and regional road network;
  - Vehicles can enter and leave the site in a forward gear;
  - 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;
  - The site has no environmental assets and future development will not create any adverse environmental impacts; and
  - The Shire has approved the farm machinery workshop.
- Based on the definition of 'farm supply centre' in LPS5, it is a low-key development with minimal amenity impacts. Any impacts can be effectively mitigated through design and operational practices;
  - The site is well-separated from Residential zoned land;
  - It is highlighted the Shire has approved a workshop (servicing and repairs of agricultural machinery). As part of the approval, the Shire was satisfied that noise impacts from the workshop are modest and can be addressed through development conditions;
  - The proposed farm supply centre will not create gaseous and particulate emissions;
  - There is no odour associated with the operations;
  - Dust associated with the premises is minimal and only occurs from the movement of heavy vehicles entering and leaving the site. Normal management measures will ensure that this is controlled to appropriate standards; and
  - Traffic generation will be modest.

Accordingly, the zoning will complement and not conflict with adjoining and nearby land uses. The Amendment represents a logical and sound planning outcome for the site.

### 5.4 Noise

The proposed farm supply centre will produce minimal noise impacts. Dealer owned and operated standard forklifts will be used, predominately inside the workshop. Any power equipment such as air compressors, power tools and such will be electric operated to reduce noise output.

While noting the above, all development is required to comply with the *Environmental Protection (Noise) Regulations 1997*.

### 5.5 Environmental Impact

The Amendment will create no environmental impacts. For instance, the

Further details relating to the site's suitability are outlined in this section and summarised in [Table 2](#).

### 5.3 Compatibility with Adjoining and Nearby Land Uses

The proposed farm supply centre will be compatible with adjoining and nearby land uses/development (see [Attachment 2](#)). The reasons include:

site has been previously cleared of native vegetation, the site is provided with an approved on-site sewage disposal system, noise will be effectively addressed and light-spill impacts can be effectively managed.

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

### 5.6 Landscaping

The Shire development approval (see [Attachment 5](#)) requires preparation and implementation of a Landscaping Plan.

The landowner proposes to establish a row of trees along the northern boundary fence. Species of trees will be selected on low maintenance requirements, aesthetics and likelihood of retaining leaves and branches in a wind event. A grassed area adjacent to the southern boundary in the setback area of 3 metres between the boundary fence and the wall of the house/office will be propagated. The septic system leach drains will be located under the grass to provide an ongoing source of water and nutrients to sustain this lawn.

### 5.7 Vehicular Access and Car Parking

The site adjoins Beaufort Street and Cornwall Street. There are two existing crossovers, with associated gates, to Beaufort Street. Heavy vehicles will be entering and exiting on the easternmost gate, accessed from Beaufort Street, away from the higher speed and heavier trafficked Cornwall Street. An additional entrance to the lot closer to the intersection of Beaufort and Cornwall Streets, will serve as light vehicle access to the office, parts and sales area.

Vehicular access from the crossovers is appropriate and complies with sight distance standards which will facilitate safety for road users.

The largest heavy vehicles expected to frequent the site are divided into 2 categories:

- Delivery trucks bringing tractors, machinery, parts etc.; and
- Farm machinery such as tractors, combine harvesters or self-propelled boom sprays.

The delivery trucks have a Category 2 RAV rating, are predominantly B-doubles reaching up to 25 metres long. The average traffic of these vehicles will be 1-2 per month.

The farm machinery will have a Category 1 RAV rating. The longest being up to 15m long. Average traffic of machinery will be 1-2 machines a week, this could vary depending on seasonal timing and conditions.

Traffic impacts from the proposed farm supply centre will be modest. Traffic to/from the farm supply centre can readily be accommodated on local roads. Additionally, the existing road network and intersections have sufficient capacity to address traffic generation from the farm supply centre.

As outlined in [Attachment 5](#), the development plan shows approved carparking bays. Sufficient car parking for customers and staff will 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.

### 5.8 Servicing

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

Waste water from the house will be managed by a double septic tank system with dual 9 metre leach drains.

### 5.9 Waste and Recycling Management

Light domestic waste will be managed via the use of a weekly Shire waste and recycling collection.

Larger industrial waste will be managed by the use of skip bins provided and serviced by Katanning Rubbish Bin Hire, collected on an as-needed basis.

Any fluid waste generated by the workshop will be stored in 1000 litre IBC containers and collected by statewide oil recyclers or Wren oil on an as-needed basis.

The landowner will seek Shire approval for a wash down pad at the northern end of the shed.

## 5.10 Supporting the Local Economy

The development is expected to employ 10 full-time staff plus part-time staff and trainees. The Total Ag Centre utilises local services and industries where available and practical. The operation provides benefits to the local community through direct and indirect employment opportunities and multiplier effects from the economic benefits flowing from the activities of Total Ag Centre.

## 5.11 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 economic development.</p> <p>Future development will reinforce Katanning as a sub-regional centre.</p>	<p>The site is well located for a farm supply centre including it is compatible with adjoining and nearby uses.</p> <p>The site is suitable and capable for a farm supply centre.</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 site is located outside of the Bushfire Prone Area.</p> <p>Noting the existing development and site context, 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 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

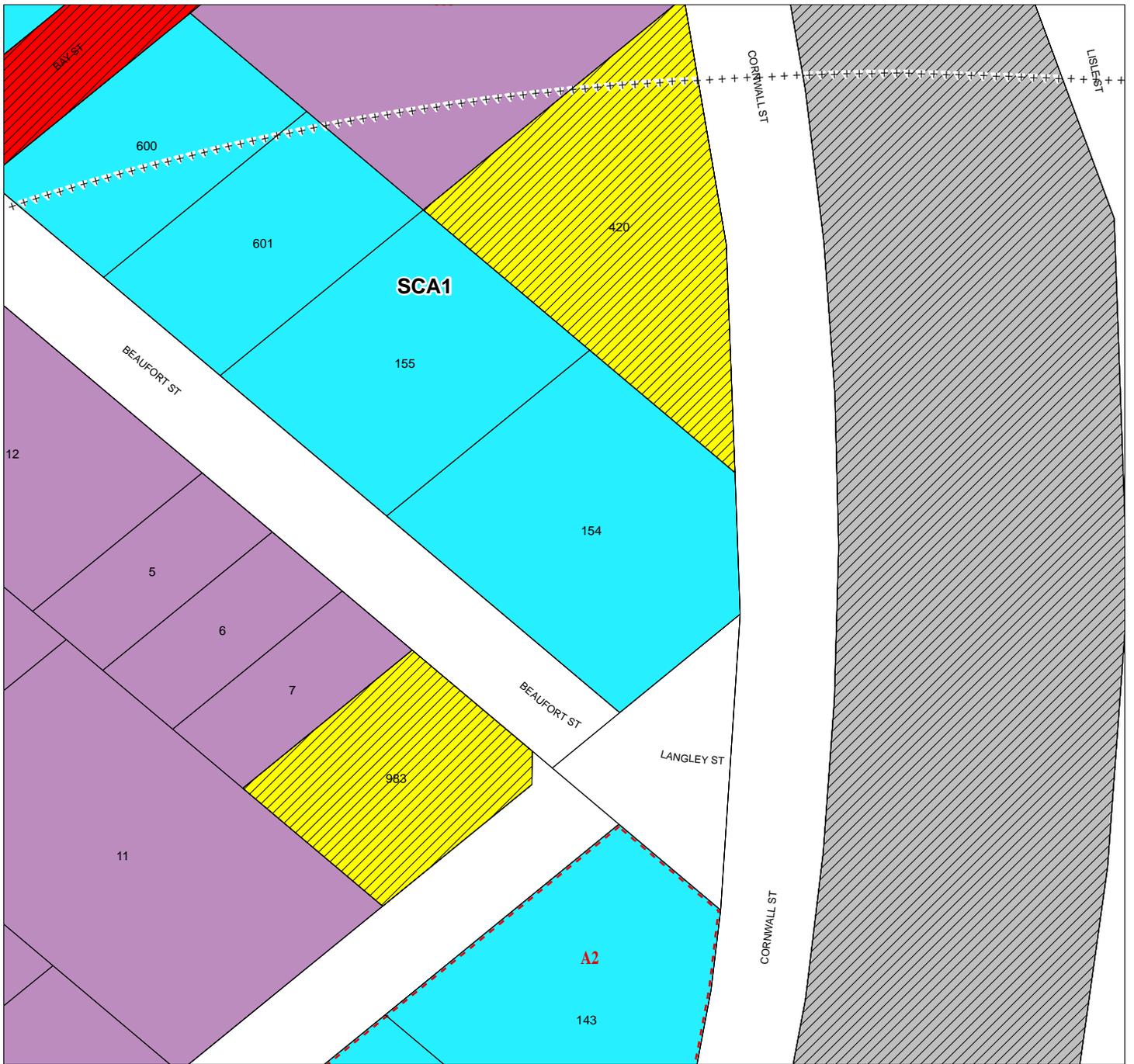
This report confirms that the Amendment is consistent with the planning framework, it respects the local context and the site is suitable to accommodate a farm supply centre.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment to rezone Lot 154 (No. 58) Cornwall Street, Katanning from 'Enterprise' zone to 'General Industry' zone.

**PLANNING AND DEVELOPMENT ACT 2005**  
**RESOLUTION TO AMEND LOCAL PLANNING SCHEME**  
**SHIRE OF KATANNING LOCAL PLANNING SCHEME NO. 5**  
**AMENDMENT NO. 2**

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

1. Rezoning Lot 154 on Deposited Plan 222684 (No. 58) Cornwall Street, Katanning from 'Enterprise' zone to 'General Industry' zone.
2. Amend the Scheme Map accordingly.



**EXISTING SCHEME MAP**

**Legend**

- |                          |                                       |
|--------------------------|---------------------------------------|
| Cadastre                 | <b>LPS Zones</b>                      |
| <b>LPS Reserves</b>      | General industry                      |
| Primary distributor road | Enterprise                            |
| Local road               | <b>LPS Other Categories</b>           |
| Railways                 | Special Control Area - Infrastructure |
| Public purposes          |                                       |



Department of Planning,  
Lands and Heritage

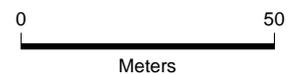


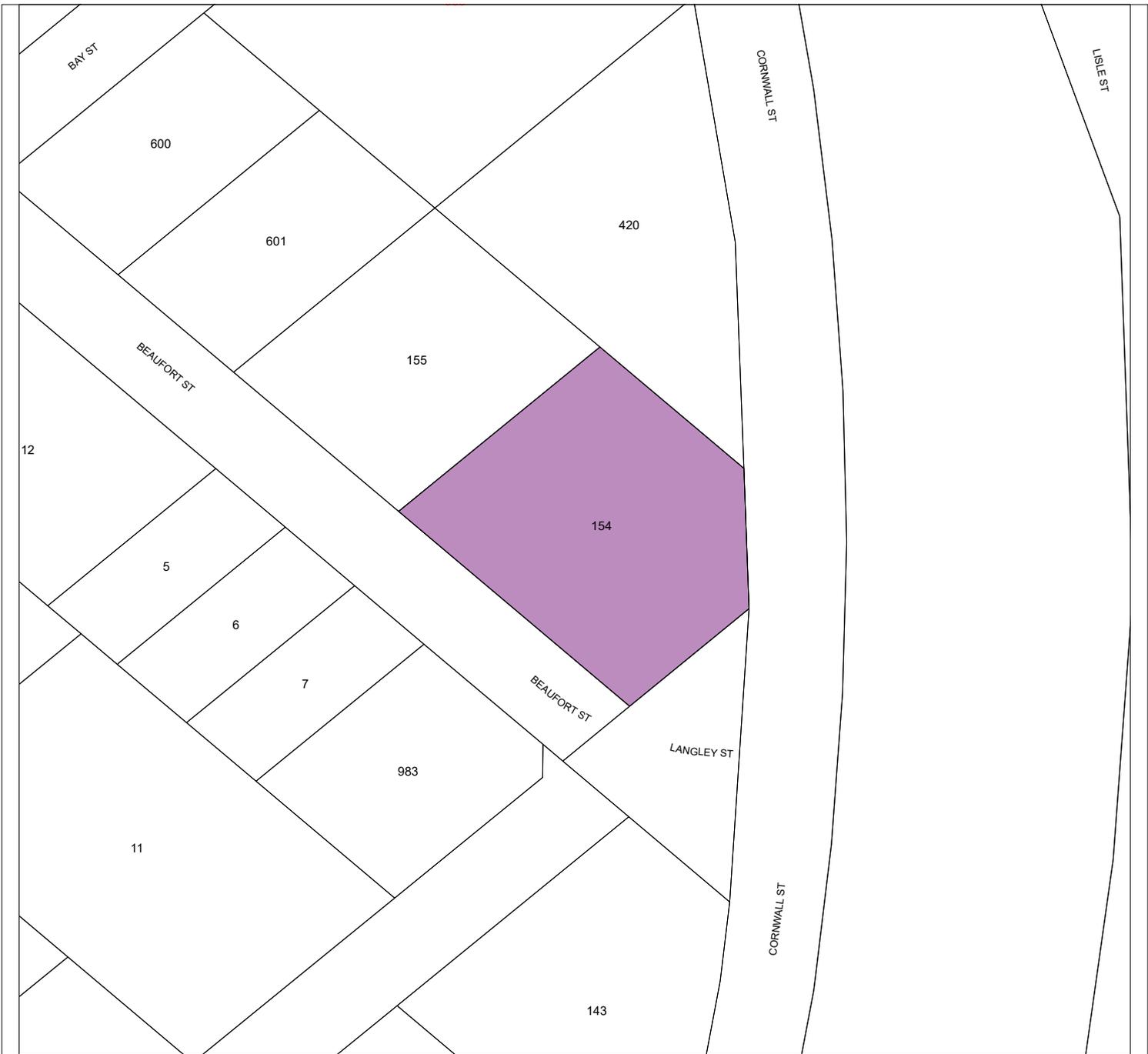
**Shire of Katanning**

Local Planning Scheme No. 5

Amendment No. 2

Produced by Data Analytics,  
Department of Planning, Lands and Heritage, Perth WA  
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Land Information Authority (WALIA) trading as Landgate.





**PROPOSED SCHEME AMENDMENT MAP**

**Legend**

 Cadastre

**LPS Zones and Reserves Amendments**

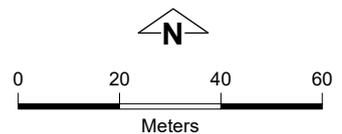
 General Industry



Department of Planning,  
Lands and Heritage



**Shire of Katanning**  
Local Planning Scheme No. 5  
Amendment No. 2



**COUNCIL ADOPTION**

This Standard Amendment was adopted and advertised by resolution of the Council of the Shire of Katanning at the Ordinary Meeting of the Council held on the 16<sup>th</sup> day of December 2025.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDATION**

This Amendment is recommended for support by resolution of the Shire of Katanning at the Ordinary Meeting of the Council held on the ..... day of .....20[ year] 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 ENDORSEMENT (r.63)**

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

DATE .....

**APPROVAL GRANTED**

.....  
MINISTER FOR PLANNING

DATE .....

---

# **ATTACHMENT 1**

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# LOCATION PLAN

58 Cornwall Street,  
 Katanning  
 Shire of Katanning

# LEGEND

— SUBJECT LAND

REV	DESCRIPTION
B	MINOR MODIFICATIONS
A	CONTEXT PLAN

250926	SCALE 1:5000
250922	SHEET A3
YYMMDD	

200m



Edge Planning & Property  
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 ALBANY WA 6330  
 W www.edgeplanning.com.au  
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 M 0409 107 336

DRAWING NUMBER	REV
EP 250910 2	B

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



0m

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# **ATTACHMENT 2**

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# CONTEXT PLAN

58 Cornwall Street,  
Katanning  
Shire of Katanning

**INDUSTRIAL  
ESTATE**

LION'S  
SHED

SEWERAGE PUMPING  
STATION

CARAVAN PARK

HEAVY HAULAGE  
BYPASS

GREAT SOUTHERN HIGHWAY

**WASTE WATER  
TREATMENT PLANT**

## LEGEND

- SUBJECT LAND
- LOCAL SCHEME RESERVES**
  - LOCAL ROAD
  - PRIMARY DISTRIBUTOR ROAD
  - PUBLIC OPEN SPACE
  - PUBLIC PURPOSES
  - RAILWAYS
- LOCAL SCHEME ZONES**
  - ENTERPRISE
  - RURAL
  - RURAL RESIDENTIAL
  - GENERAL INDUSTRY
  - INDUSTRIAL DEVELOPMENT
  - RESIDENTIAL
- OTHER CATAGORIES**
  - SCA1 SPECIAL CONTROL AREA - INFRASTRCTURE

B	MINOR MODIFICATIONS	250926	
A	CONTEXT PLAN	250922	
REV	DESCRIPTION	YYMMDD	SCALE 1:5000 SHEET A3

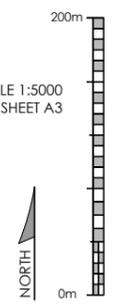


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DRAWING NUMBER  
EP 250910 1

REV  
B

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



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# **ATTACHMENT 3**

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**PLANNING APPROVAL ONLY  
THIS IS NOT A BUILDING PERMIT**

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

**1120 952**

**RECORD OF CERTIFICATE OF TITLE  
UNDER THE TRANSFER OF LAND ACT 1893**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 154 ON DEPOSITED PLAN 222684

**REGISTERED PROPRIETOR:  
(FIRST SCHEDULE)**

STEPHENS AG PTY LTD OF 14 WITHNELL ROAD WOODANILLING WA 6316

(T P681350) REGISTERED 21/8/2023

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

1. P681351 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 21/8/2023.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1120-952 (154/DP222684)  
PREVIOUS TITLE: 426-60  
PROPERTY STREET ADDRESS: 58 CORNWALL ST, KATANNING.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KATANNING



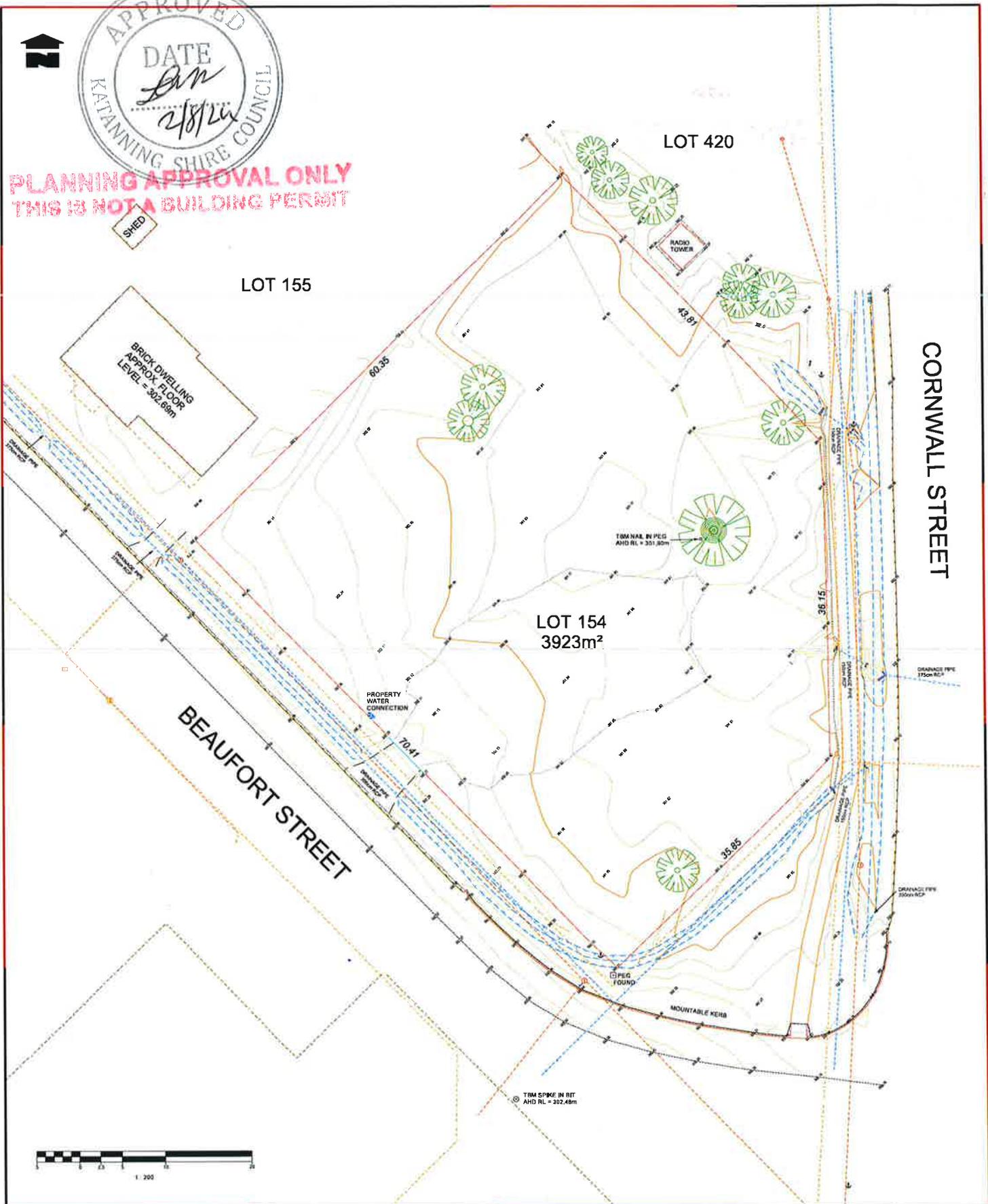
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# **ATTACHMENT 4**

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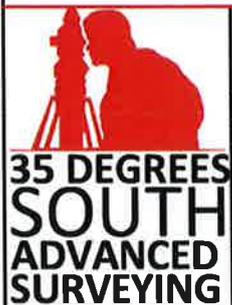


PLANNING APPROVAL ONLY  
THIS IS NOT A BUILDING PERMIT



### LOT 154 (#58) CORNWALL STREET, KATANNING FEATURE & CONTOUR SURVEY

JOB No:	5801	SURVEY DATE:	13/12/2023	ISSUE	DATE	TYPE	BY	CHKD
CLIENT:	D&K STEPHENS	COORDINATE SYSTEM:	MGA2020	A	03/01/2024	ORIGINAL ISSUE	SP	MA
AUTHORITY:	SHIRE OF KATANNING	HEIGHT DATUM:	AHD					
PLAN:	DP222684	SCALE:	1:200					
C/T VOL. FOL.:	1120/952	ORIGINAL SHEET SIZE:	A1					
DRAWING No:	DWG5801-01	SEE LEGEND FOR IMPORTANT NOTES & DISCLAIMERS						



08 9842 3766



admin@35degreesouth.com.au



Argyle Building, 46 Stirling Terrace, Albany WA 6330  
Unit 2B, 113 Dempster Street, Esperance WA 6450



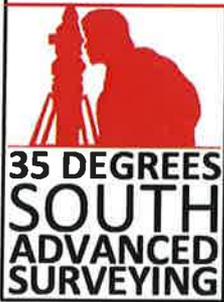


**PLANNING APPROVAL ONLY  
THIS IS NOT A BUILDING PERMIT**

# LEGEND

- CADASTRAL BOUNDARY - K
- BRICK PAVING - BP
- EDGE OF CONCRETE L/R - SE/SF
- BUILDING L/R - SY/SZ
- VERANDHA - SV
- SHED - HD
- STEPS OR STAIRS - SS
- RAMP - SR
- HANDRAIL - SH
- GATE - GG
- FENCE - F0
- KOPPA LOGGING FENCE - FC
- WALL L/R - SJ/SK
- RETAINING WALL L/R - SL/SM
- TREE CANOPY - GT
- BUSH-LINE - GS Hedge GH
- LAWN - GC
- GARDEN BED - GD
- 25252525 PARK BENCH / SEATING - BS
- BANK TOP L/R - NT/NU WG/WF
- BANK BOTTOM - NB
- RIDGE - NR
- LINE OF LEVELS - NO
- ROCK OUTCROP L/R - GQ/GR
- ROCK PITCHING - TR
- EDGE OF DRAIN L/R - DD/DE
- DRAIN - D0
- CULVERT (PIPE) - DC
- HEADWALL - DH
- EDGE OF WATER L/R - WL/WK
- CREEK UP/DOWNSTREAM - WB/WC WN/WM
- WET AREA - WA
- FOOTPATH - GF
- CENTRE OF ROAD - RC
- ON ROAD (SEALED STRING) - R0
- KERB TOP BACK OF - RK
- KERB BOTTOM / GULLY - RB
- PEDESTRIAN RAMP - RP
- EDGE OF DRIVEWAY - RD
- TRACK - RT
- EDGE OF BITUMEN - RE
- EDGE OF UNSEALED ROAD - RU
- SHOULDER - RS
- LANE MARKINGS (Single Solid Line) - RR
- LANE MARKINGS (1m Line With 3m Gap) - RV
- LANE MARKINGS (3m Line With 9m Gap) - RM
- OVERTAKING LANE (Solid Line & 3m Line) L/R - RJ/RO
- DOUBLE BARRIER LINE (Solid Lines) - RI
- PARKING BAY (REST AREA ETC) - RF
- GUARDRAIL - THRIE - BT
- SIGN MULTIPLE POLES - RN
- BUS SHELTER - SB
- ON RAIL - RY
- WATER PIPE - QW // HW // WP
- U/G DRAINAGE PIPE - QC // HC // DP
- U/G SEWER PIPE - QS // HS // DA
- U/G RETICULATION - QX // HX
- OVERHEAD POWER LINES - EA
- U/G ELECTRIC CABLE - QE // HE
- U/G GAS LINE - QG // HG
- GAS CYLINDER/TANK - EK
- U/G TELSTRA / OPTUS COPPER - QT // HT / QP // HP
- U/G TELSTRA / OPTUS OPTIC FIBRE - QV // HV / QO // HO
- U/G UNKNOWN U/G SERVICE - QU // HU

- ⊕ ALIGNMENT CONTROL POINT (RRM) - PAC
- ⊙ BENCHMARK - PBM
- ⊠ CADASTRAL PEG or POST - POP
- ⊙ PEG - PPG
- ⊠ PHOTO POINT - PPH
- ⊙ SPRING HEAD NAIL - PSH
- ⊙ STAR IRON PICKET - PSI
- ⊙ SPIKE - PSK
- △ STANDARD SURVEY MARK (SSM) - PSM
- △ MINOR CONTROL POINT - PSS
- ⊠ TEMPORARY BENCHMARK - PTB
- ☀ GRASS TREE / PALM - PBB/PLM
- 🌿 BUSH - PBU
- 🌳 TREE 0.1-0.3m TRUNK DIA - PTA
- 🌳 TREE 0.3-0.5m TRUNK DIA - PTD
- 🌳 TREE 0.5-1.0m TRUNK DIA - PTF
- 🌳 TREE >1.0m TRUNK DIA - PTG
- ⊙ TREE STUMP - PTY
- ⊠ BOLLARD - PBL
- ⊠ FLAGPOLE - PFG
- ⊠ MAIL BOX - PMB
- ⊠ LITTER BIN - PLB
- ⊠ SIGN ONE POLE - PIS
- ⊠ FINGER SIGN - PFS
- ⊠ SLK POST - PRK
- ⊠ BUS STOP - PBS
- ⊙ WATER METER - PWM
- ⊠ WATER TAP - PWT
- ⊠ STOP VALVE - PSV
- ⊠ FLUSHING POINT - PWF
- ⊠ WATER MAIN MARKER - PWR
- ⊠ STANDPIPE - PST
- ⊠ BOREHOLE/WATER BORE - PBH
- ⊠ SEWER INSP. SHAFT/PROPERTY CONN. - PSA/PPC
- ⊠ SEWER VENT - PSW
- ⊠ FIREHOSE REEL - PFH
- ⊠ HYDRANT (GROUND) - PHG
- ⊠ HYDRANT PILLAR - PHP
- ⊠ RETIC CONTROL VALVE - PSU
- ⊠ METER BOX - PBO
- ⊠ ELECTRIC POWER DOME - PED
- ⊠ ELECTRIC CABLE MARKER - PSC
- ⊠ POWER POLE - PPP
- ⊠ ELECTRIC SUPPLY POLE - PPE
- ⊠ STAY POLE - PSP
- ⊠ STEEL WIRE ANCHOR - PWA
- ⊠ GAS VALVE - PGV
- ⊠ GAS MARKER - PGM
- ⊠ TELSTRA PIT or BOX - PPB
- ⊠ TELSTRA MARKER - PTM
- ⊠ TELSTRA ELEVATED JOINT - PTJ
- ⊠ GULLY - DG
- ⊠ SIDE ENTRY PIT - DX
- ⊠ DRAINAGE MANHOLE - DW
- ⊠ SEWERAGE MANHOLE - DS
- ⊠ ELECTRIC MANHOLE - EU
- ⊠ TELSTRA MANHOLE - VM
- ⊠ UNDEFINED MANHOLE - DU
- ⊠ RAIL CABLE MANHOLE - DZ



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**Disclaimer**  
35 Degrees South has taken due care in the preparation of this drawing, but accepts no responsibility for any inaccuracy of the high water mark position or the cadastral information, nor inappropriate use of this information the cadastral and high water mark location are obtained from landgate's digital cadastral database no responsibility can be accepted for any damage caused to any underground service or any loss or injury so suffered if inquiry and verification have not been completed in accordance with this note.

The information shown on this drawing is current as at the date of survey. Earthworks/setout dimensions may vary on site at builders discretion Sewer/drainage may vary from schematic presentation. Check minimum clearance. Retaining not included/in addition to contract remains owners responsibility. For easements check Certificate of Title. This is a site survey only, the location of boundary pegs or fences in relation to boundary is not guaranteed.

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# **ATTACHMENT 5**

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**NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL**

***Planning and Development Act 2005***

**LOCAL PLANNING SCHEME NO.5**

**PROPERTY ADDRESS:** No.58 Cornwall Street, Katanning

**LOT:** 154      **DIAGRAM/PLAN:** 222684      **CT VOLUME NO:** 1120      **CT FOLIO NO:** 952

**Assessment Number:** A25

**Application Date:** 5 March 2024

**Received on:** 15 April 2024

**Reference Numbers:** PA/24/30 & KA 202324036

**Description of Proposed Development:**

- i) Clearing of all existing vegetation on the land and subsequent earthworks, including fill up to 700mm in select locations, to match the existing ground levels of the adjacent road reserves where required;
- ii) Construction and use of a proposed new 494.19m<sup>2</sup> steel framed, Colorbond clad shed and associated outrigger structure that will be used as a workshop for the servicing and repair of agricultural machinery from Monday to Friday from 8am to 5pm and 8am to 12pm on Saturdays subject to seasonal demand;
- iii) Construction and use of a proposed new 40m<sup>2</sup> steel framed and clad incidental office and staff accommodation building including a 15.49m<sup>2</sup> verandah structure along the building's frontage;
- iv) Installation of a proposed new effluent disposal system comprising septic tanks and leach drains adjacent to the proposed shed and incidental office and staff accommodation building;
- v) Construction of two (2) new 8 metre wide concrete crossovers, associated drainage culverts and double access gates along the land's Beaufort Street frontage for vehicle access purposes;
- vi) Construction of new internal driveways and two (2) separate associated on-site parking areas comprising compacted gravel in close proximity to the land's Beaufort Street frontage;
- vii) Installation of two (2) new 25,000 litre rainwater tanks at the rear of the proposed shed (i.e. machinery workshop building) for stormwater drainage management purposes;
- viii) Installation of landscaping along the land's northern side boundary and front setback area along its Beaufort Street frontage; and
- ix) Installation and display of one (1) new 2.88m<sup>2</sup> wall mounted advertising sign on the external façade of the proposed shed (i.e. workshop building).

.....  
The application for development approval is **Approved** subject to the following conditions and advice notes:

**Conditions**

1. **The proposed development shall be undertaken strictly in accordance with the information and plans submitted in support of the application subject to any modifications required as a consequence of any condition/s of this approval or otherwise approved by the local government.**
2. **Any additional development which is not in accordance with the application the subject of this approval or any condition of approval will require the further approval of the local government.**
3. **The proposed development shall be substantially commenced within a period of two (2) years from the date of this approval. If the development is not substantially commenced within this period it shall not be carried out without the further approval of the local government having first being sought and obtained.**

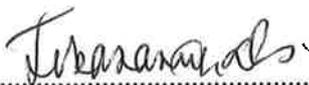
4. Prior to the commencement of development a Noise Management Plan prepared by a suitably qualified acoustic consultant or detailed design drawings for the proposed new dwelling prepared by an architectural draftsman demonstrating compliance with the 'quiet house' design requirements and standards of State Planning Policy 5.4 entitled 'Road and Rail Noise' shall be submitted to the local government for consideration of endorsement by the local government's Chief Executive Officer.
5. Prior to the commencement of development a revised, suitably scaled site development plan that provides for the reorientation of the proposed new shed (i.e. workshop building) 90 degrees so its major openings face the land's Cornwall Street frontage shall be prepared and submitted to the local government for consideration of endorsement by the local government's Chief Executive Officer.
6. Prior to the commencement of development a revised, suitably scaled site development plan showing exactly what's proposed with respect to all future on-site parking, including vehicle access arrangements thereto, and demonstrating compliance with Australian Standard AS/NZS 2890.1:2004 entitled 'Parking Facilities – Off-Street Car Parking' (as amended) shall be prepared and submitted to the local government for consideration of endorsement by the local government's Chief Executive Officer. The revised plan required by this condition must provide a minimum of fifteen (15) on-site parking bays to ensure the future anticipated parking demand likely to be generated by the proposed development can be accommodated on the land.
7. Prior to the commencement of development a revised, suitably scaled site development plan as well as floorplan and elevation drawings for the proposed new single house demonstrating compliance with the deemed-to-comply requirements of the Residential Design Codes (Volume 1) as they apply specifically to primary street setbacks, accept that a setback of 3 metres will be allowed from Beaufort Street, outdoor living areas and external fixtures, utilities and facilities shall be prepared and submitted to the local government for consideration of endorsement by the local government's Chief Executive Officer.
8. A detailed, suitably scaled Landscaping Plan, including ongoing maintenance regimes, shall be prepared and submitted to the local government for consideration of endorsement by the local government's Chief Executive Officer prior to occupation and use of the proposed development.
9. The Landscaping Plan required by Condition 8 of this approval must be implemented in full (i.e. planting) by no later than 30 June 2025, unless otherwise approved by the local government's Chief Executive Officer, including all ongoing maintenance requirements thereafter for the life of the development.
10. Prior to the commencement of development a detailed Stormwater Drainage Management Plan shall be prepared by a suitably qualified person and submitted to the local government for consideration of endorsement by the local government's Chief Executive Officer.
11. The Stormwater Drainage Management Plan required by Condition 10 of this approval must be implemented in full prior to occupation and use of the proposed development, including all ongoing maintenance requirements thereafter for the life of the development.
12. The land shall be filled, stabilised, drained and/or graded as required prior to occupation and use of the proposed development to ensure that:
  - a) finished ground levels at the boundaries of the lot the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and
  - b) stormwater is contained on-site and/or appropriately treated and connected to the local drainage system.
13. All proposed new on-site parking bays and associated driveways, including all associated stormwater drainage infrastructure, shall be constructed prior to occupation and use of the proposed development.

14. The proposed new driveway crossovers along the land's Beaufort Street frontage shall be constructed to the specifications and satisfaction of the local government, in accordance with all relevant engineering requirements and design guidelines, prior to occupation and use of the proposed development.
15. The existing driveway crossover along the land's Beaufort Street frontage shall be decommissioned in its entirety and the associated road verge area reinstated to the specifications and satisfaction of the local government's Chief Executive Officer prior to occupation and use of the proposed development.
16. The proposed development shall be served by electricity, a reticulated water supply service, and reticulated sewerage disposal infrastructure prior to its occupation and use.
17. The proposed development shall be provided with a suitable on-site effluent disposal system, as determined by the local government's Environmental Health Officer or the Executive Director of Public Health, prior to its occupation and use.
18. All bin and refuse storage areas shall be located, constructed, drained, paved and screened from public view to the satisfaction of the local government's Chief Executive Officer in consultation with the local government's Environmental Health Officer and permanently retained for that exclusive use.
19. The washdown of any bins, vehicles, machinery, equipment and/or parts stored on the land must be undertaken within a dedicated washdown bay/s constructed to the specifications and satisfaction of the local government's Environmental Health Officer.
20. All external surfaces of the proposed new buildings and rainwater tanks shall be clad with new, non-reflective materials only.
21. The proposed new single house/office and rainwater tanks must be finished using materials and colours that complement the proposed new shed (i.e. workshop building).
22. The proposed new single house/office may only be occupied by the landowner, lessee or manager or employee/s of the business operating on the land.
23. The proposed wall mounted advertising sign shall be maintained in a neat, tidy, functional and safe condition at all times to the specifications and satisfaction of the local government's Chief Executive Officer. No other advertising signage is permitted without the local government's development approval.
24. In the event the proposed wall mounted advertising sign or any other approved advertising signage is damaged, vandalised and/or falls into a state of disrepair it shall be repaired, removed or replaced within fourteen (14) days of receipt of written notice from the local government.
25. All external lighting shall be designed, baffled and located to prevent any light spill onto adjoining and other nearby properties as well as motorists on Beaufort and Cornwall Streets in accordance with Australian Standard AS4282-1997 entitled 'Control of the Obtrusive Effects of Outdoor Lighting' to the satisfaction of the local government.
26. The site shall be maintained in a neat and tidy condition at all times to the specifications and satisfaction of the local government's Chief Executive Officer.

#### Advice Notes

1. This approval is not an authority to ignore any constraint to development on the land which may exist through contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicants/landowner and not the local government to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the local government's attention.

2. This is a development approval of the Shire of Katanning under its Local Planning Scheme No.5. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicants/landowner to obtain any other necessary approvals, consents, permits and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. An 'Application to Construct or Install an Apparatus for the Treatment of Sewage' prepared pursuant to the specific requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* must be prepared and submitted to the local government's Environmental Health Officer or the Executive Director of Public Health for consideration and determination prior to preparation and lodgement of a building permit application.
4. In accordance with the *Building Act 2011* and *Building Regulations 2012*, a suitable building permit application for all proposed new structures must be submitted to and approved by the local government's Building Surveyor prior to the commencement of any construction or earthworks on the land.
5. All proposed new structures the subject of this approval are required to comply in all respects with the National Construction Code of Australia. Plans and specifications which reflect these requirements are required to be submitted with the building permit application.
6. No construction works shall commence on the land prior to 7am without the local government's written approval. No construction works are permitted on Sundays or Public Holidays.
7. The noise generated by any activities on-site shall not exceed the levels as set out under the *Environmental (Noise) Regulations 1997*.
8. The proposed development must be managed at all times in accordance with the requirements of the Shire of Katanning Health Local Laws (as amended). The applicants/landowner are advised to contact the local government's Environmental Health Officer for further information and advice in this regard.
9. The applicants/landowner are responsible for ensuring the correct siting of the development on the land the subject of this approval, including fill and final finished floor levels. An identification survey demonstrating correct siting and setbacks of structures, fill and final floor levels may be requested by the local government to ensure compliance with this determination notice and all applicable provisions.
10. Failure to comply with any of the conditions of this development approval constitutes an offence under the provisions of the *Planning and Development Act 2005* and the Shire of Katanning Local Planning Scheme No.5 and may result in legal action being initiated by the local government.
11. If the applicants/landowner are aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be submitted within 28 days of the determination.



Jiban Das  
GENERAL MANAGER  
INFRASTRUCTURE & STRATEGY  
For and on behalf of the Shire of Katanning

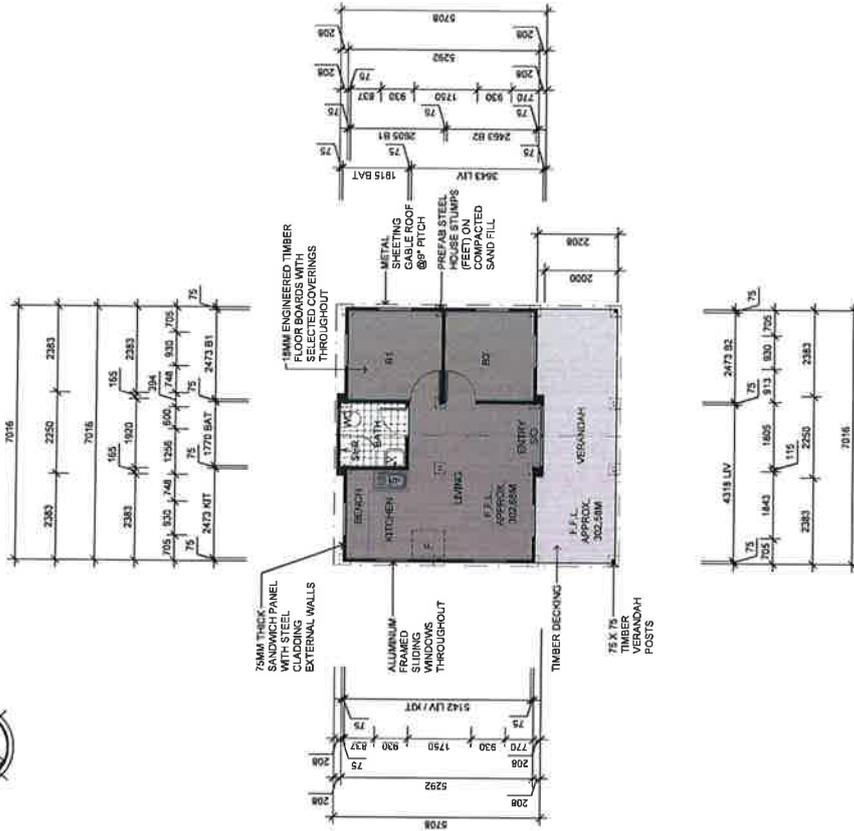
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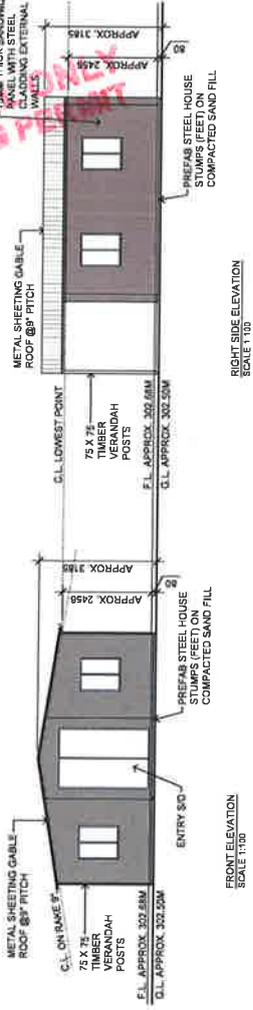




PLANNING APPROVAL ONLY  
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FLOOR PLAN  
SCALE: 1:100



FRONT ELEVATION  
SCALE: 1:100

RIGHT SIDE ELEVATION  
SCALE: 1:100

REAR ELEVATION  
SCALE: 1:100

LEFT SIDE ELEVATION  
SCALE: 1:100

- NOTES:
1. ALL DIMENSIONS ARE IN MM UNLESS SHOWN.
  2. COLOURS ARE FOR INFORMATION ONLY.
  3. THIS DWELLING IS PREFABRICATED STRUCTURE AND DETAILS ARE NOTIONAL ON THIS DRAWING, AND MAY BE SUBJECT TO CHANGE AS SPECIFIED BY THE BUILDING CONTRACTOR.
  4. ALL STRUCTURAL DETAILS AND SIZES TO BE COVERED BY PRIOR TO CONSTRUCTION OR COUNCIL APPROVED BY CERTIFIED ENGINEER.

CAD DRAWING DO NOT MANUALLY AMEND

Project: PROPOSED DEVELOPMENT OF AGRIBUSINESS PREMISES AT: TOTAL AG CENTRE 100 CORNWALL STREET KATANNING WA 6317	Client: DAMEN AND KATHIA STEPHENS PO BOX 88 WOODHALLING WA 6316	Drawn: FEBRUARY 2024	Rev: A	Rev. No. DATE
	Client: G. BOETEL	Job No: STEPHR2024	Rev. No. DATE	Original Drawing
Scale: 1:100	Drawn: G. BOETEL	Rev. No. DATE	Rev. No. DATE	Original Drawing
Scale: 1:100	Drawn: G. BOETEL	Rev. No. DATE	Rev. No. DATE	Original Drawing

Sheet: A2	Sheet: SHEET
Rev: REV A	Rev: REV A
DRG. NO. A-2	DRG. NO. A-2

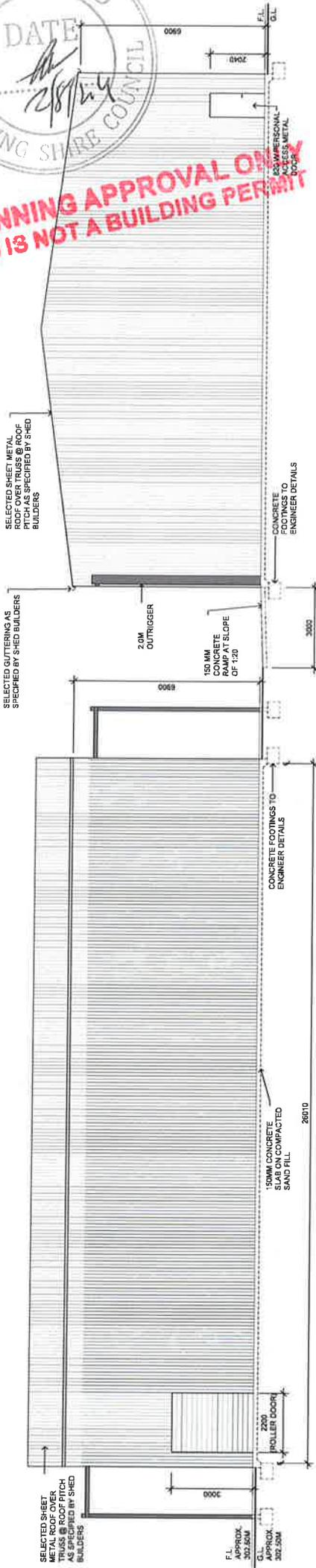
bd  
BOETEL DRAFTING  
ABN 48620812899  
7 ADAM STREET  
KATANNING  
WESTERN AUSTRALIA 6317  
PHONE 08 95392584  
EMAIL boetel@bigpond.net.au

BOETEL DRAFTING (CAD DRAWING) DRAWINGS  
THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR INFORMATIONAL PURPOSES ONLY, IF USED FOR CONSTRUCTION  
SCHEDULES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND  
OF THE DRAWING ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS  
AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION  
IN PROGRESS. BOETEL DRAFTING WILL BE HELD HARMLESS. BOETEL DRAFTING ASSUMES  
NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.



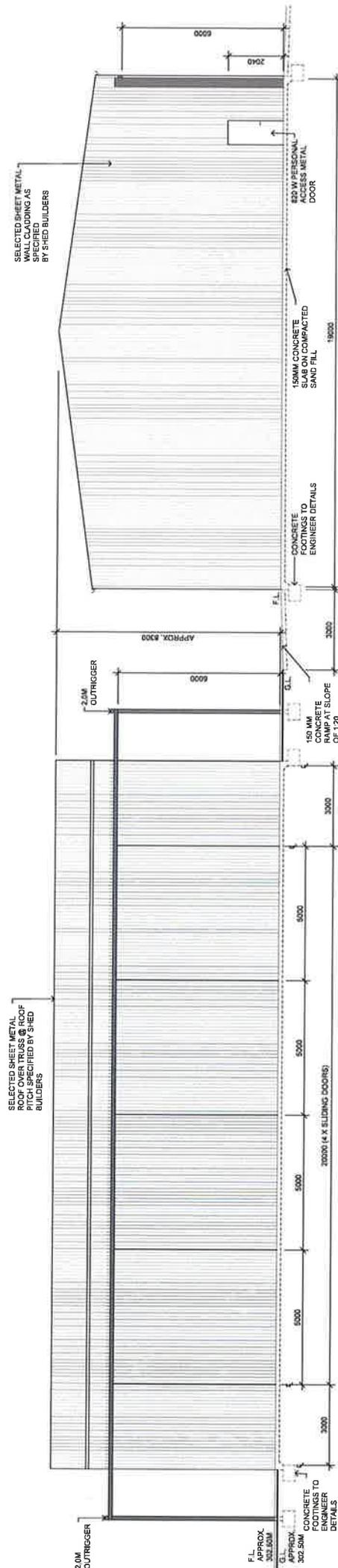


**PLANNING APPROVAL ONLY  
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REAR ELEVATION  
SCALE 1:100

RIGHT SIDE ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100

LEFT SIDE ELEVATION  
SCALE 1:100

- NOTES:**
1. ALL DIMENSIONS ARE IN MM UNLESS SHOWN.
  2. DO NOT SCALE FROM THE DRAWINGS.
  3. ALL SHED CONSTRUCTION DETAILS ARE NOTIONAL ON THESE DRAWINGS AND TO BE SPECIFIED BY THE SHED BUILDING COMPANY AND OWNERS.
  4. ALL STRUCTURAL DETAILS AND SIZES TO BE CONFIRMED BY THE SHED BUILDING COMPANY OR COUNCIL APPROVED BY A CERTIFIED ENGINEER.

**BOETEL DRAFTING**  
21 ADAM STREET  
KATANNIC  
WESTERN AUSTRALIA 6177  
PHONE 0419 35881  
EMAIL boetel@boeteldrafting.com.au

CAD DRAWING DO NOT MANUALLY AMEND

REV. No.	DATE	Original Drawing
A	22-02-2024	Original Drawing

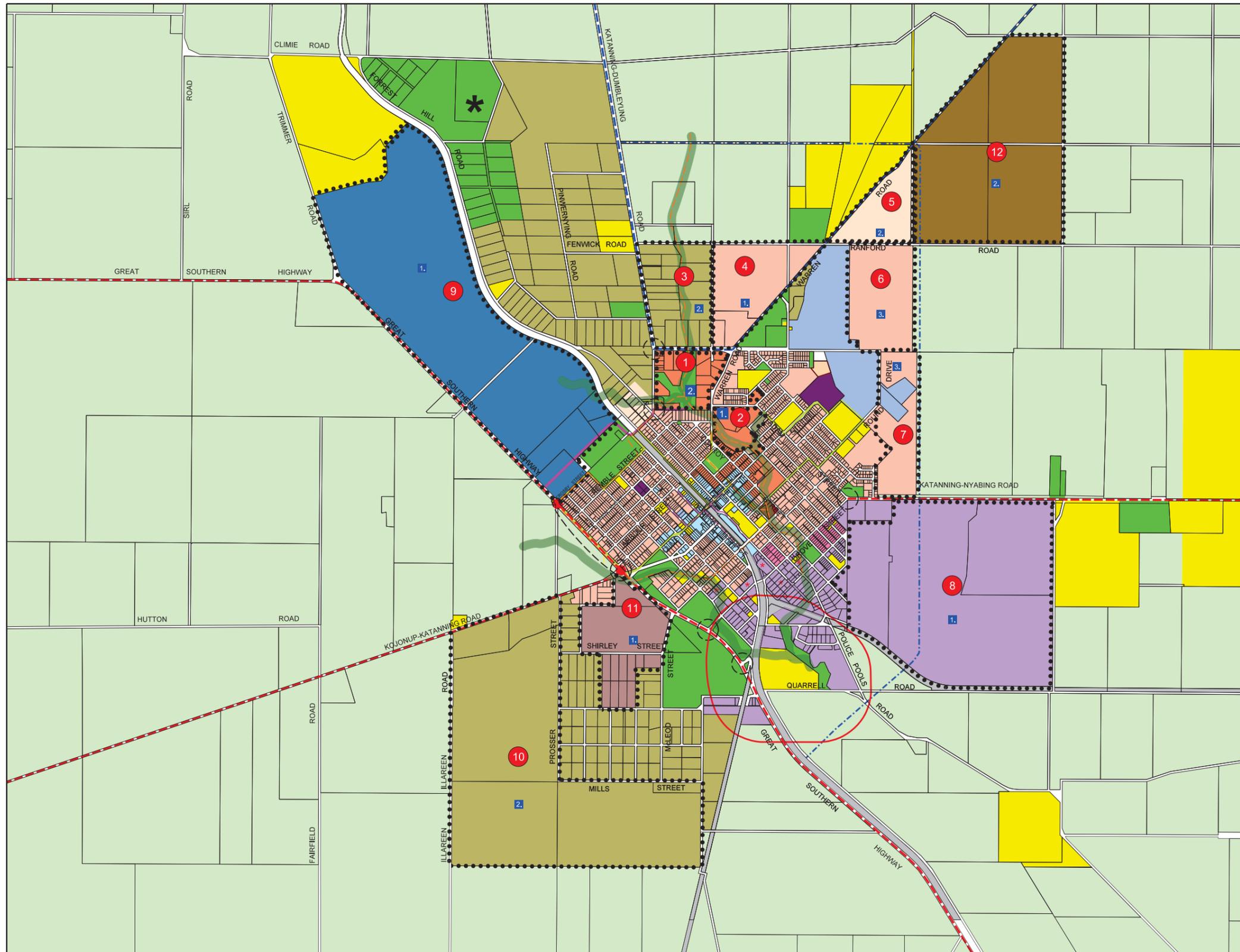
Project: PROPOSED DEVELOPMENT OF AGRIBUSINESS PREMISES AT: TOTAL A/C CENTRE LOT 154 21 CORNWALL STREET KEMANNING WA 6177	Client: DAMEN AND KAHUA STEPHENS MOONBELLING WA 6315	Comments: SHED - ELEVATIONS	Scale: 1:100	Drawn: G. BOETEL	Checked: G. BOETEL	<b>A2 SHEET</b>
		Date Iss: FEBRUARY 2024	Job No: STEP40224			REV A
		Drawn By: G. Boetel	Checked By: G. Boetel			<b>DRG. NO. A-4</b>

REVISIONS

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# **ATTACHMENT 6**

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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**

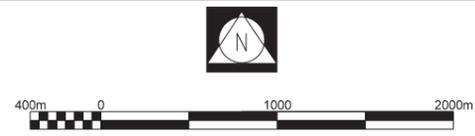
Adopted pursuant to Regulation 12B (3) of the Town Planning Regulations 1967 by resolution of the Shire of Katanning at the Meeting of the local government held on the \_\_\_\_ day of \_\_\_\_.

\_\_\_\_\_  
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**



**Legend**

--- Local Government Boundary	--- Multi Use Corridor	--- Long Term Freight Route	--- Abattoir and Rural Industries	--- Community Centre
--- Highway and Major Roads	--- Green Link Enhancements	--- Water Corporation Waste Water Treatment Plant Odour Buffer	--- General Agriculture	--- Conservation, Residential, Short stay and Workers Accommodation
--- District Local Roads	--- Entry Node	--- Road / Intersection Upgrades	--- Industrial	--- Church and Private Education
--- Katanning Dumbleyung Truck Route	--- Priority for DIA Development (in decreasing order of priority 1 to 3)	--- Land Use Designations	--- Composite Industry	--- Town Centre
--- Heritage Trail	--- DIA areas	--- Residential	--- Civic and Community Uses	--- Parks and Recreation
--- Townsite Boundary	--- Existing Industrial Areas to be reviewed as part of scheme review	--- Residential Infill	--- Private Club	--- Private Club
--- ActMty/Exercise Trail		--- Low Density Residential		
* --- Speedway		--- Rural Residential		
		--- Rural Small Holding		