



**Shire of Gnowangerup
Local Planning Scheme No. 2
Scheme Amendment No. 13**

**Lots 30 & 31 House Street,
Lot 1 Aylmore Street & Lot 8 Formby Street,
Gnowangerup**

Prepared by Edge Planning & Property for Duraquip Pty Ltd

www.edgeplanning.com.au

January 2020

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

SHIRE OF GNOWANGERUP LOCAL PLANNING SCHEME No. 2

AMENDMENT No. 13

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 Lot 30 and Pt. Lot 31 House Street, Gnowangerup from Residential zone to Industry zone.
2. Rezoning Lot 1 Aylmore Street and Lot 8 Formby Street, Gnowangerup from Residential zone to Light and Service Industry zone.
3. Removing the R20 density code from the lots.
4. Amending the Scheme Map accordingly.

Determines Amendment No.13 is a complex amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* on the basis it is:

- a) an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission.

Dated this _____ day of _____ 2020

Chief Executive Officer

Date

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PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. **LOCAL GOVERNMENT:** Shire of Gnowangerup
2. **DESCRIPTION OF LOCAL PLANNING SCHEME:** Local Planning Scheme No. 2
3. **TYPE OF SCHEME:** Local Planning Scheme
4. **SERIAL NUMBER OF AMENDMENT:** 13
5. **PROPOSAL:**
 - i) Rezoning Lot 30 and Pt. Lot 31 House Street, Gnowangerup from Residential zone to Industry zone.
 - ii) Rezoning Lot 1 Aylmore Street and Lot 8 Formby Street, Gnowangerup from Residential zone to Light and Service Industry zone.
 - iii) Removing the R20 density code from the lots.
 - iv) Amending the Scheme Map accordingly.

REPORT BY THE SHIRE OF GNOWANGERUP

1. INTRODUCTION

The Shire of Gnowangerup seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to rezone four Residential zoned lots to 'Industry' and 'Light and Service Industry' zone (to be called the 'site').

The purpose of this report and associated plans are to explain the proposal and set out the planning merits of the Amendment. Inclusion of all of Lot 31 House Street within the 'Industry' zone will reflect long established usage of this portion of the site and will reduce the potential for land use conflict. Creating a Light and Service Industry zone, on portion of the site, provides an appropriate transition use between the Industry zone and the Residential zone.

More detailed planning and investigations will occur at the Development Application and Building Permit stages.

2. BACKGROUND

2.1 Cadastral details

A copy of the Certificates of Title are provided in Attachment 1. Cadastral details for the site are summarised below in Table 1.

Lot	Diagram	Volume	Folio	Area	Owner
Lot 30 House Street	70024	2800	374	3416m ²	Cahejo Pty Ltd
Lot 31 House Street	70024	2800	375	10215m ² . The portion subject to the Amendment is 1699m ² .	RH Richardson EM Richardson
Lot 1 Aylmore Street	26234	1263	119	2139m ²	Cahejo Pty Ltd
Lot 8 Formby Street	65728	1658	796	1259m ²	Cahejo Pty Ltd

2.2 Regional context

The site is in the Shire of Gnowangerup and is located within the Gnowangerup townsite.

Gnowangerup is located 365 kilometres south-east of Perth, 156 kilometres north of Albany and 85 kilometres south-east of Katanning. Gnowangerup is a district centre in the Great Southern Region. The town provides a range of services and facilities to residents and visitors.

2.3 Local context

The site is within the Gnowangerup townsite and is located approximately 550 metres south-west of the Gnowangerup town centre (see Attachment 2).

The site adjoins and is near a range of uses including industry, residential and community. The site adjoins the Gnowangerup Industrial Area, which includes businesses such as panel beaters, buildings supplies, transport depot and manufacturing. Attachment 3 shows the Context Plan.

From a spatial perspective, the rezoning of the site will provide a logical extension to providing additional industrial land (to be zoned 'Industry' and 'Light and Service Industry') without causing adverse amenity impacts to the locality. Creating a Light and Service Industry zone, on portion of the site, provides an appropriate transition use between the Industry zone and the Residential zone.

2.4 Physical characteristics

The site is outlined in Attachment 4 and has the following characteristics and features:

- it contains a dwelling and a portion is used for commercial storage. Otherwise, the site is essentially vacant;
- it has previously been cleared of remnant native vegetation and contains limited trees;
- the site has a gentle gradient which slopes from approximately 265 metres AHD on the western boundary to 262 AHD on the eastern boundary;
- the *Katanning Area Land Resources Survey (2000)*, by the Department of Agriculture and Food, sets out that the site is contained within the Upper Pallinup System and the Upper Pallinup Subsystem (Up1). The subsystem relates to the upper slopes and hillcrests. It contains duplex sandy gravels and grey deep sandy duplex soils with minor areas of deep sandy gravels; and
- it is not on the Department of Water and Environmental Regulation's Contaminated Site Database.

The site adjoins Duraquip which is located on Lot 31 House Street and Lot 103 Cecil Street. Duraquip is a substantial manufacturing operation. Further details are outlined in section 2.7.

2.5 Existing services

2.5.1 Roads

The site adjoins three sealed roads in House, Aylmore and Formby Streets. Duraquip also adjoins Cecil Street which provides the key access by larger vehicles to/from Duraquip.

2.5.2 Drainage

The site drains towards the north-east.

2.5.3 Water supply

The site is connected to the reticulated water system.

2.5.4 Wastewater disposal

The site is connected to the reticulated sewerage system.

2.5.5 Power and Telecommunications

Power and telephone services are currently available to the site.

2.6 Heritage

The Department of Planning, Lands and Heritage's Aboriginal Heritage Inquiry System at <https://maps.daa.wa.gov.au/ahis/> reveals there are no Registered Aboriginal Sites applying to the subject land. Registered Aboriginal Site 4429 is located to the west of the site. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* 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 Gnowangerup Municipal Inventory* or on the Shire's Heritage List.

2.7 About Duraquip Pty Ltd

Duraquip is a Gnowangerup owned and operated manufacturing firm that is dedicated to supplying quality, innovative transport equipment solutions for the transport, mining, agricultural, industrial and earthmoving industries. Duraquip manufacture transport equipment including trailers, tippers, dollies, wheels and accessories. Duraquip provide a wide range of services including 3D design, in-house manufacturing, blasting and painting.

Duraquip are a major Gnowangerup business employing 24 full-time staff, 1 part-time staff and 1 trainee. They also support several other local businesses and contractors.

2.8 Council resolution

Duraquip/Garry Richardson (trading under Cahejo Pty Ltd) recently acquired Lot 8 Formby Street from the Shire. The Council at its Ordinary Meeting on 27 September 2018 supported the disposal of Lot 8 to Garry Richardson. The agenda report noted Mr Richardson intended to seek an industrial rezoning over Lot 8 Formby Street and other adjoining lots.

3. PLANNING FRAMEWORK

3.1 Overview

The following section will outline how the Amendment suitably addresses relevant planning policies, strategies, plans and the *Shire of Gnowangerup Local Planning Scheme No. 2*. These documents consider key planning, environmental, servicing and economic development matters.

3.2 State planning framework

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

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy highlights the importance of job creation and supports developing strong and resilient regions. The Strategy also supports the availability of project-ready industrial land, including buffers and infrastructure, which is a key component for economic development. Table 2 - A strategic approach to economic development - outlines the aspiration that 'Suitable land is allocated and zoned for enterprises, business and industry, including project ready industrial lands, buffer and infrastructure';
- *State Planning Policy 1 State Planning Framework Policy*;
- *State Planning Policy 2 Environment and Natural Resources*;
- *State Planning Policy No. 2.9 Water Resources*;
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas* – the site is not classified as a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>;
- *State Planning Policy No. 3 Urban Growth and Settlement*;
- *State Planning Policy 4.1 State Industrial Buffer Policy*; and
- 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 supports a diverse and adaptive economy including a growing industrial sector. The Framework recognises the importance of business development and job creation and it supports the provision of additional industrial land and precincts. The Framework identifies Gnowangerup as a district centre. District centres provide services and facilities for the local community and the rural population in their local hinterland.

3.3.2 Great Southern Regional 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 supports growing the region's population, promoting a vibrant economy and growing the economy.

The Blueprint supports the provision of serviced industrial land to attract increased industry activity. In particular, the Blueprint states 'Other areas identified as needing more industrial land include Denmark, Mount Barker, Gnowangerup and Cranbrook'

(page 46). Transformational Project 4: Avenues to Opportunity relates to transport and industry hubs.

3.4 Local planning framework

3.4.1 Shire of Gnowangerup Local Planning Strategy (2014)

The LPS guides the vision and long-term land use planning direction for the district. The LPS was originally endorsed by the WAPC on 26 May 2009 and then updated and endorsed by the WAPC on 12 August 2014. The LPS review focused on proposed industrial development in the Gnowangerup townsite, given 'there is a chronic shortage of zoned industrial land within the south western portion of the townsite' (page 5).

Section 3.2.3 of the LPS sets out recommendations for the location, design and requirements in establishing industrial development. The LPS supports the provision of a sufficient supply of project ready industrial land of various types (e.g. general industry, light industry and land for transport logistics and laydown) which are in consolidated industrial areas. As such, the Amendment is consistent with various LPS objectives and recommendations.

The Gnowangerup Strategy Plan (Figure 9) shows principal land uses, however it is not a zoning map. Figure 9 reflects the current zoning for the site which is 'Residential', shows the established Duraquip factory as 'Industry' and shows some additional areas south of Quinn Street as 'Industry'. Accordingly, the Amendment is not consistent with this component of the endorsed LPS. Based on advice on 3 January 2020 from the Department of Planning, Lands and Heritage, the Amendment is determined to be a complex amendment.

The Gnowangerup Strategy Plan shows the largest additional industry area is Lot 347 Quinn Street (Reserve 28654). While Lot 347 is 17.18 hectares, it is constrained by tenure (a Shire reserve and not freehold land), it is not serviced, it contains areas of native vegetation and there are associated bushfire risks. The land is part of the State Government's RDAP program although it is expected that it will take considerable time to address these and other issues to facilitate 'shovel ready' industrial land that is suitable for the private sector. In the meantime, this minor Amendment will enable the continued growth of Duraquip. The Amendment can also address other LPS objectives including addressing land use compatibility with adjoining and nearby residents.

3.4.2 Shire of Gnowangerup Local Planning Scheme No. 2

The site is zoned 'Residential' in the *Shire of Gnowangerup Local Planning Scheme No. 2* (LPS2).

As outlined below, the current split zoning of Lot 31 House Street does not fulfil LPS2 objectives to provide separation between industry operations and residential areas.

Sections of LPS2 relevant to the Amendment include:

- Clause 1.6, the aims of the Scheme, include to:
 - ensure there is sufficient supply of serviced and suitable land for housing, employment and commercial activities;
 - assist employment and economic growth by facilitating the timely provision of suitable land for industrial developments; and
 - safeguard and enhance the character and amenity of the built and natural environment of the Shire;

- Clause 4.2 outlines zone objectives. The objective for the 'Industry' zone is 'To provide for manufacturing industry, the storage and distribution of goods and associated uses, which by the nature of their operations should be separated from residential areas.' The objective for the Light and Service Industry zone is 'To provide for light and service industries and associated uses which are compatible with residential uses.'
- Table 1 – Zoning Table, shows that a broader range of industrial and associated uses, with greater impacts on sensitive uses, can be considered in the Industry Zone compared to the Light and Service Industry zone. As shown in Table 1 of LPS2, the uses in the Light and Service Industry zone are 'low key', largely commercial and are intended to be an interface between the Industry zone and sensitive uses. Significantly, the use of 'industry-general' is not permitted in the Light and Service Industry zone.
- Clause 5.12, Development within the Industry Zone, outlines:
 - '5.12.1 The impact of development within the Industry zone is to be contained within the extent of that zone in terms of odour, electrical interference, fumes, service, vapour, steam or other potentially negative outputs.
 - 5.12.2 Subdivision within the Industry zone is to be in accordance with a guide plan adopted by the local government which provides for remnant vegetation protection and waterway protection and where considered appropriate by the local government, visual amenity as viewed from Residential zones and public roads to the local government's satisfaction.'

Given the above, the Amendment is consistent with LPS2. This includes it will address the site's zoning and will create an appropriate interface zoning (Light and Service Industry) between the Industry zone and sensitive residential uses. Further, the site is appropriately located for industrial development and it will address the aims and objectives of LPS2.

3.4.3 Local Planning Policies

The Council has endorsed several Local Planning Policies. Various policies are of relevance to the future use and development of the site including industrial design guidelines and signage.

3.4.4 Shire of Gnowangerup Strategic Community Plan 2017 - 2027

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The vision is 'A progressive inclusive and prosperous community built on opportunity.'

There are six key result areas (themes) which include sustainable business growth. An objective is to 'Actively support and develop existing business and attract new local business.'

The Amendment is consistent with the vision and objectives of the Strategic Community Plan.

3.5 Planning framework implications for Amendment

Common themes of the policies, strategies, plans and LPS2 and their implications for the Amendment include:

- addressing land use compatibility;
- supporting sustained growth, job creation and economic development;

- promoting industrial development in appropriate locations;
- there is a shortage of serviced industrial land in the south-west section of the Gnowangerup townsite, noting the constraints with Lot 347 (Reserve 28654) Quinn Street;
- as set out in LPS2, the Light and Service Industry zone promotes low key, largely commercial and light industrial uses. The Light and Service Industry zone is intended to be an interface between the Industry zone and sensitive uses. Significantly, the use of 'industry-general' is not permitted in the Light and Service Industry zone;
- supporting local communities and local economies;
- addressing key environmental assets and bush fire 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.

4. AMENDMENT PROPOSAL

4.1 Proposed scheme amendment

The Amendment proposes to rezone four Residential zoned lots to 'Industry' and 'Light and Service Industry'. The purpose of this Amendment will facilitate the expansion of Duraquip's operations, along with buffering existing dwellings with the proposed Light and Service Industry zoning.

4.2 Indicative Site Development Plan

In support of the Amendment, an Indicative Site Development Plan is provided in Attachment 5 which conceptually shows how the site could be developed. The Indicative Site Development Plan has considered the site's context, including adjoining and nearby land uses, considered the future requirements of Duraquip and considered land use compatibility. In addition to the existing development and uses associated with Duraquip's operations, the proposal is to:

- retain the existing buildings with the suggested uses outlined on the plan;
- show buffers/setbacks to off-site uses;
- provide storage and low-key uses in the portion of the site to be zoned 'Light and Service Industry';
- provide generous parking areas;
- install screen fencing; and
- upgrade landscaping and replanting.

The Indicative Site Development Plan will be refined at the Development Application stage.

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

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

5.2 Planning suitability of proposed uses

The site is suitable for general industry (for portion of the property), light/service industry and storage uses for reasons including:

- it is consistent with the planning framework;
- the uses are complementary to existing uses on the adjoining Duraquip site. There are also appropriate buffers and mitigation measures to off-site dwellings including the proposed Light and Service Industry zoning;
- the site is located between land zoned 'Industry' to the south and 'Residential' to the north and the proposed zoning provides a suitable interface between the zones and existing uses;
- it builds on existing development on the Duraquip site and consolidates their operations;
- traffic impacts will be manageable, and traffic can readily be accommodated on local roads. Light/domestic vehicles associated with Duraquip's operations will predominantly use Aylmore Street and Formby Street, while large vehicles will predominantly access Duraquip via Cecil Street;
- vehicles can enter and leave the site in a forward gear;
- car parking will be provided on-site;
- it is gentle sloping land on suitable soil types;
- the development will be appropriately serviced;
- the site has been previously cleared and it contains limited environmental assets;
- there will be no environmental or landscape impacts;
- the site is not subject to heritage constraints nor is it located in a public drinking water source area;
- the proposal will complement Gnowangerup increasing its overall viability, vitality and prosperity, increasing the economic viability of existing services and adding to the range of services that can be provided;
- it will support the local economy by providing employment opportunities; and
- future uses and development require the submission of a Development Application and addressing relevant planning considerations.

Further details relating to the site's suitability for the proposed additional uses are outlined in this section and summarised in Table 2.

5.3 Compatibility with adjoining and nearby land uses

A key planning requirement is separating potentially conflicting land uses. This section outlines how the Amendment is compatible with adjoining and nearby land uses.

The proposed uses on the Amendment site incorporate general industry, light industry and storage. No gaseous and particulate emissions are expected from site operations. 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.

It is expected the main impacts of Duraquip's existing and future proposed operations relate to noise. The sources of noise could be from grinding, welding, cutting, panel beating, or noise associated with the spray painting process include pumps, compressors, compressed air and spray booths.

A range of noise management measures include insulation of the building, no openings facing the residential area and restricting operations to normal business hours i.e. no working after 7:00 pm. To further quantify this issue, Lloyd George Acoustics provided preliminary comments in 2010, relating to the previously approved and gazetted Scheme Amendment No. 2 (see Attachment 6). The noise management measures are still applicable to future expansion of Duraquip's operations.

It is recommended that the design of any extension to the buildings consider specific measures to ensure any noise that occurs within the factory has minimal impact on neighbouring properties. Accordingly, noise management measures can be addressed at the Development Application and Building Permit stages.

Environmental Protection Authority Guidance Statement No. 3 provides recommendations on separation distances for industrial and sensitive land uses. The purpose of EPA Guidance Statement No. 3 is to outline generic setback distance distances between industrial and sensitive land uses, in order to ensure that the impacts of industrial development do not adversely affect the amenity and enjoyment of sensitive land uses.

The use of transport equipment manufacturing is not listed in the Guidance Statement. By way of comparison, Guidance Statement No. 3 outlines the following generic buffers:

- automotive spray painting - 200 metres;
- boat building - 200 – 500 metres;
- metal coating - 200 metres;
- metal fabrication (sheet metal products) - 500 metres;
- metal finishing - 500 metres;
- transport depot - 200 metres.

As stated on Page 2 of the EPA's Guidance Statement No. 3:

'In line with the requirements of the EP Act, it is necessary for individual industrial developers to take all reasonable and practicable measures to prevent or minimise emissions from their premises. It is generally expected that, through appropriate site layout, design of facilities, and the implementation of engineering and process controls, emissions from an individual industrial land use can be prevented from causing an adverse environmental impact beyond the boundaries of the particular site or beyond the boundaries of an industrial estate.'

It is noted that Amendment 2, which rezoned a portion of former Lot 106 Aylmore Street from 'Residential R20' to 'Industry', was gazetted on 10 December 2010. Amendment 2 was supported by advice from Lloyd George Acoustics (see Attachment 6).

The Amendment is compatible with adjoining and nearby land uses/development. The reasons include:

- compared to the current zoning, which includes Lot 31 House Street having a split Industry and Residential zoning, the Amendment proposes an 'Industry' zone

further from land zoned 'Residential'. The Amendment also proposes a 'Light and Service' zone where the site adjoins dwellings not owned by Duraquip;

- industrial land currently adjoins residential land in various parts of the Gnowangerup townsite including Duraquip's existing operations;
- the existing business has already been operating for several years with no complaints or issues arising;
- an appropriate buffer is provided to existing off-site dwellings as outlined on the Indicative Site Development Plan;
- proposed screen fencing and landscaping – as outlined on the Indicative Site Development Plan, screen fencing is proposed between the industrial area and adjoining dwellings, while landscaping is proposed on the Aylmore Street and House Street frontages. These measures will assist in conserving residential amenity;
- there is a requirement for industrial operators to appropriately manage their operation and control their impacts on their own property in accordance with standard practice and legal principles;
- the Amendment proposes a transition from industrial operations potentially requiring off-site buffers (i.e. 'General Industry') to operations containing emissions on-site (i.e. 'Light and Service Industry'). The Light and Service Industry zone provides an appropriate transition use between the Industry zone and the Residential zone;
- the Duraquip factory is approved on the southern portion of the property fronting Cecil Street, which is zoned 'Industry'. As outlined on the Indicative Site Development Plan, the portions of the Amendment site adjoining off-site dwellings will be used for ancillary storage, manoeuvring and parking purposes;
- House Street and Aylmore Street provide a buffer. Currently, House Street provides a buffer to Duraquip's existing operations;
- as is the case in various small country towns, many industrial premises are in proximity or directly opposite sensitive land uses such as dwellings. There is an existing successful operation of industrial land uses adjacent or opposite to sensitive land uses in Gnowangerup, including in the vicinity of Aylmore and House Streets;
- the impact of development must be contained within the extent of that zone in terms of odour, electrical interference, fumes, service vapour, steam or potentially negative outputs. This will be assisted with the proposed 'Light and Service Industry' zone which will ensure that all emissions resulting from onsite operations do not adversely impact the amenity of the locality;
- any future operations within the Amendment site are required to control emissions on-site and this will be further assessed through the Development Application process. LPS2 outlines development control provisions which provide adequate controls to ensure the appropriate use and development within the 'Industry' and 'Light and Service Industry' zones; and
- conditions imposed by the Shire through development approvals will assist to control the impacts of industrial and associated uses.

5.4 Managing bushfire risks and addressing emergency management

The site is not classified as a Bushfire Prone Area as outlined at <https://maps.slip.wa.gov.au/landgate/bushfireprone>. While noting this, a range of measures will assist to lower bushfire risks including provision of appropriate water supplies, nearby fire hydrants, low-fuel areas around buildings and multiple access/escape routes. The site is also close to Gnowangerup's Emergency Evacuation Centre at the Sports Complex on Strathaven Road.

5.5 Landscape enhancement

The site and area are characterised by a mix of land uses including industry, residential and community. The site contains limited trees and shrubs.

As set out in the Indicative Site Development Plan, it shows proposed screen fencing and landscaping. Replanting will improve the site's landscape character.

5.6 Environmental impact

It is expected future development will have manageable environmental impacts given the site is cleared, stormwater can be effectively managed, new development will be connected to reticulated sewerage and landscaping is proposed.

Dust impacts from driveways and car parking areas should be minimal due to appropriate separation to off-site residential properties. If required, in certain times of the year, there may be the need to adopt suitable measures to control dust including water binding.

The proposed development is expected to produce minimal noise impacts noting Duraquip's existing operations. There are opportunities to reduce noise impacts through carefully locating development (as outlined on the Indicative Site Development Plan). In any event, all development is required to comply with the *Environmental Protection (Noise) Regulations 1997*.

5.7 Traffic and car parking

The Amendment site adjoins the sealed House, Aylmore and Formby Streets. Large vehicles will predominantly access Duraquip via Cecil Street.

Based on the Indicative Site Development Plan:

- the site can provide considerable on-site car parking;
- the development will have limited impacts on local roads, including on traffic flow;
- the existing road network and intersections have sufficient capacity to address traffic generation from the proposed development;
- most heavy vehicle traffic to/from Duraquip will be via Cecil Street, with only a small percentage of traffic (light/domestic) on other streets. Accordingly, most traffic to/from Duraquip will not go past residential properties; and
- car parking and vehicular manoeuvring will enable vehicles to enter and leave the site in a forward gear.

The site is near the Gnowangerup townsite and there are opportunities to promote cycling to/from the site. There are opportunities to provide bicycle parking on the site via storage areas and/or bike racks. This can be addressed at the Development Application stage.

5.8 Services

Future development is required to be appropriately serviced including being connected to reticulated water and sewerage.

5.9 Stormwater management

The development will create manageable stormwater implications and there is the opportunity to revegetate where appropriate.

The landowner is required to appropriately manage stormwater to the satisfaction of the local government. This is expected to adopt a water sensitive design that seeks to detain, slow down and treat peak flows that especially addresses 'first flush' run off treatment.

The development will harvest the stormwater from the buildings for reuse within their operations and as required for firefighting purposes. Additionally, there are various opportunities for other water sensitive initiatives such as utilising water-efficient fixtures and fittings and encouraging water wise practices.

5.10 Supporting the local economy

Approval and implementation of the Amendment will have various economic benefits including supporting local employment, supporting local services, assisting in a more sustainable local economy and it will add to Gnowangerup's overall viability, vitality and prosperity. A growing and more diverse industrial base will provide an important foundation for the future economic base of the community. This is consistent with the planning framework which promotes employment and economic growth in Gnowangerup.

Development of the site as proposed will generate economic activity and provide significant employment opportunities in Gnowangerup.

Duraquip are a major Gnowangerup business and employ 24 full-time staff plus part-time staff and trainees. Duraquip 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 Duraquip.

5.11 Planning justification

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

Table 2 – Summarised Planning Justification

Strategic	Land Use Planning	Environment and Landscape	Transport and Servicing	Economic and Community
The Amendment is consistent with the planning framework.	There are appropriate buffers and mitigation measures.	The site contains no environmental assets and will not create environmental impacts.	Traffic impacts can be readily accommodated on local roads.	It will promote job creation by supporting the development of Gnowangerup and assist to diversify and grow the local economy.
Future development will reinforce Gnowangerup as a district centre.	The site is suitable and capable for industrial and storage uses.	The site is not within a bushfire prone area.	Safe vehicular access can be achieved between the site and local roads.	The development will generate economic activity.
The site is well located for industrial and storage uses including it is compatible with adjoining and nearby uses.	Development will be effectively controlled through LPS2 provisions.	There are opportunities to enhance the site's amenity through replanting and landscaping.	Car parking will be provided on-site.	The proposal will assist in enhancing Gnowangerup and assist in creating jobs. This includes adding to its overall viability, vitality and prosperity and adding to the range of services that can be provided.
The introduction of the Light and Service Industry zone, between the Industry zone and sensitive uses, represents orderly and proper planning.	The Indicative Site Development Plan provides a co-ordinated approach with existing and proposed development.	There are no heritage constraints nor is it located in a public drinking water source area.	The site is well located for cycling.	
	The Amendment removes dual zoning on Lot 31 House Street.		The site is appropriately serviced.	

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 and that the site is both suitable and capable of accommodating 'Industry' and 'Light and Service Industry' zoning and associated development.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment.

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF GNOWANGERUP

LOCAL PLANNING SCHEME No. 2

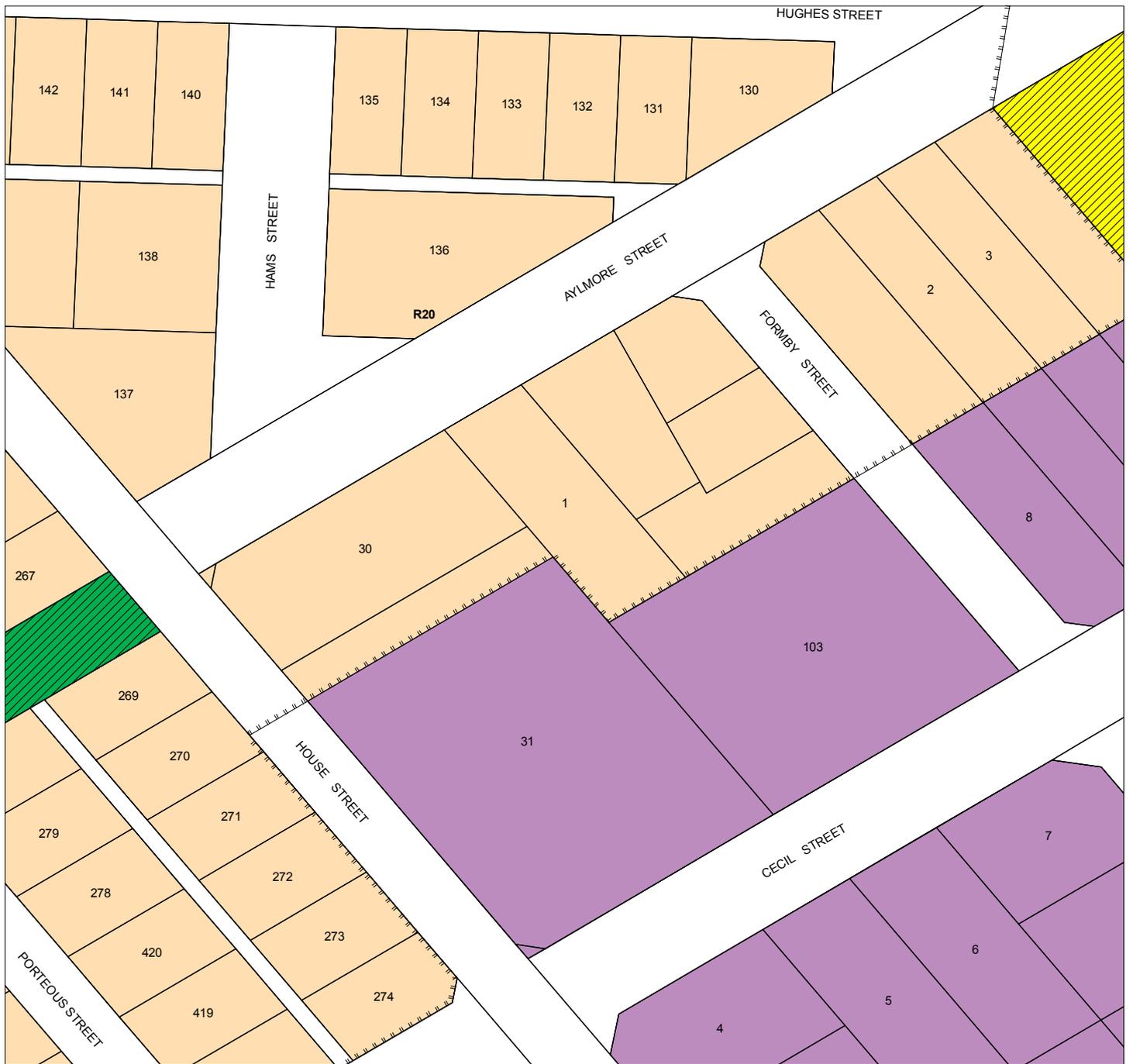
AMENDMENT No. 13

The Shire of Gnowangerup 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 Lot 30 and Pt. Lot 31 House Street, Gnowangerup from Residential zone to Industry zone.
2. Rezoning Lot 1 Aylmore Street and Lot 8 Formby Street, Gnowangerup from Residential zone to Light and Service Industry zone.
3. Removing the R20 density code from the lots.
4. Amending the Scheme Map accordingly.

Determines Amendment No.13 is a complex amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* on the basis it is:

- a) an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission.



EXISTING SCHEME MAP

Legend

-  Cadastre with Lot number
-  Recreation
-  Scheme boundary
-  Road
-  R Codes
- LPS Zones**
-  Industry
-  Residential
- LPS Reserves**
-  Public purposes



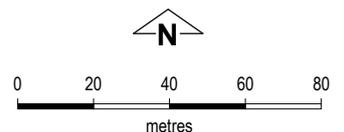
**Department of Planning,
Lands and Heritage**

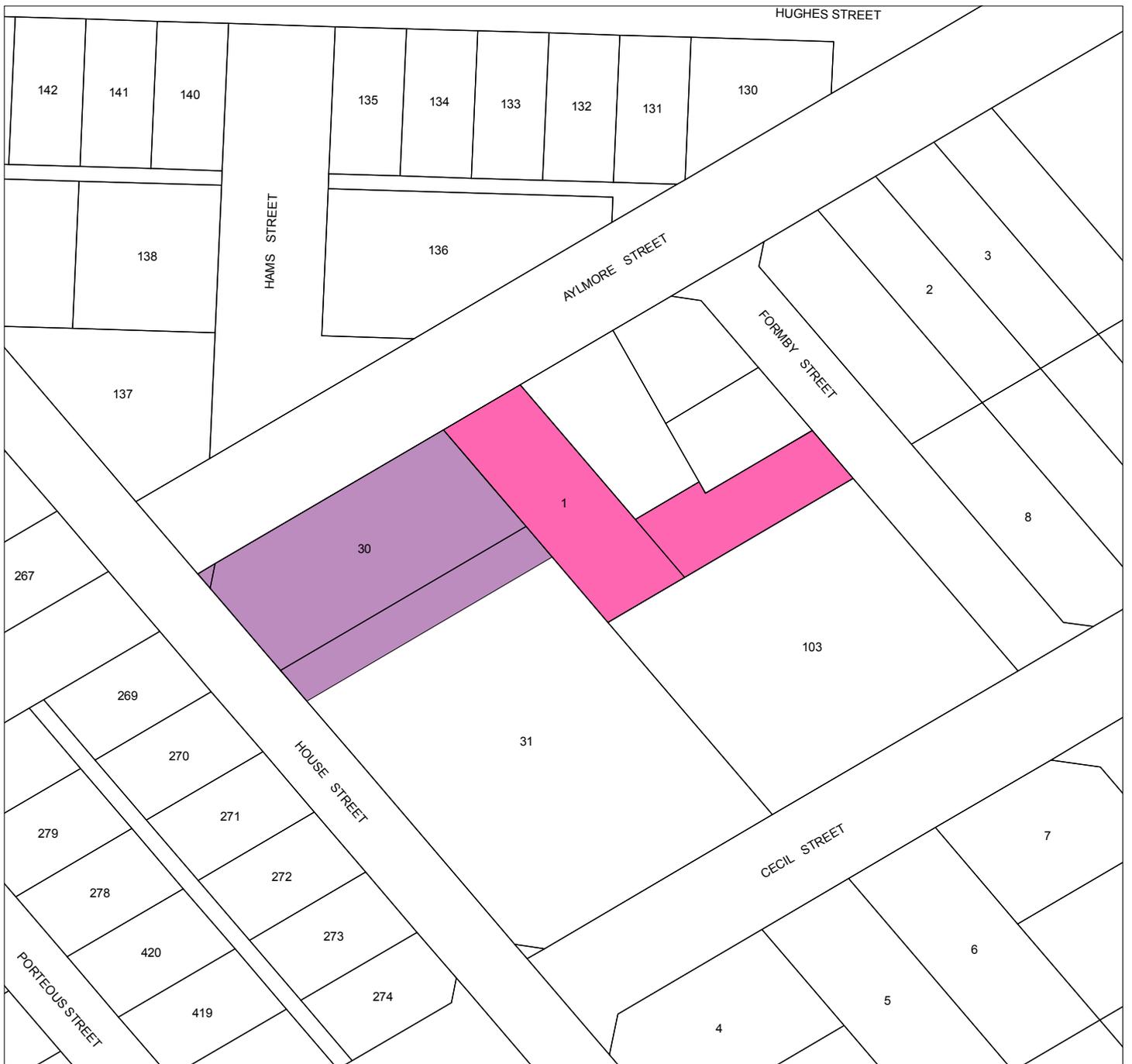
Produced by Geospatial Research and Modelling,
Department of Planning, Lands and Heritage, Perth WA
Base Information supplied by Western Australian
Land Information Authority SLIP 1096-2018-1

Shire of Gnowangerup

Local Planning Scheme No. 2

Amendment No. 13





PROPOSED SCHEME AMENDMENT MAP

Legend

 Cadastre with Lot number

LPS Zones and Reserves Amendments

 Industry

 Light and service industry



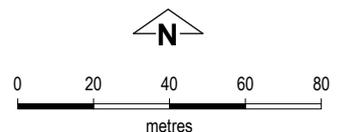
**Department of Planning,
Lands and Heritage**

Shire of Gnowangerup

Local Planning Scheme No. 2

Amendment No. 13

Produced by Geospatial Research and Modelling,
Department of Planning, Lands and Heritage, Perth WA
Base Information supplied by Western Australian
Land Information Authority SLIP 1096-2018-1



COUNCIL ADOPTION FOR ADVERTISING

This Complex Amendment was adopted by resolution of the Council of the Shire of Gnowangerup at the Ordinary Meeting of the Council held on the day of 2020.

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

This Amendment is recommended for approval by resolution of the Shire of Gnowangerup at the Ordinary Meeting of the Council held on the day of 2020 and the Common Seal of the Shire of Gnowangerup was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....

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

DATE.....

APPROVAL GRANTED

.....

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

DATE.....

ATTACHMENT 1

WESTERN



AUSTRALIA

REGISTER NUMBER 1/D26234	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 23/7/2018

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

VOLUME 1263 FOLIO 119

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.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 1 ON DIAGRAM 26234

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CAHEJO PTY LTD OF PO BOX 1 GNOWANGERUP WA 6335

(T N946950) REGISTERED 20/7/2018

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

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

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

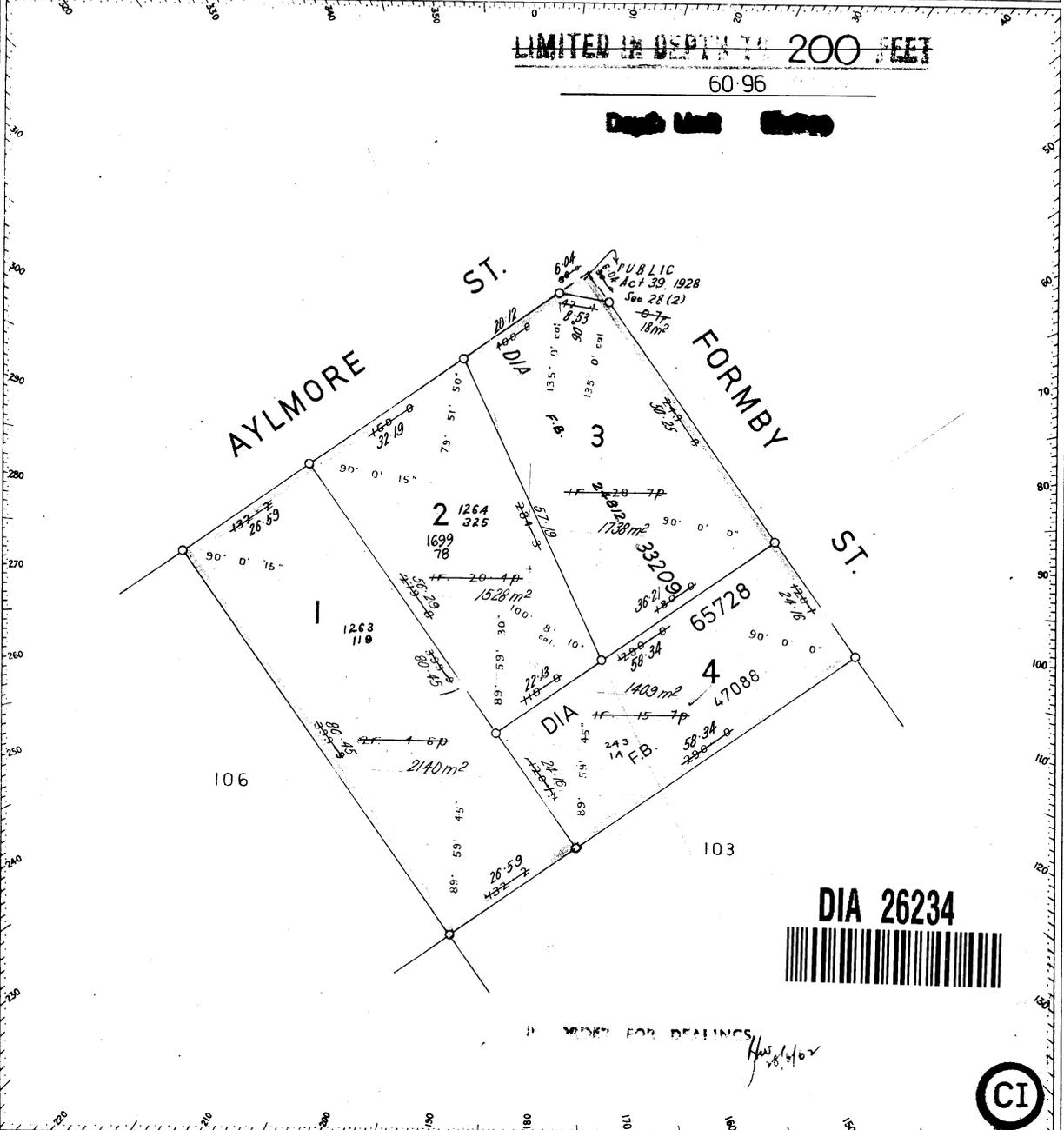
STATEMENTS:

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: 1263-119 (1/D26234)
PREVIOUS TITLE: 1010-646
PROPERTY STREET ADDRESS: 21 AYLMORE ST, GNOWANGERUP.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF GNOWANGERUP

NOTE 1: M468479 SECTION 138D TLA APPLIES TO CAVEAT H859679

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
GNOWANGERUP	Lot 107	19989	1:792 7 Chains to 6ne inch	Vol. 1010.. Fol. 646..	A. R. P.



<p align="center">CERTIFICATE</p> <p>I hereby certify that this survey was performed by me personally (or under my personal supervision, inspection, and field check), in strict accordance with the Regulations for the guidance of Surveyors, and that this plan is in all respects accurate.</p> <p align="center"><i>R. J. Rule</i> Licensed Surveyor.</p> <p>Date.....</p>		<p align="center">Approved by Town Planning Board</p> <p align="center"><i>[Signature]</i> Chairman</p> <p>Date <i>27-10-60</i></p>	
<p>Approved</p> <p align="center">APPROVED Inspector of Plans and Surveys</p> <p>Examined <i>R.W.G. 20/5/62</i> Date <i>23.7.62</i> <i>J. Scharf</i></p>	<p>On</p> <p>Plan Diagram Index Plan COYRECUP. 2000. 18-04</p>	<p>Registered</p> <p align="center">1-4-0</p> <p><i>148978</i> <i>1/11/61</i></p>	<p>Diagram No.</p> <p align="center">26234</p>

Dkt prepared

WESTERN



AUSTRALIA

REGISTER NUMBER 8/D65728	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

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

VOLUME **1658** FOLIO **796**

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.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 8 ON DIAGRAM 65728

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CAHEJO PTY LTD OF 102 CECIL STREET GNOWANGERUP WA 6335

(T 0090005) REGISTERED 13/2/2019

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

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

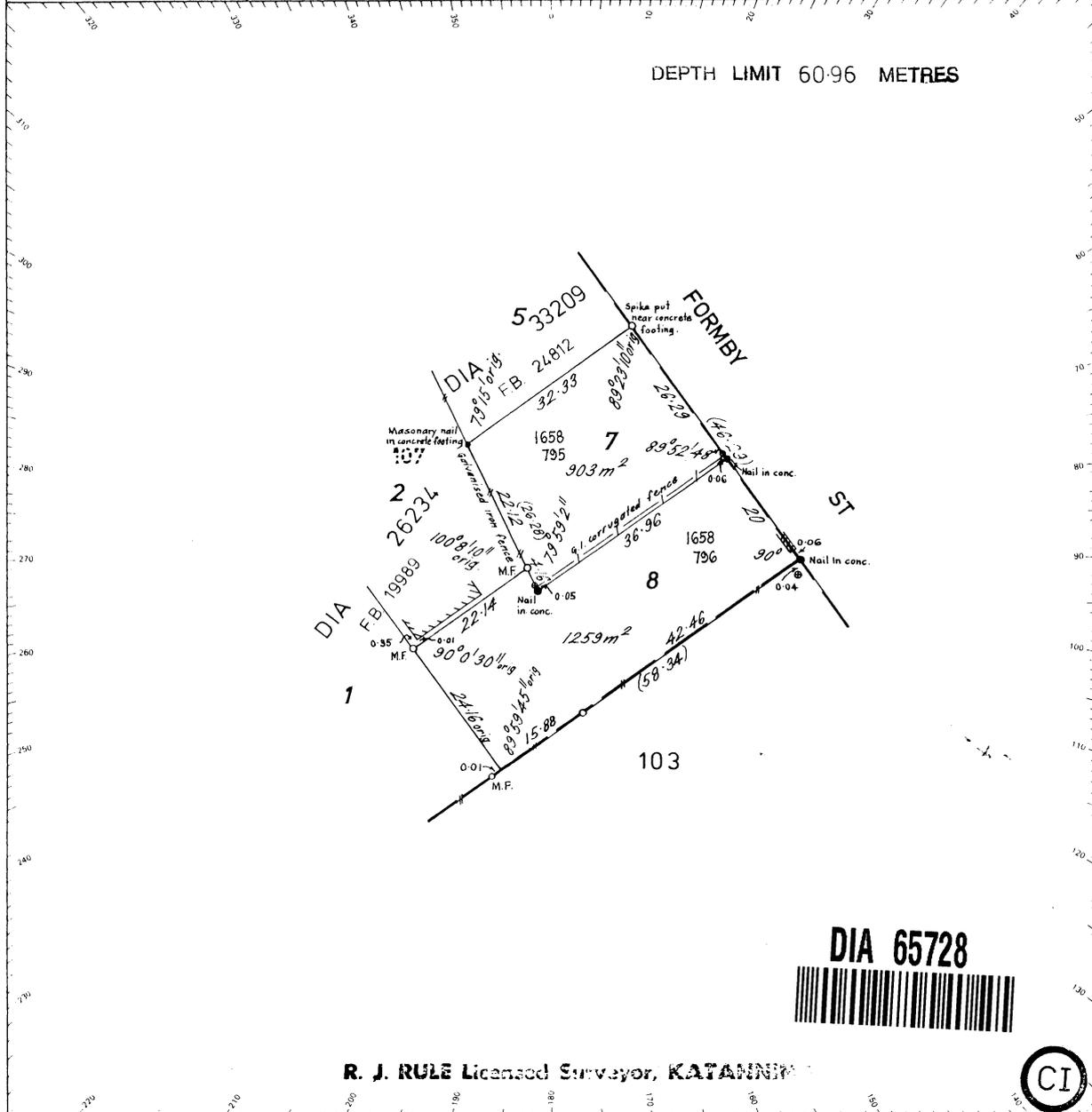
STATEMENTS:

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: 1658-796 (8/D65728)
 PREVIOUS TITLE: 1658-794
 PROPERTY STREET ADDRESS: 5 FORMBY ST, GNOWANGERUP.
 LOCAL GOVERNMENT AUTHORITY: SHIRE OF GNOWANGERUP

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING 0090005

Town or District.	Number of Lot or Location.	Field Book.	Scale.	Certificate in which Land is Vested.	Area
GNOWANGERUP	LOTS 4 & 6 OF LOT 107	47088	1:750	Vol. 243... 243 NOW 1658	Fol. 1A... 3A 794 2162 m ² TOTAL



DIA 65728

R. J. RULE Licensed Surveyor, KATANNING



<p align="center">CERTIFICATE</p> <p>I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.</p> <p>Date <u>19.5.1982</u> <u>R. J. Rule</u> Licensed Surveyor</p>		<p align="center">Approved by Town Planning Board</p> <p align="center"><u>60029</u> </p> <p>Date <u>15th November 1983</u> Chairman</p>	
<p>Approved <u></u> Inspector of Plans and Surveys</p> <p>Examined <u>L. K. Horne 5/37</u> <u>b. J. Buntan 2.12.83</u> Date <u>9.12.83</u></p>	<p>On</p> <p>Plan <u>26234, 33209</u></p> <p>Diagram <u>26234, 33209</u></p> <p>Index Plan <u>COVRECUP 2000 18-04</u></p>	<p>Registered OFFICE OF TITLES FEE PAID \$45 63618 17-11-83</p>	<p>Diagram No.</p> <p align="center">65728</p>

82316 1 29 4M 1 271
 Det. Dia 26234

WESTERN



AUSTRALIA

REGISTER NUMBER 30/DP70024	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 23/10/2012

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

VOLUME **2800** FOLIO **374**

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.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 30 ON DEPOSITED PLAN 70024

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CAHEJO PTY LTD OF POST OFFICE BOX 1, GNOWANGERUP

(AF M071564) REGISTERED 10/10/2012

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

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.
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-----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: DP70024
 PREVIOUS TITLE: 1099-728
 PROPERTY STREET ADDRESS: 23 AYLMORE ST, GNOWANGERUP.
 LOCAL GOVERNMENT AUTHORITY: SHIRE OF GNOWANGERUP

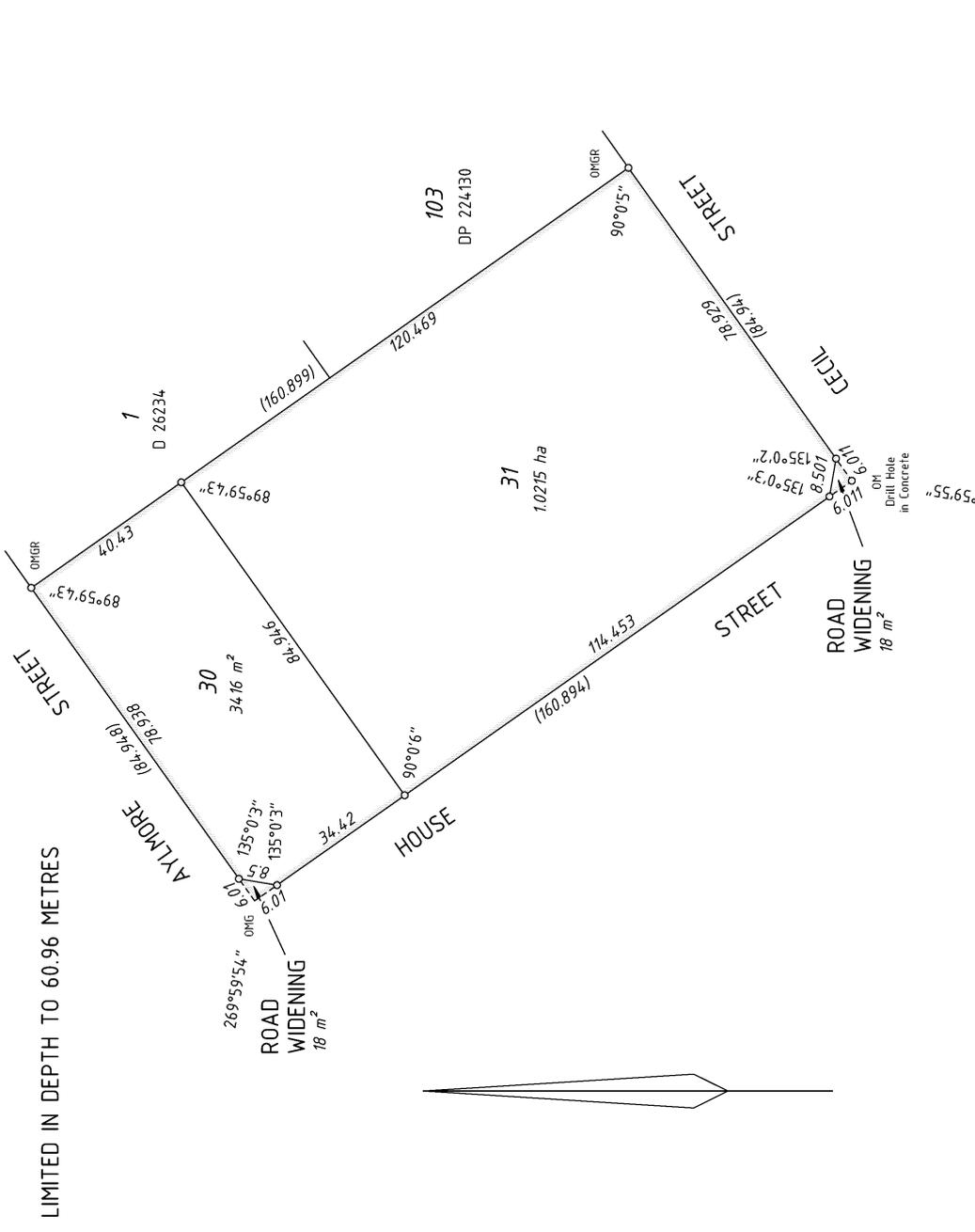
**HELD BY LANDGATE
IN DIGITAL FORM ONLY.**

TYPE	FREEHOLD
PURPOSE	SUBDIVISION
SSA - NO	
PLAN OF	LOTS 30, 31 AND ROAD WIDENINGS
DISTRICT	KOJONUP
TOWNSITE	GNOWANGERUP
LOCALITY	GNOWANGERUP
LOCAL AUTHORITY	SHIRE OF GNOWANGERUP
FORMER TENURE	ON
INDEX	BK29 (2) 18.04
SEE TABLE	FIELD BOOK 115907
SCALE	1 : 1000 @ A3
ALL DISTANCES ARE IN METRES	

SURVEYOR'S CERTIFICATE - Reg 54
 I, **Mark Anderson**
 hereby certify that this plan is accurate and is a correct representation of the
 all surveys and measurements
 undertaken for the purposes of this plan and that it complies
 with the relevant written laws in relation to which it is lodged.
 Mark Anderson
 Licensed Surveyor
 09:51 54 4000

LOGGED	DATE	4-Nov-11
FEE PAID	\$351.00	
ASSESS No.	9657156	
TYPE OF VALIDATION	FULL AUDIT	4-Nov-11
APPROVED BY	WESTERN AUSTRALIAN PLANNING COMMISSION	FILE 14,3592
DATE	09-May-2012	DELEGATED UNDER S 14.3 A.I.O. Act 2003

35 DEGREES SOUTH
 LICENSED LAND SURVEYORS
 46 Stirling Terrace, Albany WA 6330
 Phone: 9842 3766
 Fax: 9842 1019



IN ORDER FOR DEALINGS
 SUBJECT TO SEC 168(3) P&DA

FOR INSPECTOR OF PLANS & SURVEYS/
 AUTHORIZED LAND OFFICER

DATE: 9-5-12

APPROVED: *[Signature]* 10/10/2012

INSPECTOR OF PLANS & SURVEYS/
 AUTHORIZED LAND OFFICER

VERSION	AMENDMENT	AUTHORISED BY	DATE

LOT	FORMER TENURE	ON PLAN/DIA	Certificate of Title
30	PT LOT 106	DP 224130	1099/728
31	PT LOT 102	DP 224130	1297/554
	PT LOT 106	DP 224130	1099/728



WESTERN



AUSTRALIA

REGISTER NUMBER 31/DP70024	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 20/8/2013

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

VOLUME **2800** FOLIO **375**

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.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 31 ON DEPOSITED PLAN 70024

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

RUSSELL HAROLD RICHARDSON
ELWYN MARY RICHARDSON
BOTH OF 13 WHITEHEAD ROAD, GNOWANGERUP
AS JOINT TENANTS

(T M278499) REGISTERED 21/5/2013

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

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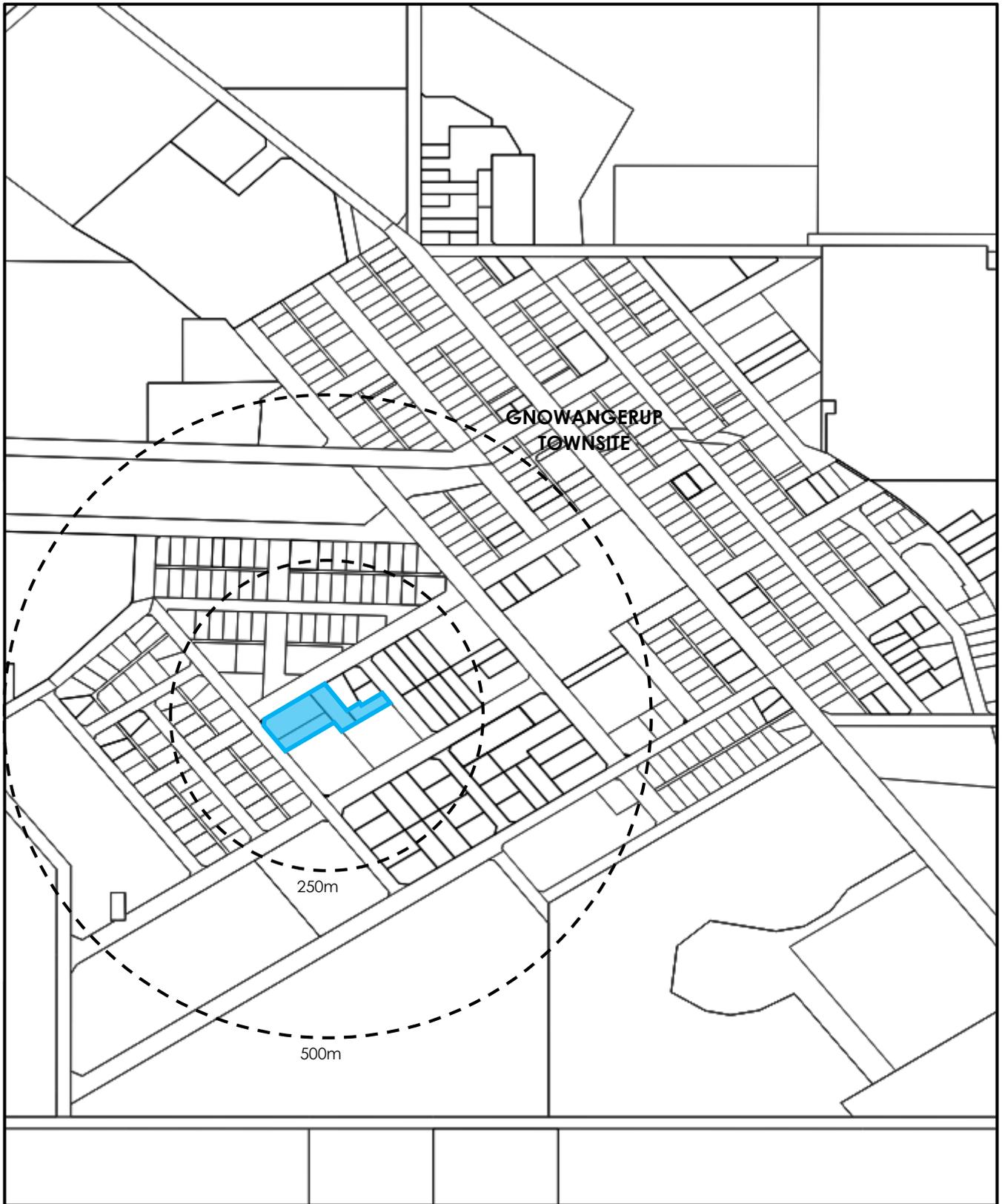
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: DP70024
PREVIOUS TITLE: 1099-728, 1297-554
PROPERTY STREET ADDRESS: 20 HOUSE ST, GNOWANGERUP.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF GNOWANGERUP

ATTACHMENT 2



LOCATION PLAN

Lots 1 & 30 Aylmore Street,
Lot 8 Formby Street &
Part Lot 31 House Street

Gnowangerup



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

ATTACHMENT 3

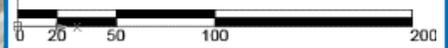


CONTEXT PLAN

Lots 1 & 30 Aylmore Street,
 Lot 8 Formby Street & Part
 Lot 31 House Street
 Gnowangerup
 Shire of Gnowangerup

Legend

-  Amendment Site
-  Contours
-  Existing Buildings



REV	DESCRIPTION	DATE	STATUS
A	CONTEXT PLAN	190527	APPROVED
		YYMMDD	

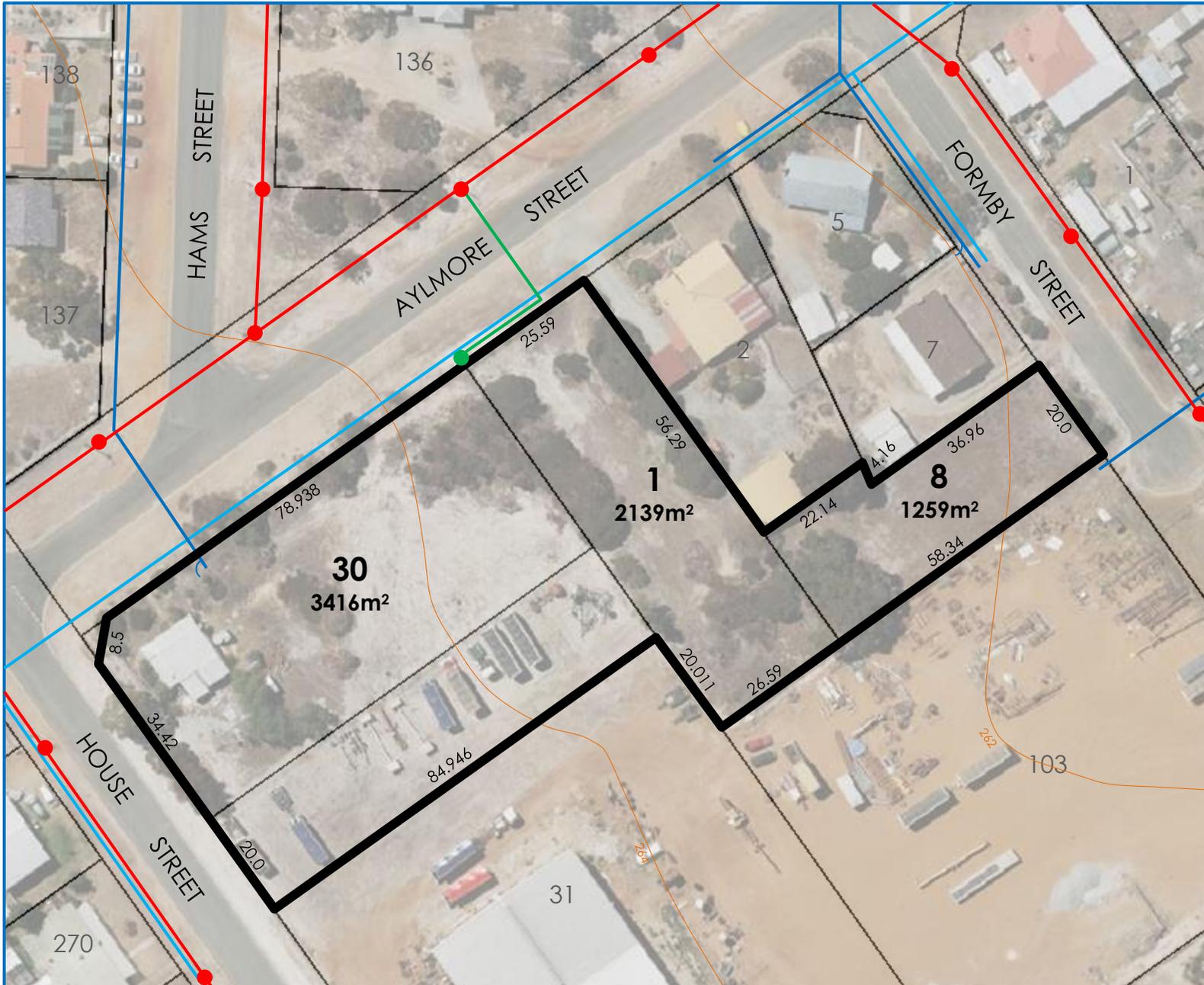


Edge Planning & Property
 134 Hare Street, Mount Clarence
 ALBANY WA 6330
 W: www.edgeplanning.com.au
 E: steve@edgeplanning.com.au
 M: 0499 107 336

DRAWING NUMBER
EP 190527 02 REV
A

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

ATTACHMENT 4

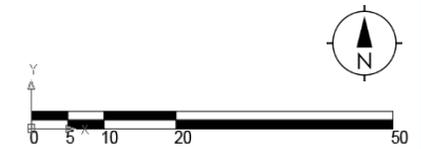


AMENDMENT SITE PLAN

Lots 1 & 30 Aylmore Street,
 Lot 8 Formby Street & Part
 Lot 31 House Street
 Gnowangerup
 Shire of Gnowangerup

Legend

- Amendment Site
- Contours (2m)
- Western Power Powerpole
- Western Power Distribution Overhead Powerline Low Voltage <1kV
- Western Power Distribution Underground Cable
- Western Power Pillar
- Underground Water Pipe
- Underground Sewer Pipe



A	AMENDMENT SITE	190527	
REV	DESCRIPTION	YYMMDD	APPROVED



Edge Planning & Property
 134 Hare Street, Mount Clarence
 ALBANY WA 6330
 W: www.edgeplanning.com.au
 E: steve@edgeplanning.com.au
 M: 089 107 336

DRAWING NUMBER
EP 190527 01 REV
A

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

ATTACHMENT 5

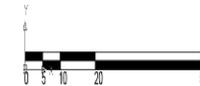


INDICATIVE SITE DEVELOPMENT PLAN

Duraquip's existing and proposed operations

Legend

-  Amendment Site
-  Existing Duraquip Operations
-  Proposed Landscaping
-  Proposed Screen Fencing
-  Existing Buildings
-  Potential Expansion Areas
-  Car Parking
-  Existing Main Vehicle Access Locations
-  Buffers to off-site dwellings
- 30** Lot Numbers



B	DEVELOPMENT SITE	200117	
REV	DESCRIPTION	YYMMDD	APPROVED



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

ATTACHMENT 6



Lloyd George Acoustics

ABN: 79 125 812 544

PO Box 717
Hillarys WA 6923

Ocean Reef
Padbury
Scarborough
Waterford

Enquiries to: E: daniel@lgaoustics.com.au
P: 08 9300 4188
F: 08 9300 4188
M: 0439 032 844

Email

To: Cahejo Pty Ltd From: Daniel Lloyd

Attention: Gary Richardson C/- Geoffrey Lush Date: 23 June 2010

Email: Geoffrey@tme.net.au Pages: 2

Our Ref: 10061589-01

Re: Lot 106 Aylmore Street, Gnowergup – Noise

Lloyd George Acoustics have been commissioned to provide comment on the issue of noise associated with the proposed development of Lot 106 Aylmore Street, Gnowergup. It is proposed to zone a proportion of the site to 'Industry' to allow the construction of an extension of the adjoining Duraquip business premises.

Our understanding is that the business to be conducted within the proposed development is the assembly of agricultural machinery. We also understand that this assembly does not generally involve noise making tasks; however, there may be the occasional need for welding and subsequent grinding of the weld joints.

From the document *Shire of Gnowangerup, Local Planning Scheme No 2, Amendment No 2 prepared by Thompson McRobert Edgeloe Group Ltd (March 2010)*, the closest noise sensitive receiver to the proposed extension is approximately 40 metres away. As such, care must be taken in the design of the extension to ensure any noise that occurs within the factory has minimal impact on neighbouring properties. We therefore recommend the design of the premises consider the following measures:

- The building extension should be designed such that any openings required for access (roller doors, etc) or for ventilation, be positioned so that they face away from noise sensitive premises;
- Gaps between the wall and roof should be minimised during construction;
- Noise equipment, such as compressors, if located outside, should be placed inside an acoustic enclosure and/or on the side of the building opposite the residences;
- If reversing alarms are required on mobile equipment, such as forklifts, then they should be broad-band alarms and not the common tonal beepers;

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- The perforated wall and roof insulation proposed for thermal reasons, does have an acoustic benefit, as it reduces the reverberant level within the workspace, which in-turn can reduce the noise break-out;
- Noisy activities, such as grinding and use of rattle guns, should be kept to a minimum and where practicable, should occur inside the building;
- If it is found that noisy activities do become an issue to neighbouring properties, it can be treated by constructing a special room within the factory. This room-within-a-room is very effective in reducing noise breakout;
- Hours of operation should be limited to 7am to 7pm Mondays to Saturdays. If it is desirable to start work prior to 7am, this is permissible provided it is for non-noisy activities.

It should be noted that the above noise management measures are generic in the design of industrial premises close to noise sensitive premises. As the final design and work processes of this particular proposal have not been finalised, this report does not constitute a formal noise assessment.

Regards,



Daniel Lloyd