

PLANNING

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PLANNING AND DEVELOPMENT ACT 2005
APPROVED LOCAL PLANNING SCHEME AMENDMENT
Shire of Chittering
 Local Planning Scheme No. 6 Amendment No. 71

File: TPS/3256

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the abovementioned amendment to the Shire of Chittering Local Planning Scheme No. 6 on 2 July 2026 for the purpose of—

Delete the amendment and replace with the following—

1. Rezone Lots 202 and 203 Wandena Road, Muchea from 'Agricultural Resource' zone to 'Light Industry' and Lots 204 and 205 Great Northern Highway, Muchea; from 'Agricultural Resource' to 'General Industry' zone and amending the scheme map accordingly.
2. Amending Schedule 11—Muchea Employment Node Special Control Area as follows—

NO	DESCRIPTION OF LAND	CONDITIONS
5	Portions of Precinct 2 & Precinct 4 of Muchea Industrial Park- Lots 202 & 203 Wandena Road and Lots 204 & 205 Great Northern Highway.	General planning matters applicable to the Muchea Industrial Park are set out in clauses, 4.9, 4.20 and 5.7 of the Scheme. The purpose of this schedule is to identify more detailed planning matters relevant to this precinct and additional requirements may apply. 1. Structure Plan 1.1 Prior to the subdivision and development of the land, a structure plan is to be prepared and approved in accordance with Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and relevant Scheme requirements. 1.2 Part 1 of the Structure Plan is to make provision for— (a) A functional movement network providing for an indicative road network that demonstrates capability to accommodate efficient and safe RAV 10 access to all general industrial lots with suitable road reserves to accommodate verges and drainage infrastructure; (b) The portion of the loop road that is within the structure plan area, as shown in the Muchea Industrial Park Structure Plan, is to connect with other sections of the loop road in Precinct 2 to the north, Precinct 3 to the west and Great Northern Highway and to have a minimum 50m reserve width; (c) Arrangements with Main Roads Western Australia and the Shire to address road design, required upgrades and funding arrangements for RAV 10 access to the site and supporting Transport Impact Assessment; (d) Road access to Great Northern Highway to be restricted to the loop road; (e) The existing function of Wandena Road shall be maintained with any local road access limited to a single intersection, and designed to minimise industrial traffic being reliant on the use of Wandena Road overall, including no use for RAV10; (f) Lots in the General industry zoned part of the site to take access via roads connected to the loop road; (g) Following subdivision, no lots to have direct access to Great Northern Highway, Wandena Road or the loop road; (h) Identification of any land required for drainage, conservation and/or public open space including arrangements for its management (including reservations if necessary), maintenance and landscaping to the satisfaction of responsible agencies; (i) Staging and coordination details setting out responsibilities and triggers and funding arrangements for road construction of the full length of the loop and local roads and for staged delivery of drainage infrastructure; (j) Identification of any significant environmental features and management strategies to retain values and/or manage potential impacts within acceptable limits, to the satisfaction of the local government and relevant agencies. These features may include, but not be limited to black cockatoo habitat trees, protection of native vegetation and/or revegetation;

NO	DESCRIPTION OF LAND	CONDITIONS
		(k) Demonstration that the fill regime will support all possible industrial uses and development, with details for timing, implementation and responsibilities; and (l) A Local Water Management Strategy and information relevant to stormwater and groundwater management which shall include— (i) baseline hydrological data based on two years of groundwater testing undertaken at the wettest time of year; (ii) a stormwater strategy that identifies sub-catchments and land requirements in accordance with water sensitive urban design principles; (iii) measures to address groundwater quality and nutrient management; and (iv) details on site capability to handle on-site effluent disposal with nutrient retention in accordance with Government Sewerage Policy. 2. Subdivision requirements 2.1 The following are to be prepared and submitted with subdivision applications:— (a) A Site and Soil Evaluation demonstrating appropriate site requirements and arrangements for wastewater disposal in accordance with the Government Sewerage Policy and Local Water Management Strategy; (b) Urban Water Management Plan (UWMP) consistent with the Local Water Management Strategy; (c) Vegetation Management Plan; 2.2 At such time the first lot is created within a subdivision proposal, the following shall be in place— (a) All land necessary for suitable road access or any other purpose within the parent lot shall be ceded to the Crown; (b) Siteworks, fill treatments and easements required for the drainage network in accordance with the approved UWMP; (c) Installation of water monitoring infrastructure; and (d) A reticulated water supply, operated by licensed operators, which is also to apply to all subsequent lots. 2.3 The full length of loop road designed for RAV10 is to be ceded at such time the first lot is created within a subdivision application area containing the portion of loop road, including where the loop road is located within a balance lot; 2.4 All roads shall be constructed by the developer in accordance with staging details as outlined in the structure plan, with the full length of roads to be constructed prior to the creation of all lots within a subdivision application area; 2.5 Suitable temporary turning circles within the boundaries of the subdivision area are to be provided until the adjoining road is constructed. At that time, the turning circle shall be removed and remediated. 3. Development requirements Development that requires Wandena Road for RAV10 access shall not be permitted. 4. Other Pursuant to clause 34 of <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> where reserves for roads, conservation, drainage and/or public open space have been ceded, these may be incorporated onto the Scheme Map as local scheme reserves by means of a basic amendment to the Scheme.

3. Undertake any other formatting, renumbering and administrative updates or edits required due to modifications above and address any editorial matters or errors.

D. DEWAR, President.
M. PRINSLOO, Chief Executive Officer.