



**Shire of Bridgetown-Greenbushes  
Town Planning Scheme No. 4**

**Amendment No. 71**

*Amendment to Include an Additional Use to Schedule 4 to make Motor Vehicle Repair Station a discretionary use on 37, Lot 48 Jephson Street Greenbushes.*

**Planning and Development Act 2005**

**RESOLUTION TO PREPARE AND ADVERTISE AN AMENDMENT  
TO TOWN PLANNING SCHEME**

***Town Planning Scheme No 4  
Amendment 71***

**Resolved that the Local Government pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Town Planning Scheme by:**

1. Including 37, Lot 48 Jephson Street, Greenbushes as Additional Use A7 in Schedule 4 with Motor Vehicle Repair Station being a 'Discretionary Use'; and
2. Amend the Scheme Map accordingly.

**The amendment is a Standard Amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):**

- an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- any other amendment that is not a complex or basic amendment

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2023

\_\_\_\_\_  
(Chief Executive Officer)

**SCHEME AMENDMENT REPORT**

***Table of Contents***

1. Introduction .....	4
2. Subject Land and Context .....	4
3. Regional Planning Framework .....	4
4. Local Planning Framework .....	4
5. Amendment Proposal .....	5
6. Amendment Type .....	6
7. Conclusion.....	7

## 1. Introduction

This report has been prepared by the Shire of Bridgetown-Greenbushes to support an amendment to the Shire's Town Planning Scheme No. 4 (TPS4).

The Shire supports amending TPS4 to enable the establishment of a Motor Vehicle Repair business on 37, Lot 48 Jephson Street Greenbushes.

The township of Greenbushes has limited land availability to facilitate motor vehicle repair services and the site provides a suitable location and has the required services for this purpose.

## 2. Subject Land and Context

The land subject of this Amendment is 37 (Lot 48) Jephson Street Greenbushes on certificate of title 1127/316 on Deposited Plan 222521. The site has an area of 1012m<sup>2</sup> and has road frontage to Jephson Street that is constructed to a sealed standard to the north and a gravel lane way to the south.

## 3. Regional Planning Framework

There is no Regional Planning Scheme applicable to the Shire of Bridgetown-Greenbushes.

## 4. Local Planning Framework

The Shire of Bridgetown-Greenbushes does not possess a Local Planning Strategy to guide this proposal in a strategic context.

However the Shire is currently preparing a new Local Planning Scheme (LPS No. 6) and associated Local Planning Strategy for the whole of the Shire and upon gazettal LPS No. 6 will replace the two existing schemes.

Until the new LPS6 is gazetted, Town Planning Scheme No. 4 (TPS4) applies to all of the land in the Shire outside of the Bridgetown Town site.

TPS4 comprises of Scheme Text, a Land Use Map and Scheme Map. Part IV of the Scheme Text contains Objectives, Policies and Development Requirements. These include the following general objectives in clause 4.1:

Council's general objective is to ensure that the Scheme protects the District's present economic base, whilst allowing where appropriate, for development of more intensive forms of agriculture, for growth of the District's tourist potential, and for increased settlement within certain areas of the District.

*Council's General Policies will therefore be to:*

- a) establish Scheme Zonings which recognise the variation in land form and landscape and thus present and potential differences in land use;*
- b) delineate areas in which Special Rural Zones may be established and the conditions under which they may be developed, and, under appropriate conditions, for increased residential use of certain rural lands;*
- c) provide for reasonable expansion of residential, industrial and associated uses based on the District's established settlement structure;*
- d) permit, subject to adequate control, uses which add to and facilitate the District's potential for Tourism and recreational use;*
- e) require development, under a Planning Consent procedure, to achieve and maintain satisfactory standards of amenity;*
- f) protect, wherever possible and consistent with the General Objective, the District's landscape and rural character*

The Site is zoned residential in accordance with the Shire of Bridgetown-Greenbushes Town Planning Scheme No 4 and a Motor Vehicle Repair Station is not permitted in the residential zone in accordance with the Scheme.

The Amendment will enable the local government to consider a Motor Vehicle Repair Station as a discretionary use for this site.

## **5. Amendment Proposal**

The provisions in Part IV of the Scheme Text assist Council in considering individual development proposals, especially in the case of proposals for land uses where Council must make a discretionary decision to permit the use ('AA' or 'SA' uses).

The zoning table in Part III of TPS4 sets out the level of permissibility of land uses falling within particular classes of use which are defined in the Interpretations in Schedule 1 of TPS4.

The current land use for the site includes a shed structure that is used by the owner for light vehicle storage and maintenance of vehicles associated with the owners extractive industry operations located off site.

The Shed was constructed in 1994 by the Greenbushes Aged Community Committee and was used to house a community bus, local fire brigade and St John Ambulance. The surrounding land uses include residential and commercial uses.

The site contains a shed of size 160m<sup>2</sup>, there is a sealed internal access and is serviced by scheme water and mains power supply.

The proposal is to amend the Scheme to introduce an additional use for Motor Vehicle Repair Station into Schedule 4 of the Town Planning Scheme No 4 for the subject site to enable the Shire to consider a development application for a motor vehicle repair station as a discretionary use.

Greenbushes does not have any light industrial land and opportunities to set up this type of light industry is limited due to land and servicing availability. This site is included in a precinct where there mix of residential and commercial zonings where residential and light industry/commercial land uses coexist in a Community servicing the expanding Talison Lithium mining operations.

Should this amendment be approved, any potential impacts (such as noise, vehicle parking or traffic) that the proposed additional use may have on adjoining residential land can be addressed at the development application stage.

## 6. Amendment Type

Part 5, Division 3 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) outlines the processes and requirements for undertaking a scheme amendment and identifies three different categories of amendment - basic, standard and complex. Council is required to specify whether, in its opinion, an amendment is considered to be basic, standard or complex.

Regulation 34 of the Regulations states that a basic standard means any of the following amendments to a local planning scheme –

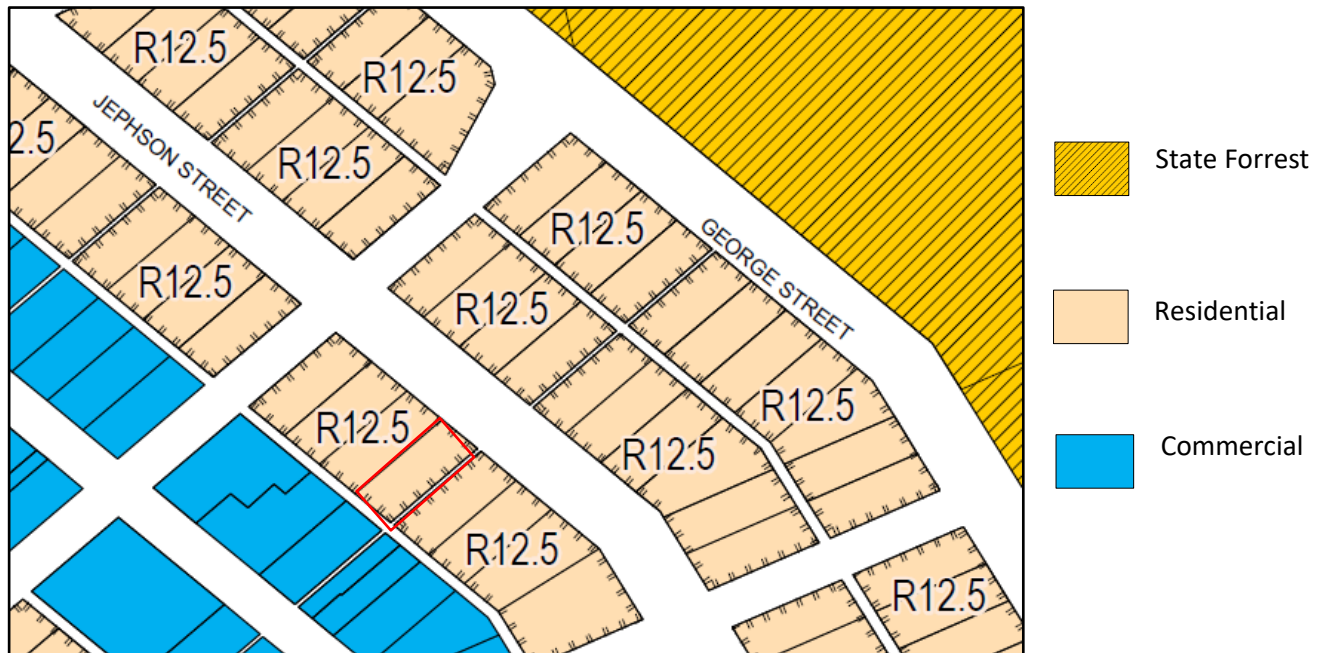
**Standard amendment** means any of the following amendments to a local planning scheme –

- (a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- (b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- (c) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than amendment that is a basic amendment;
- (d) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;
- (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- (f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- (g) any other amendment that is not a complex or basic amendment

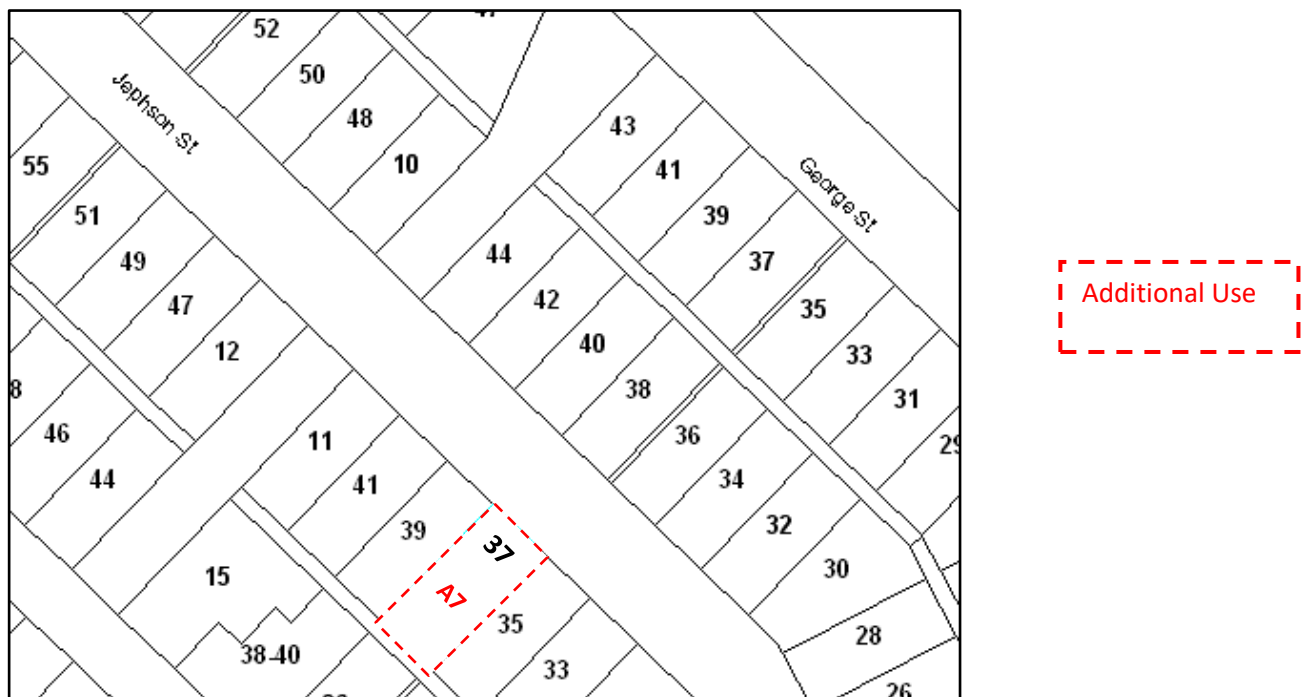
This scheme amendment is considered a basic amendment under the Regulations, for the reason outlined under regulation 34 (e), (f) and (g) as per the provisions above.

## 7. Conclusion

This amendment is intended to enable the Shire to consider a Motor Vehicle Repair business at 37 (Lot 48) Jephson Street Greenbushes for development approval.



### Existing Zoning



### Proposed Zoning

**PLANNING AND DEVELOPMENT ACT, 2005 (AS AMENDED)**

**SHIRE OF BRIDGETOWN-GREENBUSHES**

**TOWN PLANNING SCHEME NO. 4**

**AMENDMENT NO. 71**

The Shire of Bridgetown-Greenbushes under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 (as amended) hereby amends the above Town Planning Scheme by:

1. Including 37, Lot 48 Jephson Street, Greenbushes as Additional Use A7 in Schedule 4 with Motor Vehicle Repair Station being a 'Discretionary Use'; and
2. Amend the Scheme Map accordingly.



**COUNCIL ADOPTION**

This Standard Amendment was adopted by resolution of the Council of the Shire of Bridgetown—Greenbushes at the Ordinary Meeting of the Council held on the twenty-eighth day of July 2022.

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MAYOR/SHIRE PRESIDENT

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CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE by resolution of the Council of the Shire of Bridgetown-Greenbushes at the Ordinary Meeting of the Council held on the twenty-eight day of July 2022.

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MAYOR/SHIRE PRESIDENT

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CHIEF EXECUTIVE OFFICER