

Your Ref: PA.GE.0041 - Rob Paull  
Our Ref: SPN/0366/1  
Enquiries: Nick Welch (Ph: 6551 9352)

SHIRE OF ASHBURTON	Doc No. 1213999 File: PA.GE.0041 Officer: PTP
Council: Y/H	13 MAR 2012 Asst. U. 1e
Council Date:	
Action:	

Chief Executive Officer  
Shire of Ashburton  
PO Box 567  
TOM PRICE WA 6751

Dear Sir,

**ENDORSEMENT OF GREGORY WAY DEVELOPMENT PLAN  
LOTS 45-50 & 53-56 GREGORY WAY, PARABURDOO**

I refer to your letter received on 21 September 2011, regarding the above-mentioned matter.

The Western Australian Planning Commission resolves to endorse the Gregory Way Development Plan.

We now return two copies of the Development Plan, duly endorsed.

Should you wish to discuss this matter further, please contact the assigned planning officer listed above.

Yours faithfully,



Neil Thomson  
Secretary  
Western Australian Planning Commission

6 March 2012

Enclosures: Two copies of Gregory Way Development Plan



**ADOPTION BLOCK**  
 Endorsed by the Shire of Ashburton on 13 September 2011 in accordance with Cl 6.4 of the Shire of Ashburton Local Planning Scheme No. 7.  
*Jeff Breen*  
 Chief Executive Officer

**DEVELOPMENT PLAN GREGORY WAY MIXED BUSINESS AREA, PARABURDOO**

This Development Plan details specific guidelines for Lots 41-50, 53-56 Gregory Way, Paraburdoo and has been prepared in accordance with Clause 6.4 and Appendix 7 of the Shire of Ashburton Local Planning Scheme No.7 (TPS 7). Except where varied by this Development Plan, all use and development within this area shall be in accordance with all relevant provisions of the TPS 7 and relevant planning policies.

**SUBDIVISION/ AMALGAMATION**

- It is acknowledged that the subject lots are undersized lots under TPS7. Notwithstanding, the Council of the Shire of Ashburton is prepared to allow the use and development of lots as shown on this Development Plan where it can be demonstrated that all required setbacks, parking and necessary standards can be achieved on the site.
- The Council will require the formal amalgamation of lots prior to granting a building licence for any buildings which traverse boundaries.

**ROAD CONSTRUCTION AND INFRASTRUCTURE**

- Prior to the use and development of any lots:
  - Gregory Way, indented parking areas, establishment of bollards and designated landscaping all within the road reserve shall be constructed by the owner of Lots 41-50, 53-56 Gregory Way, Paraburdoo in accordance with this Development Plan; and
  - Reticulated water, power and sewer shall be connected to each 'amalgamated' lot as provided by this Development Plan;

to the to the requirements and satisfaction of the Shire of Ashburton.

**GENERIC DESIGN REQUIREMENTS FOR ALL LOTS**

- All buildings shall be located towards the front of the lot.
- All buildings shall be located within the designated building envelopes.
- Parking is to be provided at the rate prescribed under Appendix 8 of TPS7. Parking and crossovers are to be sealed to the requirements and satisfaction of the Shire of Ashburton prior to the use and development of any lots.
- Where TPS7 does not prescribe a parking ratio or the proposed use, a general parking ratio of 1 bay per employee and 1 customer bay per 100m<sup>2</sup> floor space applies (only applicable to commercial service uses).
- Storage facilities, depots, lay down areas and any other open area shall be surfaced to the requirements and satisfaction of the Shire of Ashburton.
- Crossovers shall generally be located and sealed in accordance with this plan with any variation requiring the approval of Council.
- Where parking requirements cannot be met, Council may consider any street parking provided in the immediate area along with reciprocal parking arrangements.
- Signage will be subject to approval by the Shire unless exempted under Appendix 4 of TPS7. As a guide, signage located on boundary fencing up to a size of 2m by 1m will be acceptable to the Shire.

**SPECIFIC DESIGN REQUIREMENTS FOR 'AMALGAMATED' LOTS 41- 45**

- Where solid fencing has been installed at the property boundary, landscaping of the front verge will be required, including incorporation of measures to restrict vehicle access to these areas, in lieu of on-site landscaping.
- A 5m front setback will not be required to these lots where solid fencing has been installed at the property boundary.

**SPECIFIC DESIGN REQUIREMENTS FOR 'AMALGAMATED' LOTS 46- 56**

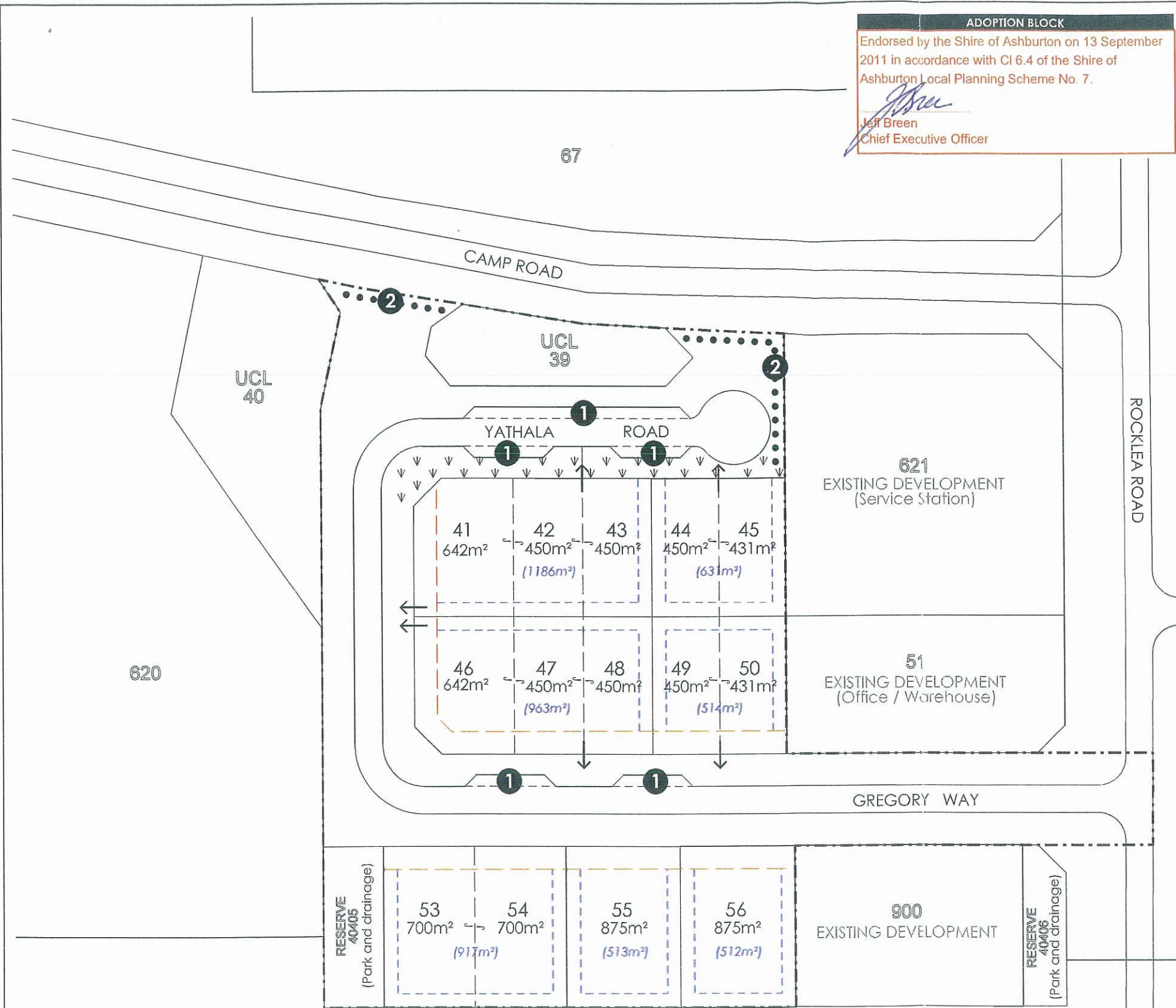
- All buildings, carparking, storage facilities and laydown areas shall be located behind the 5m setback from the front boundary as depicted on the Development Plan.
- No storage of materials or yard storage is to occur within the 5m front setback area.
- Landscaping is to be provided in the front setback area to the requirements and satisfaction of the Shire of Ashburton.
- Open yard and storage areas shall be screened by a wall or fence in accordance with Clause 6.19.6 of TPS7.

**PREFERRED USES**

- The following uses are preferred uses to be located within this area:
 

Hire Service (Industrial)	Industry - Light
Industry - Service	Storage facility/depot/laydown area
Motor Vehicle Repair	Office
Warehouse	Showroom
Infrastructure	Motor Vehicle Hire
Motor Vehicle Service Station	Exhibition/Outdoor Display
Emergency Services	
- The following uses are identified as undesirable uses for this area. Notwithstanding, the Council can consider such uses upon application in accordance with the zoning table of TPS7.
 

Arts and Craft Centre	Intensive Agriculture
Market	Shop
Place of Animal Care	Take Away Outlet
Funeral Parlour	Clubrooms
Entertainment Venue	Private Recreation



**ENDORSEMENT OF GREGORY WAY DEVELOPMENT PLAN LOTS 41-50; 53-56 GREGORY WAY, PARABURDOO**

30 The Western Australian Planning Commission resolved on 24 February 2012 to endorse the Gregory Way Development Plan as a guide for subdivision within the locality.

Signed for and on behalf of the Western Australian Planning Commission

*Richard*

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of

*Richard* Witness

**LEGEND**

- DEVELOPMENT PLAN AREA
- 5m SETBACK FOR NEW DEVELOPMENT
- 1 PARKING/LAYOVER AREA
- 2 INSTALLATION OF BOLLARDS TO PREVENT ACCESS TO CAMP ROAD
- PREFERRED CROSSOVER LOCATION
- PROPOSED AMALGAMATION OF EXISTING LOTS
- BUILDING ENVELOPE AND AREA
- VERGE LANDSCAPING

**Development Plan**  
 GREGORY WAY - MIXED BUSINESS AREA, PARABURDOO  
 A RIO TINTO PROJECT

**Taylor Burrell Barnett Town Planning & Design**  
 187 Roberts Road Subiaco Western Australia 6008  
 p: (08) 9392 2911 f: (08) 9392 4556 e: admin@tbtownplanning.com.au

Scale: 1:1000 @ A3  
 Date: 07/03/2011  
 Project: MGA 94

2-3-2012 Date