

#### **11.1.2.4 *Reconsideration of Proposed Wedgefield Industrial Estate Development Plan – Town Planning Scheme Amendment 24 (File No.: 18/09/0031)***

<b>Officer</b>	<b>Leonard Long</b> Manager Planning
<b>Date of Report</b>	7 September 2010
<b>Application No.</b>	2009/756
<b>Disclosure of Interest by Officer</b>	Nil

#### **Summary**

At the Ordinary Council Meeting Held on 28 July 2010, Council resolved to adopt both Scheme Amendment 24 to facilitate the Wedgefield Industrial Estate and the Development Plan for the Wedgefield Industrial Estate, subject to certain amendments.

The matter is now before Council to rescind the approval of item 11.1.2.3, page 73 on 28 July 2010, and to reconsider the item without imposing additional conditions on the Wedgefield Industrial Estate Development Plan.

#### **Background**

In January 2010, Council received a request from RPS Koltasz Smith, on behalf of LandCorp to initiate Scheme Amendment 31 and to facilitate The Wedgefield Industrial Estate Development Plan.

Council subsequently granted the request to initiate the Scheme and facilitate the development plan at its Ordinary Meeting held on 27 January 2010.

The development plan has been advertised in accordance with the Port Hedland Town Planning Scheme No. 5 and the Scheme Amendment forwarded to the Environmental Protection Authority (EPA) and advertised in accordance with the relevant legislation.

As part of the adoption of the development plan, a condition was imposed to include the land north of the current development plan boundary and south of the proposed new Great Northern Highway Alignment (ATTACHMENT 1). The land that was to be included is Port Hedland Port Authority Land, after discussion with the relevant officers at the Port Authority it was requested that the condition imposed be removed at this stage, to enable the Port Authority to further investigate any possible ramifications that could result from the inclusion of the land into the Wedgefield Industrial Estate Development Plan.

Therefore the aim of this report is to remove the condition requiring the Port Authority Land to be included into the Wedgefield Industrial Estate Development Plan, and to leave Scheme Amendment 24 unchanged.

### **Consultation**

#### *Scheme Amendment*

In accordance with the Town Planning Regulations 1967, the proposed scheme amendment has been advertised and circulated as follows:

- North West Telegraph – 26 May 2010 and 9 June 2010
- Notification on information board at the Civic Centre 26 May 2010 until 30 June 2010
- Written notification to – Telstra, Water Corporation, Port Hedland Port Authority, LandCorp and Horizon Power

#### *Development Plan*

The proposed Development has been advertised in accordance with clause 4.3 of the Port Hedland Town Planning Scheme No. 5.

- North West Telegraph – 15 May 2010

### **Statutory Implications**

Should Council wish to re-consider its decision such must be made in accordance with the Local Government (Administration) Regulations 1996.

#### *Voting Requirements*

1. To consider – 1/3 of members (3).
2. To revoke – absolute majority

### **Policy Implications**

#### *Scheme Amendment*

Nil

#### *Development Plan*

The Wedgefield Industrial Estate Development Plan, upon endorsement, is required to be included in the Town of Port Hedland Local Planning Policy Manual as a policy statement.

### **Strategic Planning Implications**

Key Result Area 4: Economic Development  
Goal 4: Land Development Projects

Strategy 1: Fast-track the release and development of commercial, industrial and residential land in a sustainable manner including: LandCorp's Various Industrial Land Release programs....

### **Budget Implications**

The applicant has paid \$1,650 for the initiation of the amendment scheme.

### **Officer's Comment**

The Wedgefield Industrial Estate is an integral part of the further development of Port Hedland as a City and must be progressed to enable the release of land as soon as possible. The exclusion of the Port Authority Land at this stage will not have a negative impact on the overall development of the industrial estate.

However, should Council resolve not to reconsider the item the land release within the proposed Wedgefield Industrial Estate would be delayed indefinitely and would affect the future growth of the entire town.

The exclusion of the Port Authority Land allows the Port Authority to investigate possible ramifications that could result in the inclusion of the land into the Wedgefield Industrial Estate, and would not have any negative result on the overall development.

Council officers hold the view that the land should properly be included in the amendment and that doing so does not diminish or alter the exemptions currently allowed by the PHPA under certain circumstances. It would however cause delays to the release of much needed industrial land if the matter was pursued at this stage. It is considered to be a better option to deal with the PHPA land separately.

### **Options**

- Should Council decide to reconsider the item, the following actions are required:
  - A. Rescind its decision 201011/032 of Agenda Item 11.1.2.3, "Proposed Amendment 24 to the Town of Port Hedland Town Planning Scheme No. 5 to facilitate the Wedgefield Industrial Estate, and the Adoption of the Wedgefield Industrial Estate Development Plan", (File No. 18/09/0031), held on 28<sup>th</sup> July 2010 and recorded on page 73 of those minutes.
  - B. Reconsider the item with the following only variation being the rewording of condition 5 and the deletion of condition 5(a).

**Attachments**

1. Scheme Amendment Documentation
2. Development Plan

**201011/106 Council Decision/Officer's Recommendation****Moved:** Cr A A Carter**Seconded:** Cr S R Martin

*NOTE: Mayor called for a show of hands in favour to consider the revoking of Resolution 201011/032 of Agenda Item 11.1.2.3, "Proposed Amendment 24 to the Town of Port Hedland Town Planning Scheme No. 5 to facilitate the Wedgefield Industrial Estate, and the Adoption of the Wedgefield Industrial Estate Development Plan", (File No. 18/09/0031), held on 28th July 2010 and recorded on page 73 of those Minutes. The following Councillors indicated their intent to do so;*

*Cr A A Carter  
Cr S R Martin  
Cr S Coates*

**That Council rescind its decision 201011/032 of Agenda Item 11.1.2.3, "Proposed Amendment 24 to the Town of Port Hedland Town Planning Scheme No. 5 to facilitate the Wedgefield Industrial Estate, and the Adoption of the Wedgefield Industrial Estate Development Plan", (File No. 18/09/0031), held on 28th July 2010 and recorded on page 73 of those minutes, that states:**

***"That Council:***

- 1. Adopts the amendment to the Town Planning Scheme No.5, Scheme Amendment 24, without any modifications,***
- 2. The following Schedule of Submission and recommendations be forwarded to the Western Australian Planning Commission for the Minister's consideration:***

<b>Author</b>	<b>Date</b>	<b>Comment</b>
<b>Telstra</b>		<b>No comment</b>
<b>Water Corporation</b>		<b>"With respect to the amendment above, although the Water Corporation doesn't object in principle this proposed rezoning can't fully be supported at this point in time as the Water Corporation is currently revising the water planning for Port Hedland, South Hedland and Wedgefield.</b>

		<p><b>Water</b> Currently the Water Corporation is assessing the issues of limited capacity in the water source and water supply scheme within Port Hedland, South Hedland and Wedgefield. This area subject to this rezoning has been included in the review of the Water Supply Scheme, the extent and timing of upgrades are yet to be determined to cater for the proposed new developments and these upgrades may require funding.</p> <p><b>Waste Water</b> The existing adjoining Wedgefield industrial area is not served by a sewer scheme. The Water Corporation recommends that development in Industrial areas in country towns are developed without a connection to the reticulated wastewater scheme for the town as there is a high risk of contamination of the scheme because of the relatively low volumes within these country wastewater schemes.”</p>
<b>Horizon Power</b>		No comment
<b>Port Authority</b>		No comment

3. ***Forwards all required documentation to the Western Australia Planning Commission for Ministerial Consent in accordance with the Town Planning Regulations 1967 (as amended).***

***“authorises the Mayor and Chief Executive Officer, to execute three (3) copies of the amendment documents in accordance with the Town Planning Regulations 1967 (as amended), including the fixing of the Council’s seal in the event that the Minister for Planning and Infrastructure approves the Amendment without modification.”***

4. *Invoices the applicant an amount of \$1,711.00 as per Councils adopted Fees and Charges.*
5. *Endorses the Wedgefield Industrial Estate Development Plan subject to the following modifications:*
  - a. *The Development Plan is to incorporate the land to the north of the subject area south of the proposed Highway.*
6. *Advises RPS Koltasz Smith Town Planners that subject to the revised plan being received and approved by the Chief Executive Officer or his nominated representative that the Development Plan will be:*
  - a. *Included within the Town of Port Hedland Local Planning Policy Manual in accordance with Clause 5.2.2 of Town Planning Scheme No. 5; and*
  - b. *Forwarded to the Western Australian Planning Commission for the adoption in accordance with Clause 5.2.7 of Town Planning Scheme No. 5;”*

***CARRIED 8/0***

**201011/107 Council Decision/Officer’s Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

**That Council:**

- A. **Adopts Scheme Amendment 24 to the Town of Port Hedland Town Planning Scheme No 5, without any modifications,**
- B. **The following Schedule of Submission and recommendations be forwarded to the Western Australian Planning Commission for the Minister’s consideration:**

<b>Author</b>	<b>Date</b>	<b>Comment</b>
<b>Telstra</b>		<b>No comment</b>
<b>Water Corporation</b>		<p><b>“With respect to the amendment above, although the Water Corporation doesn’t object in principle this proposed rezoning can’t fully be supported at this point in time as the Water Corporation is currently revising the water planning for Port Hedland, South Hedland and Wedgefield.</b></p> <p><b>Water</b> <b>Currently the Water Corporation is</b></p>

		<p>assessing the issues of limited capacity in the water source and water supply scheme within Port Hedland, South Hedland and Wedgefield. This area subject to this rezoning has been included in the review of the Water Supply Scheme, the extent and timing of upgrades are yet to be determined to cater for the proposed new developments and these upgrades may require funding.</p> <p><b>Waste Water</b>                  The existing adjoining Wedgefield industrial area is not served by a sewer scheme. The Water Corporation recommends that development in Industrial areas in country towns are developed without a connection to the reticulated wastewater scheme for the town as there is a high risk of contamination of the scheme because of the relatively low volumes within these country wastewater schemes.”</p>
<b>Horizon Power</b>		<b>No comment</b>
<b>Port Authority</b>		<b>No comment</b>

D. **Forwards all required documentation to the Western Australia Planning Commission for Ministerial Consent in accordance with the Town Planning Regulations 1967 (as amended).**

**“authorises the Mayor and Chief Executive Officer, to execute three (3) copies of the amendment documents in accordance with the Town Planning Regulations 1967 (as amended), including the fixing of the Council’s seal in the event that the Minister for Planning and Infrastructure approves the Amendment without modification.”**

E. **Invoices the applicant an amount of \$1,711.00 as per Councils adopted Fees and Charges.**

F. **ADOPTS the Wedgefield Industrial Estate Development Plan.**

G. **Advises RPS Koltasz Smith Town Planners that the Development Plan will be:**

- a. **Included within the Town of Port Hedland Local Planning Policy Manual in accordance with Clause 5.2.2 of Town Planning Scheme No. 5; and**
- b. **Forwarded to the Western Australian Planning Commission for the adoption in accordance with Clause 5.2.7 of Town Planning Scheme No. 5.**

***CARRIED 8/0***



**PLANNING AND DEVELOPMENT ACT 2005**  
**RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**  
**TOWN OF PORT HEDLAND**  
**TOWN PLANNING SCHEME NO. 5 – AMENDMENT NO. 24**

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. Rezoning Lots 300, 301, 5871 and 5872 Schillaman Street currently zoned “Transient Workforce Accommodation R20” and Lot 5858 Schillaman Street reserved “Parks and Recreation” to “Industry” zone as depicted on the amendment map.
2. Rezoning the land generally bound by Great Northern Highway, Pinga Street, and the boundary of the Port Hedland Port Authority land currently reserved for “Other Purpose – Infrastructure”, “Parks and Recreation” and “Local Road” and “State and Regional Road” and “Transient Workforce Accommodation R20” to “Transport Development” zone as depicted on the amendment map.
3. Rezoning the land generally bound by Wallwork Road, The Port Hedland – Goldworthy Railway, Cajarina Road and Great Northern Highway currently reserved for “Other Purpose – Infrastructure” and “State and Regional Road” to “Light Industry” zone as depicted on the amendment map.
4. Amending the Scheme text by:
  - i). Inserting section “3.1 (c) iv. Transport Development”
  - ii). Inserting section “3.1 (c) v. Light Industry”
  - iii). Amending section 3.2.3 to read “Notwithstanding the provisions of 3.2.2, development may only be permitted within the Urban Development, Industrial Development or Transport Development zones where:
    - (a) A Development Plan has been adopted for the subject land and the development is in accordance with the plan: or
    - (b) Council has resolved that a Development Plan is not required.”
  - iv). Inserting section “5.2.1 (g) Transport Development zone”
  - v). Inserting section “5.2.1 (h) Light Industry zone”
  - vi). Amending section 6.7.1 to read “In determining applications for planning approval within the Strategic Industry, Industry, Industrial Development, Transport Development and Light Industry

zones, Council shall have regard to any relevant Council Policy Statement adopted under Part V of the Scheme."

vii). Amending section 6.7.2 to read "In considering planning applications within the Strategic Industry, Industry, Industrial Development, Transport Development and Light Industry zones, Council shall have regard for the:

- (a) compatibility of uses,
- (b) potential impact of the proposal on the efficient and effective operations of the existing and planning industry, infrastructure or public purpose, and
- (c) risks, hazards, health and amenity associated with the proposed use being located in proximity to existing and planned industry, infrastructure or public purpose or any other use."

viii). Amending section 6.7.8 to read "When considering applications for planning approval in the Industry, Industrial Development, Transport Development and Light Industry zones Council shall require any buildings to:

- (a) Be set back a minimum of six metres from the front boundary,
- (b) Cover no more than fifty percent of the lot,
- (c) Include building facades comprised of materials to Council's satisfaction,
- (d) Include on-site car parking, wholly or partly within the setback area, with a minimum of one car parking bay for each person employed or normally engaged on the site plus three visitor bays, unless otherwise stipulated in Appendix 7 or section 6.13,
- (e) Provide for the storage of materials not within the front setback unless for a temporary period as determined by Council, and
- (f) Have regard for any other development standard contained in the Policy Manual."

ix). Inserting as section 6.7:

#### **Transport Development Zone**

6.7.15 The purpose of the Transport Development zone is to accommodate the operation of over-sized equipment and services supporting the transport industry.

6.7.16 When considering applications within the Transport Development zone, in addition to the requirements of 4.5, Council must have regard to the following:

- a) the purpose of the zone;
  - b) consideration to the size of vehicles, with a preference for larger vehicles;
  - c) preference to industries supporting the transport and heavy vehicle industry.
- 6.7.17 All development requirements related to the Industry zone also apply to the Transport Development zone.
- 6.7.18 Council may prepare, or require to be prepared, a Development Plan for land within the Transport Development zone. The provisions of subclauses 5.2.2 to 5.2.11 of the Scheme shall apply in relation to the adoption, approval, modification and implementation of any such plan. Although subdivision and development may take place prior to the Scheme maps being amended to reflect the details of Development Plans; the Scheme maps should be amended as soon as practicable following the creation of lots and Crown reserves.
- 6.7.19 The Development Plan shall address the matters outlined in Appendix 6.

#### **Light Industry Zone**

- 6.7.20 The purpose of the Light Industry zone is to accommodate for a range of generally small scale industrial development, which exhibit a relatively high standard of design and environmental performance in terms of amenity, noise, emissions and generation of vehicular traffic.
- 6.7.21 All development requirements related to the Industry zone also apply to the Light Industry zone.
- 6.7.22 Council may prepare, or require to be prepared, a Development Plan for land within the Light Industry zone. The provisions of subclauses 5.2.2 to 5.2.11 of the Scheme shall apply in relation to the adoption, approval, modification and implementation of any such plan.
- 6.7.23 The Development Plan shall address the matters outlined in Appendix 6.
- x). Amending section 6.14.5 to read “Within the Industry, Industrial Development, Transport Development and Light Industry zones, any outside area which Council considers may become untidy or is currently untidy when visible from the street shall be screened by a wall, fence or planting, including gates where access is required, to the satisfaction of Council.”

- xi). Renumbering the subsequent sections accordingly;
- xii). Inserting the following rows and columns in the Zoning Table and renumbering the Use Classes accordingly:

ZONING TABLE		Transport	Light Industry
		Development	
<b>Residential</b>			
1	Aged or Dependent Persons Dwelling	~	~
2	Ancillary Accommodation	~	~
3	Caretaker's Dwelling	~	~
4	Grouped Dwelling	~	~
5	Holiday Accommodation	~	~
6	Home Occupation	~	~
7	Hotel	~	~
8	Motel	~	~
9	Movable Dwelling	~	~
10	Multiple Dwelling	~	~
11	Residential Building	~	~
12	Rural Settlement	~	~
13	Single House	~	~
14	Transient Workforce Accommodation	~	~
<b>Industry</b>			
15	Abattoir	~	~
16	Agriculture	~	~
17	Arts and Crafts Centre	~	~
18	Intensive Agriculture	~	~
19	Fuel Depot	AA	~
20	Harbour Installation	AA	~
21	Hire Service (Industrial)	P	AA
22	Industry – Cottage	~	P
23	Industry – Extractive	~	~
24	Industry – General	~	~
25	Industry – Light	~	P
26	Industry – Noxious	~	~
27	Industry – Rural	SA	~
28	Industry – Service	~	AA
29	Industry – Resource Processing	~	~
30	Industry - Transport	AA	~
31	Infrastructure	AA	AA
32	Stockyard	~	~
33	Storage Facility/Depot/Laydown Area	SA	~
34	Container Park	P	~
35	Distribution Centre	P	AA
36	Transport Depot	P	~
37	Truck Stop	SA	~
<b>Commerce</b>			
38	Aerodrome	~	~
39	Display Home Centre	~	AA
40	Dry Cleaning	~	P
41	Market	~	AA

42	Motor Vehicle and/or Marine Repair	AA	AA
43	Motor Vehicle and/or Marine Sales or Hire	SA	AA
44	Motor Vehicle and/or Marine Service Station	AA	SA
45	Motor Vehicle and/or Marine Wrecking	~	~
46	Motor Vehicle Wash	AA	AA
47	Office	IP	IP
48	On-site Canteen	IP	IP
49	Outdoor Display	IP	IP
50	Reception Centre	~	~
51	Restaurant (includes café)	~	~
52	Restricted Premises	~	AA
53	Shop	~	~
54	Showroom	~	AA
55	Take-away Food Outlet	~	SA
56	Warehouse	AA	P
<b>Health, Welfare &amp; Community Services</b>			
57	Carpark	P	AA
58	Child Care Service	~	~
59	Community Use	~	~
60	Consulting Rooms	~	~
61	Education Establishment	~	AA
62	Emergency Services	~	AA
63	Funeral Parlour	~	AA
64	Hospital	~	~
65	Juvenile Detention Centre	~	~
66	Medical Centre	~	~
67	Nursing Home	~	~
68	Place of Animal Care	~	SA
69	Place of Public Meeting, Assembly or Worship	~	~
70	Prison	~	~
71	Public Mall	~	~
72	Public Utility	P	P
<b>Entertainment, Recreation &amp; Culture</b>			
73	Equestrian Centre	~	~
74	Entertainment Venue	~	SA
75	Private Recreation	~	AA
76	Public Recreation	~	AA

The symbols used in the zoning table have the following meanings:

- P      The development is permitted by the Scheme
- AA     The development is not permitted unless the Council has granted planning approval
- SA     The development is not permitted unless the Council has granted planning approval after giving notice in accordance with clause 4.3
- IP     The development is not permitted unless the use to which it is put is incidental to the predominant use as decided by Council
- ~      A development that is not permitted by the Scheme

xiii). Inserting the following definitions in Appendix 1 – Definitions

**“container park”** means land, including outbuildings, used for the receiving, interim storage and forwarding of containers used for the transporting of equipment, goods and products, materials or similar either by sea, road or rail transport.

**“distribution centre”** means regional premises, building and land, used for the receipt and wholesale distribution of retail goods and products by air, sea, road or rail to retail, showroom and warehouse outlets.

**“fuel depot”** means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel, but does not include a service station and specifically excludes the sale by retail.

**“industry – transport”** means an industry which involves road, rail, air or sea freight transportation and includes supporting transport related industries providing services including fabrication and/or engineering of parts and components to the transport industry.

**“transport depot”** means land and buildings used or intended to be used for the transfer of goods or persons from one motor vehicle to another motor vehicle for hire or reward, or for the storage of goods delivered by road transport, and includes the maintenance, repair, garaging, parking or storage of such vehicles.

**“truck stop”** means land used for the parking of motor vehicles used for carrying goods, and may include facilities for ancillary accommodation of drivers and the retail sale of petroleum products and convenience goods, but excludes the garaging, management, and repair of any motor vehicle.

xiv). Amending the **“storage facility/depot/laydown area”** definition in Appendix 1 - Definitions to read:

**“storage facility/depot/laydown area”** – any land, buildings or other structures used for the storage and transfer of goods including salvaged items, the assembling of prefabricated components of products and includes milk depots, earthworks contracting yards and salvage yards.

xv). Amending Appendix 5 – Development Plan Areas to show the **“Wedgefield Industrial Estate”** as per the modified Appendix 5 – Development Plan Areas plan.

xvi). Amending the Scheme Map accordingly.

Dated this.....day of.....201

**PLANNING AND DEVELOPMENT ACT 2005****TOWN OF PORT HEDLAND****TOWN PLANNING SCHEME NO. 5****AMENDMENT NO. 24**

The Town of Port Hedland 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:

1. Rezoning Lots 300, 301, 5871 and 5872 Schillaman Street currently zoned "Transient Workforce Accommodation R20" and Lot 5858 Schillaman Street reserved "Parks and Recreation" to "Industry" zone as depicted on the amendment map.
2. Rezoning the land generally bound by Great Northern Highway, Pinga Street, and the boundary of the Port Hedland Port Authority land currently reserved for "Other Purpose – Infrastructure"; "Parks and Recreation" and "Local Road" and "State and Regional Road" and "Transient Workforce Accommodation R20" to "Transport Development" zone as depicted on the amendment map.
3. Rezoning the land generally bound by Wallwork Road, The Port Hedland – Goldworthy Railway, Cajarina Road and Great Northern Highway currently reserved for "Other Purpose – Infrastructure" and "State and Regional Road" to "Light Industry" zone as depicted on the amendment map.
4. Amending the Scheme text by:
  - i). Inserting section "3.1 (c) iv. Transport Development"
  - ii). Inserting section "3.1 (c) v. Light Industry"
  - iii). Amending section 3.2.3 to read "Notwithstanding the provisions of 3.2.2, development may only be permitted within the Urban Development, Industrial Development or Transport Development zones where:
    - (a) A Development Plan has been adopted for the subject land and the development is in accordance with the plan: or
    - (b) Council has resolved that a Development Plan is not required."
  - iv). Inserting section "5.2.1 (g) Transport Development zone"
  - v). Inserting section "5.2.1 (h) Light Industry zone"
  - vi). Amending section 6.7.1 to read "In determining applications for planning approval within the Strategic Industry, Industry, Industrial Development, Transport Development and Light Industry

zones, Council shall have regard to any relevant Council Policy Statement adopted under Part V of the Scheme."

vii). Amending section 6.7.2 to read "In considering planning applications within the Strategic Industry, Industry, Industrial Development, Transport Development and Light Industry zones, Council shall have regard for the:

- (a) compatibility of uses,
- (b) potential impact of the proposal on the efficient and effective operations of the existing and planning industry, infrastructure or public purpose, and
- (c) risks, hazards, health and amenity associated with the proposed use being located in proximity to existing and planned industry, infrastructure or public purpose or any other use."

viii). Amending section 6.7.8 to read "When considering applications for planning approval in the Industry, Industrial Development, Transport Development and Light Industry zones Council shall require any buildings to:

- (a) Be set back a minimum of six metres from the front boundary,
- (b) Cover no more than fifty percent of the lot,
- (c) Include building facades comprised of materials to Council's satisfaction,
- (d) Include on-site car parking, wholly or partly within the setback area, with a minimum of one car parking bay for each person employed or normally engaged on the site plus three visitor bays, unless otherwise stipulated in Appendix 7 or section 6.13,
- (e) Provide for the storage of materials not within the front setback unless for a temporary period as determined by Council, and
- (f) Have regard for any other development standard contained in the Policy Manual."

ix). Inserting as section 6.7:

#### **Transport Development Zone**

6.7.24 The purpose of the Transport Development zone is to accommodate the operation of over-sized equipment and services supporting the transport industry.

6.7.25 When considering applications within the Transport Development zone, in addition to the requirements of 4.5, Council must have regard to the following:



- d) the purpose of the zone;
- e) consideration to the size of vehicles, with a preference for larger vehicles;
- f) preference to industries supporting the transport and heavy vehicle industry.

6.7.26 All development requirements related to the Industry zone also apply to the Transport Development zone.

6.7.27 Council may prepare, or require to be prepared, a Development Plan for land within the Transport Development zone. The provisions of subclauses 5.2.2 to 5.2.11 of the Scheme shall apply in relation to the adoption, approval, modification and implementation of any such plan. Although subdivision and development may take place prior to the Scheme maps being amended to reflect the details of Development Plans; the Scheme maps should be amended as soon as practicable following the creation of lots and Crown reserves.

6.7.28 The Development Plan shall address the matters outlined in Appendix 6.

#### **Light Industry Zone**

6.7.29 The purpose of the Light Industry zone is to accommodate for a range of generally small scale industrial development, which exhibit a relatively high standard of design and environmental performance in terms of amenity, noise, emissions and generation of vehicular traffic.

6.7.30 All development requirements related to the Industry zone also apply to the Light Industry zone.

6.7.31 Council may prepare, or require to be prepared, a Development Plan for land within the Light Industry zone. The provisions of subclauses 5.2.2 to 5.2.11 of the Scheme shall apply in relation to the adoption, approval, modification and implementation of any such plan.

6.7.32 The Development Plan shall address the matters outlined in Appendix 6.

- x). Amending section 6.14.5 to read "Within the Industry, Industrial Development, Transport Development and Light Industry zones, any outside area which Council considers may become untidy or is currently untidy when visible from the street shall be screened by a wall, fence or planting, including gates where access is required, to the satisfaction of Council."

- xi). Renumbering the subsequent sections accordingly;
- xii). Inserting the following rows and columns in the Zoning Table and renumbering the Use Classes accordingly:

<b>ZONING TABLE</b>		Transport Development	Light Industry
<b>Residential</b>			
1	Aged or Dependent Persons Dwelling	~	~
2	Ancillary Accommodation	~	~
3	Caretaker's Dwelling	~	~
4	Grouped Dwelling	~	~
5	Holiday Accommodation	~	~
6	Home Occupation	~	~
7	Hotel	~	~
8	Motel	~	~
9	Movable Dwelling	~	~
10	Multiple Dwelling	~	~
11	Residential Building	~	~
12	Rural Settlement	~	~
13	Single House	~	~
14	Transient Workforce Accommodation	~	~
<b>Industry</b>			
15	Abattoir	~	~
16	Agriculture	~	~
17	Arts and Crafts Centre	~	~
18	Intensive Agriculture	~	~
19	Fuel Depot	AA	~
20	Harbour Installation	AA	~
21	Hire Service (Industrial)	P	AA
22	Industry – Cottage	~	P
23	Industry – Extractive	~	~
24	Industry – General	~	~
25	Industry – Light	~	P
26	Industry – Noxious	~	~
27	Industry – Rural	SA	~
28	Industry – Service	~	AA
29	Industry – Resource Processing	~	~
30	Industry - Transport	AA	~
31	Infrastructure	AA	AA
32	Stockyard	~	~
33	Storage Facility/Depot/Laydown Area	SA	~
34	Container Park	P	~
35	Distribution Centre	P	AA
36	Transport Depot	P	~
37	Truck Stop	SA	~
<b>Commerce</b>			
38	Aerodrome	~	~
39	Display Home Centre	~	AA
40	Dry Cleaning	~	P
41	Market	~	AA

42	Motor Vehicle and/or Marine Repair	AA	AA
43	Motor Vehicle and/or Marine Sales or Hire	SA	AA
44	Motor Vehicle and/or Marine Service Station	AA	SA
45	Motor Vehicle and/or Marine Wrecking	~	~
46	Motor Vehicle Wash	AA	AA
47	Office	IP	IP
48	On-site Canteen	IP	IP
49	Outdoor Display	IP	IP
50	Reception Centre	~	~
51	Restaurant (includes café)	~	~
52	Restricted Premises	~	AA
53	Shop	~	~
54	Showroom	~	AA
55	Take-away Food Outlet	~	SA
56	Warehouse	AA	P
<b>Health, Welfare &amp; Community Services</b>			
57	Carpark	P	AA
58	Child Care Service	~	~
59	Community Use	~	~
60	Consulting Rooms	~	~
61	Education Establishment	~	AA
62	Emergency Services	~	AA
63	Funeral Parlour	~	AA
64	Hospital	~	~
65	Juvenile Detention Centre	~	~
66	Medical Centre	~	~
67	Nursing Home	~	~
68	Place of Animal Care	~	SA
69	Place of Public Meeting, Assembly or Worship	~	~
70	Prison	~	~
71	Public Mall	~	~
72	Public Utility	P	P
<b>Entertainment, Recreation &amp; Culture</b>			
73	Equestrian Centre	~	~
74	Entertainment Venue	~	SA
75	Private Recreation	~	AA
76	Public Recreation	~	AA

The symbols used in the zoning table have the following meanings:

- P** The development is permitted by the Scheme
- AA** The development is not permitted unless the Council has granted planning approval
- SA** The development is not permitted unless the Council has granted planning approval after giving notice in accordance with clause 4.3
- IP** The development is not permitted unless the use to which it is put is incidental to the predominant use as decided by Council
- ~** A development that is not permitted by the Scheme

xiii). Inserting the following definitions in Appendix I – Definitions

**“container park”** means land, including outbuildings, used for the receiving, interim storage and forwarding of containers used for the transporting of equipment, goods and products, materials or similar either by sea, road or rail transport.

**“distribution centre”** means regional premises, building and land, used for the receipt and wholesale distribution of retail goods and products by air, sea, road or rail to retail, showroom and warehouse outlets.

**“fuel depot”** means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel, but does not include a service station and specifically excludes the sale by retail.

**“industry – transport”** means an industry which involves road, rail, air or sea freight transportation and includes supporting transport related industries providing services including fabrication and/or engineering of parts and components to the transport industry.

**“transport depot”** means land and buildings used or intended to be used for the transfer of goods or persons from one motor vehicle to another motor vehicle for hire or reward, or for the storage of goods delivered by road transport, and includes the maintenance, repair, garaging, parking or storage of such vehicles.

**“truck stop”** means land used for the parking of motor vehicles used for carrying goods, and may include facilities for ancillary accommodation of drivers and the retail sale of petroleum products and convenience goods, but excludes the garaging, management, and repair of any motor vehicle.

xiv). Amending the **“storage facility/depot/laydown area”** definition in Appendix I - Definitions to read:

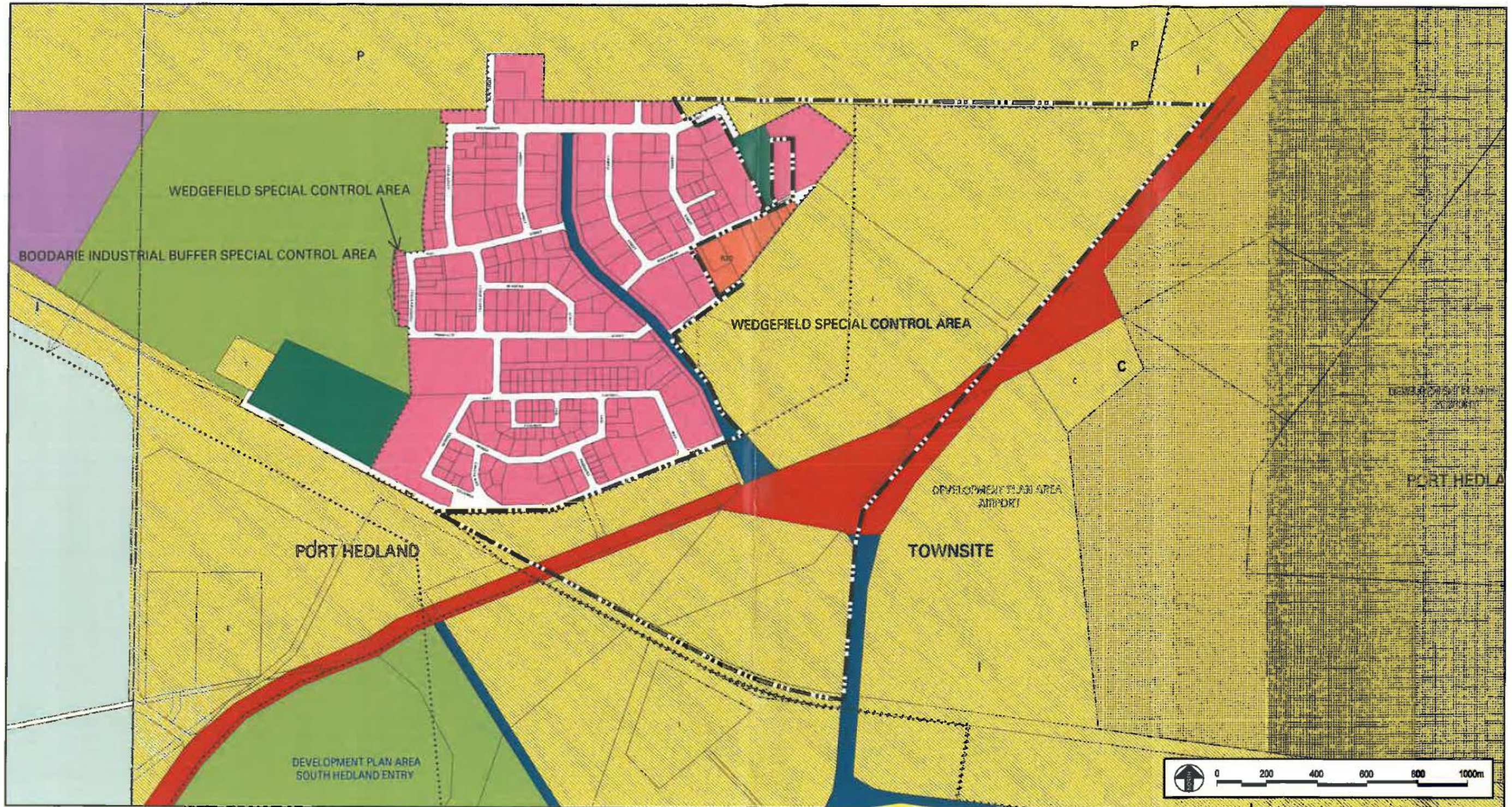
**“storage facility/depot/laydown area”** – any land, buildings or other structures used for the storage and transfer of goods including salvaged items, the assembling of prefabricated components of products and includes milk depots, earthworks contracting yards and salvage yards.

xv). Amending Appendix 5 – Development Plan Areas to show the **“Wedgefield Industrial Estate”** as per the modified Appendix 5 – Development Plan Areas plan.

xvi). Amending the Scheme Map accordingly.







**EXISTING ZONING PLAN**  
**WEDGEFIELD INDUSTRIAL ESTATE**

Base data supplied by Landgate  
Aerial Photography dated October 2008, accuracy +/- 4m, Projection MGA Zone 50

Areas and dimensions shown are subject to final survey calculations. All cartageways are shown for illustrative purposes only and are subject to detailed engineering design.

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**LEGEND**

**Wedgefield Industrial Estate Development Plan Area**

**LOCAL SCHEME RESERVES**

- 1. ENVIRONMENTAL RESERVE
- 2. LOCAL ROAD
- 3. OPEN SPACE RESERVE
- 4. OTHER PUBLIC PURPOSE
- 5. AIRPORT
- 6. PORT HEDLAND
- 7. SOUTH HEDLAND ENTRY

**ZONES**

- 1. WEDGEFIELD SPECIAL CONTROL AREA
- 2. BOODARIE INDUSTRIAL BUFFER SPECIAL CONTROL AREA
- 3. DEVELOPMENT PLAN AREA SOUTH HEDLAND ENTRY
- 4. PORT HEDLAND
- 5. TOWNSITE

**OTHER**

- 1. AIRPORT
- 2. HIGHWAY
- 3. LOCAL ROAD
- 4. PORT HEDLAND
- 5. SOUTH HEDLAND ENTRY

**BOUNDARIES**

- 1. LOCAL ROAD
- 2. PORT HEDLAND
- 3. SOUTH HEDLAND ENTRY

**BOUNDARIES**

- 1. LOCAL ROAD
- 2. PORT HEDLAND
- 3. SOUTH HEDLAND ENTRY

LandCorp CLIENT  
1:18,000@A3 SCALE  
27 November 2008 DATE  
3414\_1-1-018b\_SA.dgn PLAN No  
b REVISION  
T.C. PLANNER  
R.F. DRAWN  
N.T. CHECKED

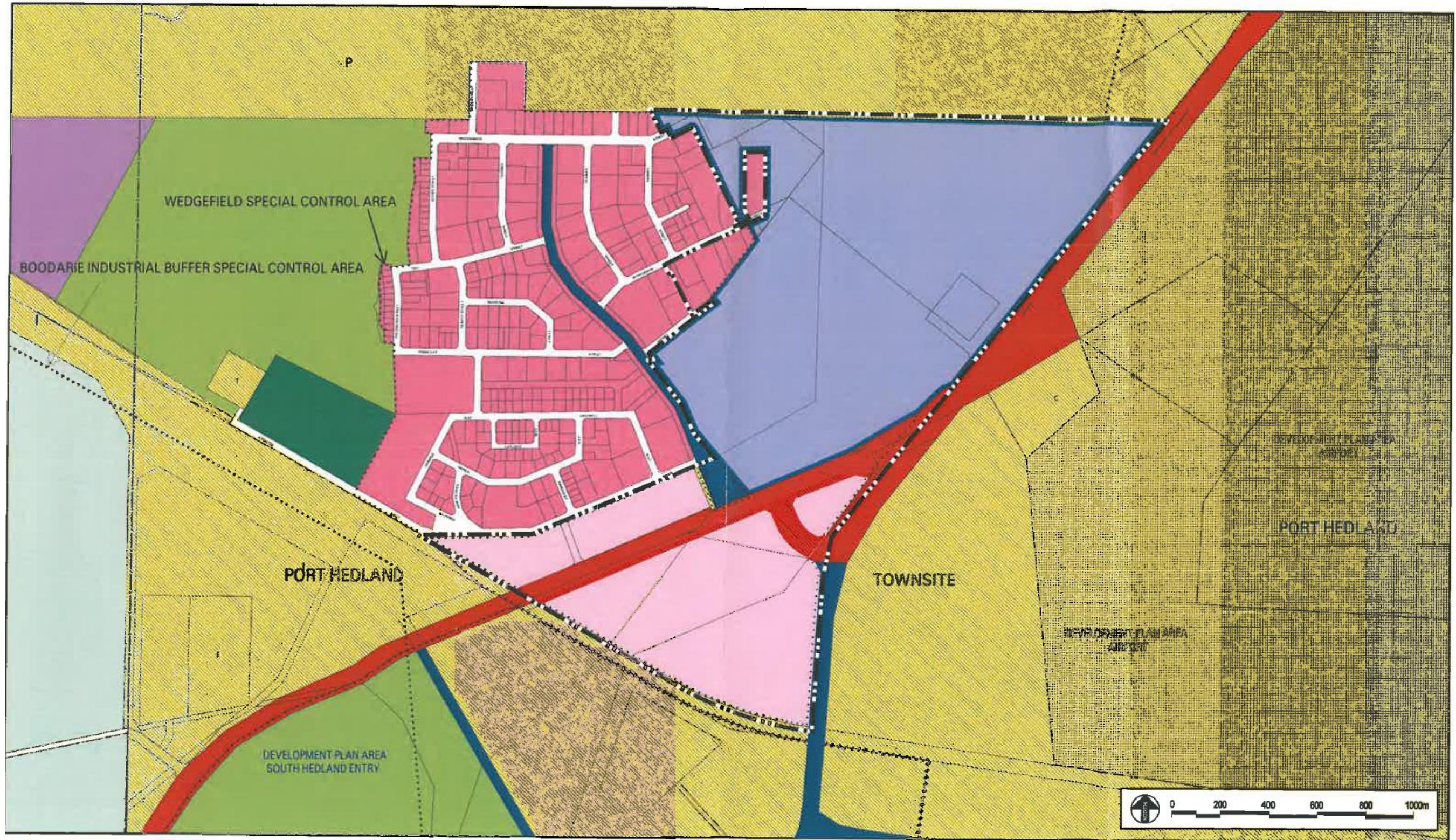
**RPS koltasz smith**

TOWN PLANNING PROJECT MANAGEMENT URBAN DESIGN DEVELOPMENT CONSULTING

141 Burrewood Road BURWOOD WA 6100 Tel: (08) 9486 2222 Fax: (08) 9486 2233  
PO Box 127 BURWOOD WA 6100 Email: perth@ksep.com.au

PLAN 3





**PROPOSED ZONING PLAN - TPS 5  
WEDGEFIELD INDUSTRIAL ESTATE**

**LEGEND**

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Areas and dimensions shown are subject to final survey calculations.  
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.  
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<b>LOCAL SCHEME RESERVES</b> CONSERVATION RESERVE TO PROTECT THE LANDSCAPE OR VISUAL AMBience ENVIRONMENTAL RESERVE TO PROTECT AN ECOSYSTEM OR NATURAL AREA RECREATION RESERVE TO PROTECT AN AREA OF RECREATIONAL VALUE		<b>ZONES</b> GENERAL PURPOSE COMMERCIAL GENERAL PURPOSE INDUSTRIAL COMMUNITY RESIDENTIAL RECREATION PUBLIC USE		<b>OTHER</b> LOCAL GOVERNMENT LOCAL GOVERNMENT RESERVE LOCAL GOVERNMENT LAND LOCAL GOVERNMENT LAND		LOCAL GOVERNMENT RESERVE LOCAL GOVERNMENT LAND LOCAL GOVERNMENT LAND	
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LandCorp : CLIENT  
 1:15,000@A3 : SCALE  
 16 November 2009 : DATE  
 3414\_1-1-018c\_SA.dgn : PLAN No  
 c : REVISION  
 T.C. : PLANNER  
 L.W. : DRAWN  
 N.T. : CHECKED

**RPS koltasz smith**  
 TOWN PLANNING PROJECT MANAGEMENT URBAN DESIGN DEVELOPMENT CONSULTING  
 141 Burrwood Road BURSWOOD WA 6100 Tel. (08) 9486 2222 Fax. (08) 9486 2233  
 PO Box 127 BURSWOOD WA 6100 Email:perth@kasp.com.au

PLAN 4







**11.2          Engineering Services**

Nil.