



**Local Development Plan Provisions**

This Local Development Plan (LDP) has been prepared pursuant to Schedule 2 Clause 52(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The provisions outlined in the LDP constitute provisions and standards of development under the Shire of Williams Town Planning Scheme No. 2 (TPS2).

Lot Boundary Setbacks:

1. No storage, parking, access or any other use or activity shall occur within the area marked as "2m Buffer Zone" adjacent to the eastern boundary.
2. The area marked as "Non-Hazardous Goods Storage" between 2m and 6m from the eastern side boundary shall only be used for the storage of dry goods, such as fencing and gates, water troughs and tanks for livestock purposes, poly pipe, work trailers and pallet storage.
3. Other general goods storage associated with the approved activities not categorised as Non-Hazardous Goods Storage may be permitted in the area marked as "General Goods Storage Area". General goods storage shall be set back a minimum of 6m from the eastern side boundary and 2m from all other boundaries. Non-Hazardous Goods Storage may be permitted in the General Goods Storage Area, subject to approval by the local government.
4. The "Non-Dangerous Goods Chemical Pad" for chemical storage shall be set back a minimum of 20m from the eastern side boundary, 2m from the western side boundary, 25m from the primary frontage to New Street and 13m from the secondary frontage to the right-of-way.
5. Development of buildings and other roofed structures shall be limited to the building inclusion area and shall be set back a minimum of 11m from the eastern side boundary, 2m from the western side boundary, 16.5m from the primary frontage to New Street and 10m from the secondary frontage to the right-of-way.

Building Height:

6. Development of buildings and other roofed structures shall be limited to a building height of 6.0m to the eaves.

Height of Stored Goods:

7. Non-Hazardous Goods Storage between 2m and 6m from the eastern side boundary shall be limited to a maximum height of 3m.
8. General goods storage and non-dangerous goods chemical storage (outside of the area marked as "Non-Hazardous Goods Storage") shall be limited to a maximum height of 4m.

Other:

9. Vehicular access to the site is from New Street to the south, the right-of-way to the north and from Lot 150 (No. 36) Albany Highway, Williams from the west, noting that New Street and the right-of-way do not form part of the approved Restricted Access Vehicle (RAV) route. The local government may require a truck movement plan at development application stage for heavier truck movements.
10. Any loading and unloading of vehicles shall occur within the boundaries of the site and shall not occur within 2m of the eastern and western side boundaries.
11. Trafficable surfaces and storage areas shall be treated with a 150mm bitumen profiling surface as a minimum standard.
12. A physical barrier to prevent access of vehicles within 2m of the eastern boundary is to be installed and maintained for the life of the development. This may include slim concrete battens inserted into the profilings with yellow painted top, or another physical barrier as agreed by the local government.
13. Development of buildings, sheds or other roofed structures shall be constructed with low reflective materials. The following colours or materials are not permitted as an external cladding: Zinalume; White; Silver; Metallic coatings; Galvanized or polished steel; and Aluminium.

Approval:

Pursuant to Schedule 2 Clause 52(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, this Local Development Plan is hereby Approved.

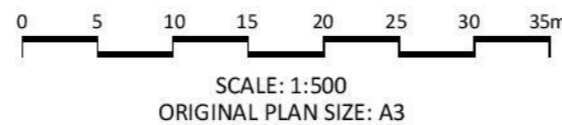
Chief Executive Officer:

Date:

**LOCAL DEVELOPMENT PLAN**

LOT 10 (No. 1) NEW STREET  
WILLIAMS

SHIRE OF WILLIAMS



JOB CODE:  
WHI NEW RZ

DATE:  
29.05.2023



**LEGEND:**

- LOCAL DEVELOPMENT PLAN AREA -
- VEHICULAR ACCESS -
- NON-HAZARDOUS GOODS STORAGE -
- GENERAL GOODS STORAGE AREA -
- BUILDING INCLUSION AREA -
- NON-DANGEROUS GOODS CHEMICAL PAD -
- 2m BUFFER ZONE -



**Allering & Associates**

Town Planners, Advocates  
and Subdivision Designers