



**Shire of Upper Gascoyne
Local Planning Scheme No. 1**

Amendment No. 1

Summary of Amendment Details

*Re-zoning Lot 556 on Deposited Plan 72451 in Upper Gascoyne from 'Rural' to 'Light Industry'
and amending the scheme maps accordingly.*

Planning and Development Act 2005**RESOLUTION TO PREPARE AMENDMENT
TO LOCAL PLANNING SCHEME*****Shire of Upper Gascoyne Local Planning Scheme 1
Amendment No. 1***

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

- i. Re-zone Lot 556 on Deposited Plan 72451 in Gascoyne Junction from 'Rural' to 'Light Industry';
- ii. Amending the scheme maps accordingly.

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

Standard:

- a. The amendment is consistent with the Shire of Upper Gascoyne Local Planning Strategy which has been endorsed by the Western Australian Planning Commission; and
- b. The amendment is not a basic or complex amendment.

Dated this 28th day of February 2024


(Chief Executive Officer)

1.0 INTRODUCTION

This Local Planning Scheme amendment report has been prepared for the purpose of implementing an amendment to the Shire of Upper Gascoyne Planning Scheme No. 1 (LPS 1). The amendment proposes the re-zoning of Lot 556 on Deposited Plan 72451, corner of Wansborough Road and Pimbee Road, Upper Gascoyne (**subject land**) from 'Rural' to 'Light Industry'. The scheme maps should be amended accordingly.

2.0 BACKGROUND

Location

The subject land is located within the Gascoyne Junction townsite, in the Shire of Upper Gascoyne. Gascoyne Junction is located approximately 770 kilometres north of Perth and 160 kilometres inland from the nearest major town of Carnarvon. The entire Shire has a total population of approximately 170 people, with most of these people located in the town of Gascoyne Junction and Burringurrah Aboriginal Community.

Figure 1 – Location of Gascoyne Junction



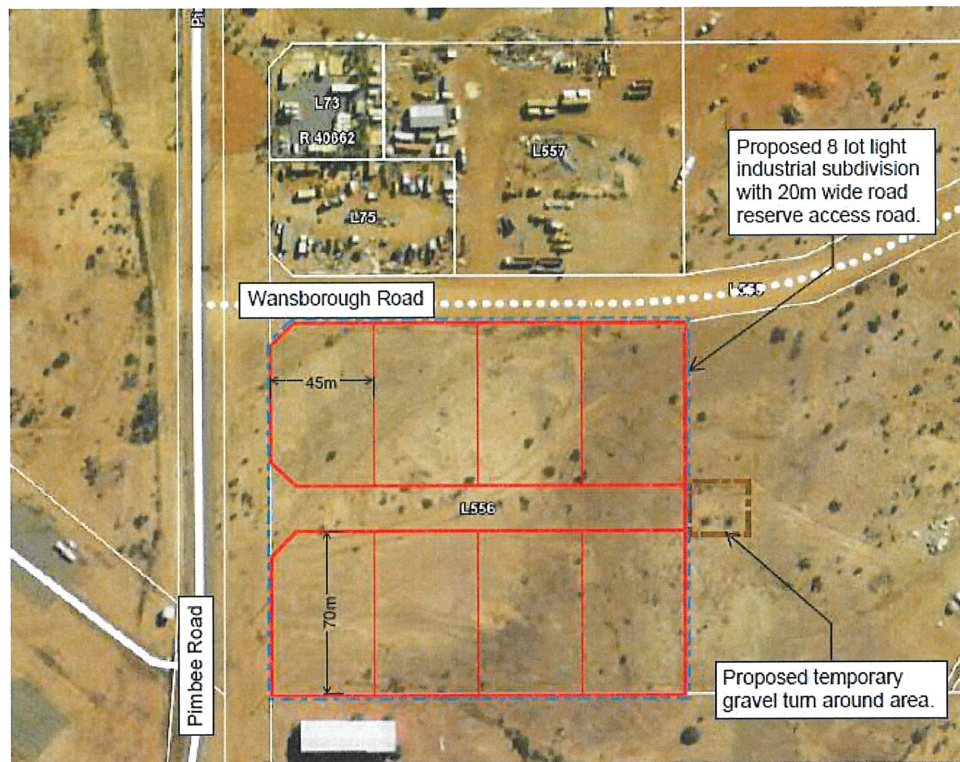
There is some anticipation Gascoyne Junction will experience an increase in population due to an increase in mining activity in the surrounding area. Notably this includes the Yangibana Project, a rare earths mine site to be developed within the Shire. The mine site is expected to be operational in 2025. The subject land is located in the south of the Gascoyne Junction townsite, at the intersection of Wansborough and Pimbee Roads, and is highlighted below in Figure 2.

Figure 2 – Location of Lot 556 within Gascoyne Junction



Site Area

The subject land is 2.89 hectares and is currently zoned 'Rural' pursuant to LPS 1. The Shire anticipates the subject land will be subdivided into approximately 8 lots for purposes aligned with the 'Light Industry' zone and include an access road through the middle of the site.

Figure 3 – Concept of Subdivision

Ownership

Lot 556 on Deposited Plan 72451 is owned in freehold by the Shire of Upper Gascoyne. Until recently, the subject land was crown land. The State leased the Shire of Upper Gascoyne the subject land between 2013 until 2023 (under a conditional purchase lease). The permitted use under this lease was 'Light Industrial Subdivision'. Upon expiration of the lease in 2023, the subject land was transferred in freehold to the Shire.

Current and surrounding land uses

The subject land is not currently used in any capacity. To the north of the site, on the opposite side of Wansborough Road, there are two existing lots zoned 'Light Industry'. The larger of these two lots is crown land, and this limits its capacity to be developed and utilised by private enterprise. The other lot is owned in freehold and is currently used for storage and transport purposes. The remaining land surrounding the subject land is also zoned 'Rural'. On the opposite side of Pimbee Road is the town's airstrip, zoned 'Public Purposes'.

Under the Shire of Upper Gascoyne Local Planning Strategy, the subject land is shown as 'Business'. This land use description is for other uses not identified as 'Residential' or 'Rural Residential' within the town of Gascoyne Junction.

Physical Characteristics

Landform and Vegetation

The subject land is mostly cleared with scattered bush grasses and small trees typical of the landform within the Shire of Upper Gascoyne. The site is relatively level at approximately 142 metres (based on the Australian Height Datum), with a shallow grade from south to north. However, as topographic data is limited in this area, a topographical feature survey will be required to confirm levels and inform further designs at subsequent planning stages.

Flora and Fauna

A desktop investigation reveals there are no threatened or priority fauna or ecological communities within or surrounding the subject land. The subject land is covered with native vegetation, though this is mostly scattered grasses and small trees.

Bushfire Prone Area

The subject land is not within a bushfire prone area, and therefore the requirements of *State Planning Policy 3.7: Planning in Bushfire Prone Areas* does not apply.

Infrastructure

Water

There is an existing 1100mm water main located on Pimbee Road. An application to the Water Corporation will be required at subdivision stage to request an extension of the water main to service the proposed lots. It is not anticipated there will be any issues in terms of providing a water service to the lots.

Wastewater

There are no Water Corporation wastewater assets located in the area. It is intended for the lots to each be provided with onsite wastewater treatment and disposal, most likely via aerobic treatment units and effluent disposal systems. Given the lack of reticulated sewerage connection, the *Government Sewerage Policy* must be considered. Further discussion on this policy is covered below.

Electricity

There is existing Horizon Power overhead power infrastructure along the eastern verge of Pimbee Road. This is located approximately 30 metres north of the development site. In 2017, Horizon Power prepared a Design Information Package addressing servicing for the site, which included a substation to connect the subject land to the existing network. Electricity connection for the proposed subdivision is anticipated to be straight forward according to Horizon Power's Design Information Package.

Vehicle Access

Pimbee Road is a sealed road and is approximately 7 metres wide. Wansborough Road is an unsealed gravel track 10 metres wide within a 20 metre wide road reserve area. Based on similar

developments within the townsite, it is proposed that the existing unsealed gravel track on Wansborough Road will remain as is.

The planned 20 metre road reserve will provide vehicle access to the proposed future subdivision. The access road will be sealed and have a pavement thickness of 300mm. Crossovers will be installed at development stage. Compliance with the road width requirements of *Development Control Policy 4.1: Industrial Subdivision* (discussed later in this report) should be considered.

A temporary unsealed gravel turnaround area at the end of the proposed access road is to be constructed on the land immediately east of lot 556. This is currently unallocated crown land zoned 'Rural'.

Given the very small population of the town of Gascoyne Junction (65 people as of the 2021 census), the proposal is unlikely to put a strain on the existing road network or traffic flows.

Telecommunications

Telstra mapping shows there is existing Telstra in-ground infrastructure in Pimbee Road. NBN broadband access is available for the area via NBN Sky Muster satellite services. An extension of the in-ground pit and pipe communication infrastructure will be required within the proposed roadways to provide fixed line services.

3.0 LOCAL PLANNING CONTEXT

State & Regional Planning Context

Gascoyne Regional Planning and Infrastructure Framework

The purpose of the Gascoyne Regional Planning and Infrastructure Framework (GRPIF) is to establish a regional vision and basis for decision making. The GRPIF introduces relevant planning initiatives that aim to address challenges for the region's prospects for economic development.

The vision of the GRPIF is to ensure:

"The Gascoyne is one of the most attractive and diverse regions in Western Australia where residents and visitors alike will enjoy the region's significant environmental assets and desirable climate whilst ensuring access to a wide range of services. New economic opportunities will continue to evolve and diversify the local economies."

The proposal to increase the availability of light industrial land within the Shire of Upper Gascoyne will provide residents of Gascoyne Junction and surrounding areas with access to increased services. The proposal will provide the opportunity for the region to grow and allow for the services required for an increase in population.

The strategic goals of the GRPIF include:

- A strong, resilient and globally competitive Gascoyne region;
- Sustainable communities; and
- Infrastructure planning and coordination (through supporting economic diversity, innovation and resilience and creating new business and lifestyle opportunities).

The proposal aims to provide Gascoyne Junction with a greater capacity of 'Light Industry' zoned land to support the region's mining development and provide for greater economic development.

Development Control Policy 4.1: Industrial Subdivision

Development Control Policy 4.1: Industrial Subdivision (DC Policy 4.1) sets out policy measures for the subdivision of industrial land. DC Policy 4.1 advises a minimum road reserve width of 20 metres with carriageway widths of 10 metres. Although such requirements will be assessed and reviewed in greater detail once surveys are completed and a formal plan of subdivision produced, DC Policy 4.1 should be noted.

Policy measures include that *"land proposed to be subdivided must be appropriately zoned in the local authority's Town Planning Scheme."* This scheme amendment will ensure an appropriate zoning of the subject land for the subdivision of the lots to progress.

Government Sewerage Policy

The *Government Sewerage Policy* sets out requirements for areas not connected to reticulated sewerage. Given the individual lot sizes are to be approximately 3100m² and the subject land is not located within a sewerage sensitive or public drinking water source area, the proposal is considered in line with the *Government Sewerage Policy*. The minimum lot sizes for industrial subdivisions outside of sewerage sensitive and public drinking water source areas is 2000m². Further assessment will be conducted at the subdivision and development stages.

Local Planning Strategy

Shire of Upper Gascoyne Local Planning Strategy

The Local Planning Strategy sets out the Shire's objectives for the future planning and development of the local area and includes a strategic framework to pursue these objectives. Lot 556 is shown as 'Business' on the Local Planning Strategy. This land use description is for other uses not identified as 'Residential' or 'Rural Residential' within the town of Gascoyne Junction.

The Local Planning Strategy also identifies several expansion options for the Gascoyne Junction townsite. These options highlight the subject land for either business, industry, or industry (long term) uses. The proposal is in line with the Local Planning Strategy, and accordingly, based on the *Planning and Development (Local Planning Schemes) Regulations 2015*, is considered a 'standard' amendment.

Local Planning Scheme

Shire of Upper Gascoyne Local Planning Scheme No. 1 (LPS 1)

The following aim of the LPS 1 is relevant to the proposal:

"To provide land use zones that allow for diversification of the local economy."

The objectives of the 'Light Industry' zone, which the subject land is to be rezoned to, are as follows:

- *“To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones.*
- *To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.”*

The proposed uses are compatible with the ‘Light Industry’ zone and do not adjoin any residential uses.

4.0 PROPOSAL

The amendment proposes to re-zone Lot 556 on Deposited Plan from ‘Rural’ to ‘Light Industry’ and to update the scheme maps accordingly. This will allow for the Shire of Upper Gascoyne to subdivide the subject land and create increased ‘Light Industry’ zoned land within the Gascoyne Junction townsite.

Planning Justification

There is significant demand for light industrial land in Gascoyne Junction, particularly for lots which can be owned in freehold by businesses. There are currently only two light industrial zoned lots in the town. The Shire considers these lots to be utilised to their full potential, while demand for light industrial land is anticipated to increase.

Concurrent to this scheme amendment, the Shire of Upper Gascoyne has completed a process with the Department of Planning, Lands and Heritage for the transfer of Lot 556 into freehold. The Shire considers this will allow for greater industrial development and opportunities for the town. Such opportunities have previously been constrained by the State ownership of the larger of the two existing light industrial lots.

There is an uptick in mining activity in the region. The Shire aims to encourage mining servicing businesses to base themselves in Gascoyne Junction, which is the nearest town to mine sites such as the Yangibana rare earth deposits mine. Many of these businesses are currently based in Carnarvon. However, Carnarvon is located further from the mine site and not within the same local government area. Land uses which may become available to the town through the development of the lots could include offices and warehouses for suppliers of relevant materials, equipment and vehicles for the future mine sites within the Shire.

The Shire is also working to correspondingly allocate more land for housing to provide for the residential needs of an anticipated growing population.

The Shire expects that caretaker’s dwellings would be located as an incidental use to the light industrial premises’ within the new lots. ‘Caretaker’s dwellings’ are currently an ‘I’ use within the ‘Light Industrial’ zone under the Shire’s LPS 1.

The Department of Biodiversity, Conservation and Attractions have expressed interest in establishing an office base on one of the new light industrial lots.

DevelopmentWA has been in discussions with the Shire to support the development of the lots.

Opportunities, Constraints and Issues

Servicing

Lot 556 is not connected to power, water or other services at present. The Shire has outlined a plan for this servicing to occur.

Water, power and telecommunications services are located nearby to Lot 556. At subdivision stage, the Water Corporation and Horizon Power will be required to connect the proposed future lots to water via the water main on Pimbee Road, to power via the overhead power connection along Pimbee Road, and to telecommunications services via connections in Pimbee Road. These servicing requirements are not anticipated to cause any issues.

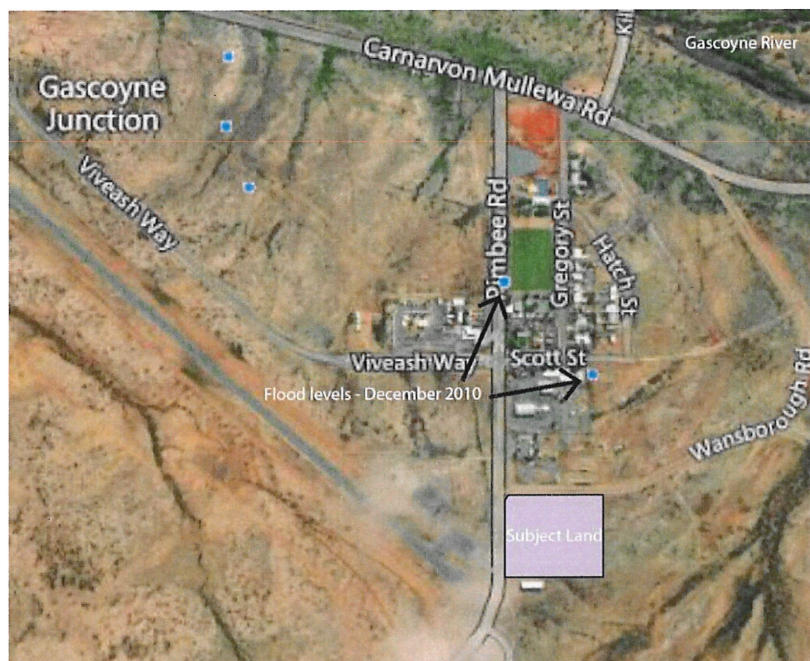
There is no reticulated sewerage connection available for the subject land. However, it is anticipated the lot sizes will be large enough to facilitate on-site sewerage and to comply with the requirements on the *Government Sewerage Policy*.

Flood Management

In December 2010, a major 1 in 100 year (1% Annual Exceedance Probability) flooding event occurred to the Gascoyne River.

From the data available (Department of Water and Environmental Regulation's (DWER) Floodplain Management Historical Flood Levels), the subject land is not located within markers representing flood levels from the 1 in 100 year flood event of the Gascoyne River in December 2010. This data is shown below (**Figure 4 – Gascoyne River Flood Levels from December 2010**).

Figure 4 – Gascoyne River Flood levels from December 2010



Draft State Planning Policy 2.9: Planning for Water advises the following in relation to riverine flooding:

"Proposals should, in accordance with the Guidelines, incorporate minimum habitable floor levels of 0.5 metres above the expected 1 per cent annual exceedance probability flood event."

A peak level of 142.2 metres (Australian Height Datum) was recorded at the Oval near Pimbee Road in the December 2010 event. The minimum habitable floor level should accordingly be 142.7 metres (Australian Height Datum) for development on the subject land to ensure adequate flood protection. These requirements will be assessed by the Shire at development stage.

Amendment Type

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

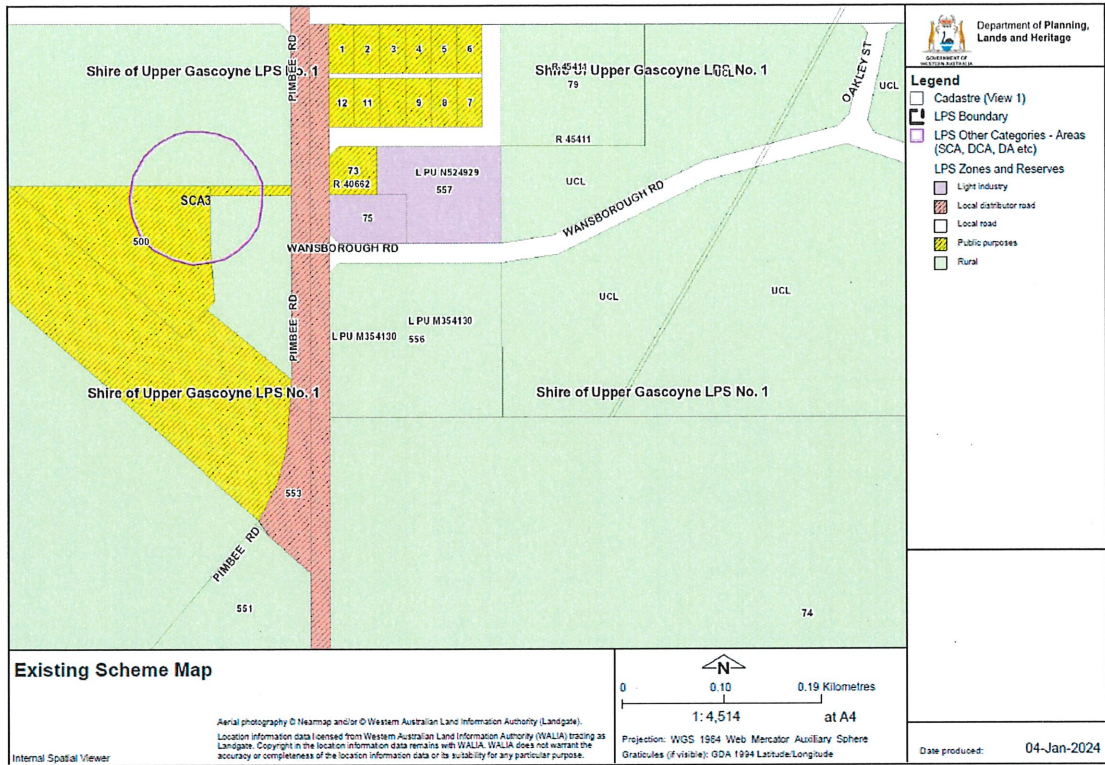
- The amendment is consistent with the Shire of Upper Gascoyne Local Planning Strategy which has been endorsed by the Western Australian Planning Commission; and
- The amendment is not a basic or complex amendment.

5.0 CONCLUSION

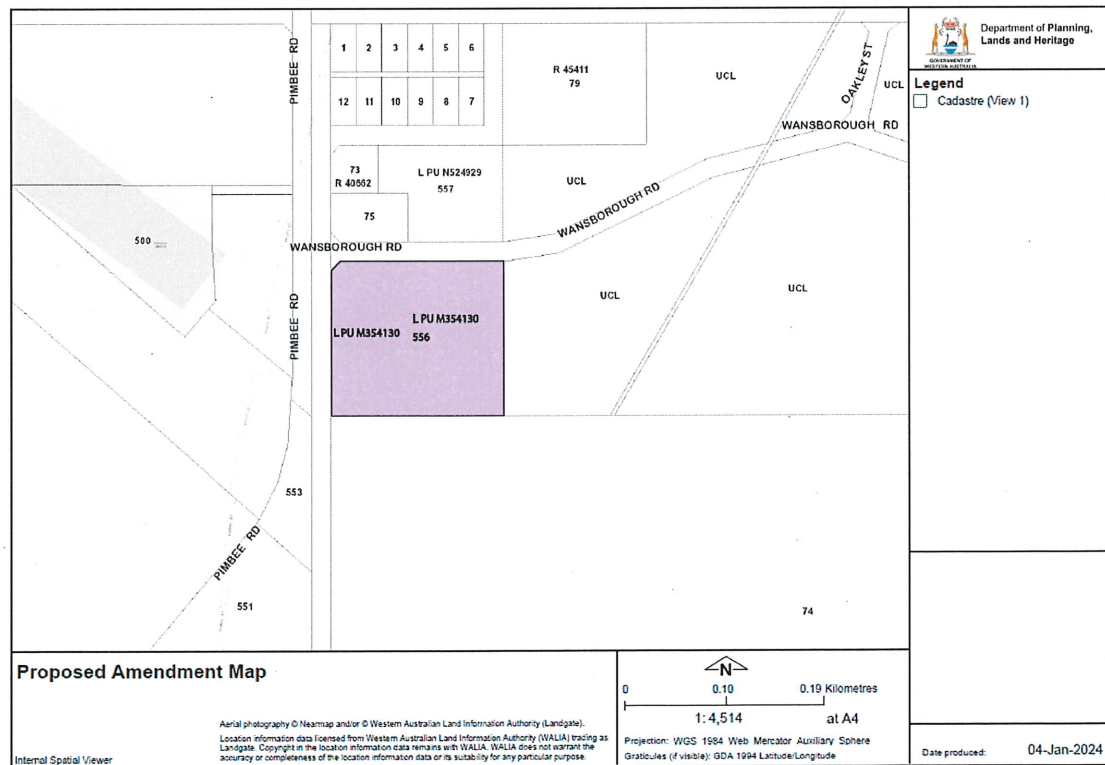
The amendment seeks to re-zone Lot 556 on Deposited Plan 72451 in Gascoyne Junction from 'Rural' to 'Light Industry'.

The proposed scheme amendment is considered to be a 'standard' amendment to the Shire of Upper Gascoyne Local Planning Scheme as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

EXISTING SCHEME MAP



PROPOSED AMENDMENT MAP



COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Upper Gascoyne at the Ordinary Meeting of the Council held on the 28th day of February, 2024.

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Upper Gascoyne at the Ordinary Meeting of the Council held on the 28th day of February, 2024, proceed to advertise this Amendment.

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Upper Gascoyne at the Ordinary Meeting of the Council held on the 28th day of February, 2024 and the Common Seal of the Shire of Upper Gascoyne was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER



WAPC ENDORSEMENT (r.63)

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

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....