



**LOCAL DEVELOPMENT PLAN PROVISIONS - LOTS 1 AND 30
AYLMORE STREET, LOTS 8 AND 103 FORMBY STREET AND LOT
31 HOUSE STREET, GNOWANGERUP**

**Relationship to Shire of Gnowangerup
Local Planning Scheme No.2**

- A. The provisions of the Shire of Gnowangerup Local Planning Scheme No. 2 (LPS2) are to be met unless varied as detailed within this Local Development Plan (LDP).
- B. All other requirements of LPS2 shall be satisfied in all other matters including land use permissibility.

Zoning

- 1. The site is zoned 'Industry' with Restricted Use No. 1 applying to Lot 1 Aylmore Street and Lot 8 Formby Street.

Streetscape

- 2. The building setback from the Formby Street boundary can be reduced to a nil setback if appropriately justified by the applicant through a Development Application.

Noise Attenuation

- 3. An acoustic assessment is to be prepared to support a Development Application in the area subject to Restricted Use No. 1. The assessment is to be in accordance with the Environmental Protection (Noise) Regulations 1997 which identifies noise mitigation measures.

- 4. Prescribed operational hours are to address the Environmental Protection (Noise) Regulations 1997 and will be addressed through conditions of development approval. As a guide, operational hours are generally 7.00am to 7.00pm Monday to Saturdays for full operations. Duraquip are permitted to commence work prior to 7.00am or after 7.00pm provided it is for non-noisy activities.

- 5. All operations on the site are to address the Environmental Protection (Noise) Regulations 1997.

- 6. Buildings on Lot 1 Aylmore Street and Lot 8 Formby Street are to be setback at least 3 metres to the property boundary adjoining residential properties. The buildings are to provide a suitable acoustic wall adjoining the residential properties and the buildings are to have no or minimal openings towards adjoining residential properties.

Landscaping and screen fencing

- 7. Landscaping and screen fencing are required to be installed along the full extent of the adjoining boundaries to the Residential zone.

- 8. Landscaping is to be appropriately provided generally in accordance with the LDP and then maintained by the landowner.

Access and Parking

- 9. The location of vehicle access points is to generally accord with the LDP.

- 10. Trucks are to access and leave the site via Cecil Street and are not to use Aylmore Street, Formby Street or House Street.

- 11. Car parking is to be located as generally outlined on the LDP.

**LOCAL DEVELOPMENT
PLAN**

Lots 1 and 30 Aylmore Street, Lots 8 and 103 Formby Street and Lot 31 House Street, Gnowangerup

The Local Development Plan has been approved pursuant to Schedule 2, Part 6, clause 52(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.

[Signature] 9.3.21
 Chief Executive Officer Shire of Gnowangerup Date



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



DRAWING NUMBER
 EP 210124 REV
 A