

**Shire of Carnarvon
Local Planning Scheme No. 13**

Amendment No. 13

Summary of Amendment Details

Rezoning of Lot 1 on Diagram 27815 from Priority Agriculture to Light Industry

**Planning and Development Act 2005
RESOLUTION TO PREPARE AN AMENDMENT
TO LOCAL PLANNING SCHEME**

***Shire of Carnarvon Local Planning Scheme 13
Amendment No. 13***

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

1. Rezoning of Lot 1 on Diagram 27815

Rezone Lot 1 on Deposit Plan 27815 from 'Priority Agriculture' to 'Light Industry' zone.

2. Amending Local Planning Scheme map accordingly.

3. Conclusion

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

- (i) It is generally consistent with the *Shire of Carnarvon Local Planning Strategy 2017* that has been endorsed by the Western Australian Planning Commission (WAPC)
- (ii) It will have minimal impact on land in the scheme area that is not the subject of the amendment;
- (iii) It will not result in any significant environmental, social, economic or governance impacts on land within the scheme area;
- (iv) It is generally consistent with the objectives listed in the WAPC's *Planning Bulletin 70/2017 Caretakers' dwellings in industrial areas*; and
- (v) It is neither a Basic nor Complex scheme amendment.

Dated this day 25th of November 2025



Stephanie Leca
A (Chief Executive Officer)

AMENDMENT REPORT

1.0 INTRODUCTION

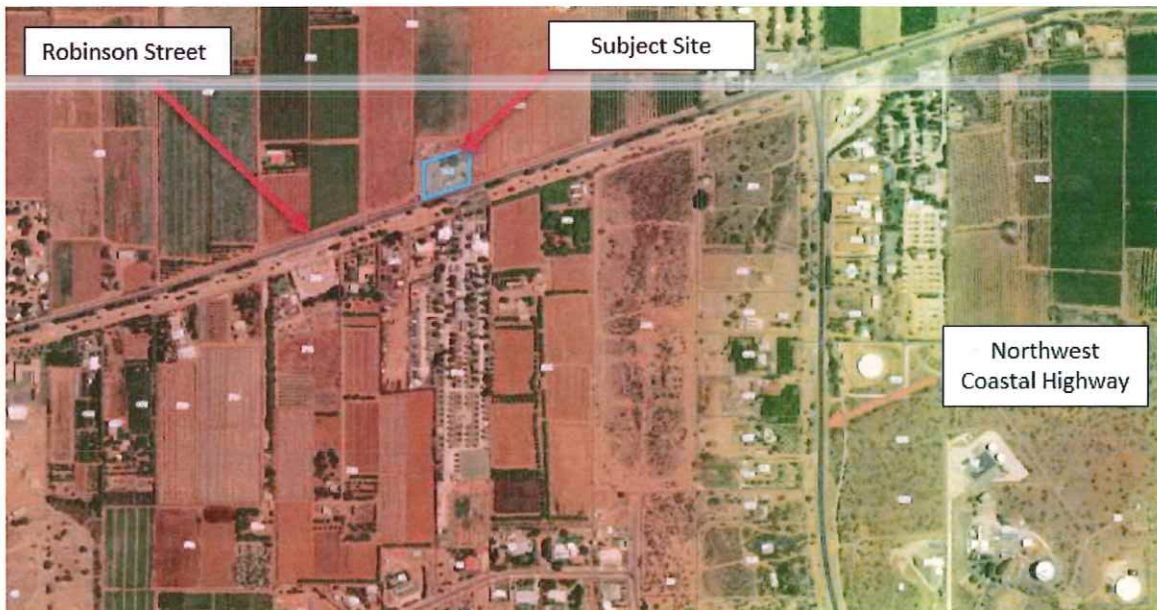
This amendment seeks to rezone the subject site from its current zoning of Priority Agriculture to Light Industry.

2.0 BACKGROUND

2.1 Location

The land the subject of this amendment comprises one (1) allotment described as follows:

- (i) Lot 1 of Diagram 27815, being No. 541 Robinson Street, Kingsford
- An aerial image of the subject land follows.



Source: PlanWA – Extracted 4 August 2025

2.2 Registered Proprietors

- Crapella Holdings Pty Ltd

2.3 Current & Surrounding Land uses

The subject site at 541 Robinson Street, Kingsford is currently utilised as a vehicle laydown area, which constitutes a non-conforming use under the current zoning provisions. The site has historically been used for industrial-style storage and parking purposes, though it is not currently zoned for such use. The surrounding area reflects a diverse mix of land use types, including residential, commercial, recreational, and agricultural activities, contributing to a semi-rural, transitional character.

The site is located directly opposite the Discovery Parks – Carnarvon caravan park, a prominent short-stay accommodation facility serving tourists and seasonal workers. This recreational and visitor accommodation use adds to the mixed-use nature of the precinct and supports the local tourism economy.

The western and northern boundaries of the site are predominantly flanked by horticultural operations, consistent with the wider agricultural land use pattern common in the Carnarvon region. These operations typically involve irrigated crop production, including bananas, tomatoes, and other fruit and vegetable crops, which form a significant component of the region's economy. To the north, there are additional parcels of land that appear to be either vacant or used for low-intensity rural or horticultural purposes, with scattered residential dwellings interspersed throughout the broader locality.

The site is situated approximately 1km west of the major intersection of Robinson Street and the North West Coastal Highway, a key arterial route providing access to the Carnarvon town centre, the broader Gascoyne region, and destinations further north and south. This proximity to major transport infrastructure supports the strategic locational value of the site for logistical or transitional land uses.

Overall, the locality surrounding 541 Robinson Street is characterised by a blend of established agricultural land uses, tourist accommodation, and transport-related activities.

2.4 Physical Characteristics

The lot is located on the northern side of Robinson Street, approximately 3 kilometres east of the Carnarvon town centre. The site occupies a relatively flat landform, with minimal topographical variation, which supports its potential future development opportunities.

The property is developed with three existing structures positioned close to, or abutting, the primary street frontage. These structures are associated with the site's current use as a vehicle laydown area. The remainder of the site is predominantly unsealed, with hardstand and compacted ground surfaces typical of sites used for heavy vehicle storage or laydown purposes.

A small amount of vegetation is present, primarily located along the northern boundary of the

property, providing minimal screening or landscaping value. The overall site is predominantly cleared and lacks formal landscaping or green infrastructure.

The property is mostly fenced off from Robinson Street, with the frontage enclosed by a combination of fencing materials. A single gated access point from Robinson Street provides the only formal entry to the site, facilitating controlled movement of vehicles and equipment.

The site's existing condition reflects its historic use and non-conforming industrial purposes. It does not currently exhibit features consistent with agricultural development standards. However, its location, accessibility, and physical characteristics make it a candidate for strategic rezoning and transition to a more compatible zoning under the applicable planning framework.

2.5 Infrastructure

Both lots are serviced by Carnarvon's reticulated power, water and sewerage schemes.

3.0 LOCAL PLANNING CONTEXT

3.1 State & Regional Planning Context

Whilst there are no State Planning policies, position statements nor guidelines etc. that specifically or particularly apply to land use or zoning designation within the specific lot.

3.2 Local Planning Strategy

The Shire of Carnarvon Local Planning Strategy (2017) provides a broad, long-term vision for future land use and development across the Shire, with a planning horizon of approximately 15 to 20 years. The Strategy outlines a coordinated framework comprising land use maps and a movement network, which are supported by twelve thematic areas. Each theme includes a set of objectives, strategic policy provisions, and implementation actions intended to guide decision-making and facilitate the realisation of the desired future land use patterns.

Under the Local Planning Strategy, the subject site is designated as 'Existing Horticultural Land', reflecting the area's historical and ongoing association with agricultural and horticultural activities. As such, the proposed amendment to facilitate alternative land use or zoning is not strictly aligned with the land use designation identified in the Strategy.

However, the site is identified as 'Light Industrial' under the WAPC-endorsed East Carnarvon and Kingsford District Structure Plan, which provides a more detailed and localised land use framework for this part of the Shire. This Structure Plan reflects an intent to transition portions of the area—particularly those adjacent to key transport routes and existing infrastructure—towards light industrial and service-based activities. As such, the proposed amendment is considered to be consistent with the more refined strategic direction outlined in the District Structure Plan.

3.3 Local Planning Scheme

Under the Shire of Carnarvon Local Planning Scheme No. 13 (LPS13), the subject site is currently zoned 'Priority Agriculture'. This zoning reflects a shift in planning intent following the gazettal of LPS13, which replaced the previous Local Planning Scheme No. 10 (LPS10). Under LPS10, the site was zoned 'Light Industry', and the transition to LPS13 effectively resulted in the rezoning of the site from Light Industry to Priority Agriculture.

This proposed Scheme Amendment seeks to reverse that zoning change and re-establish the site's former industrial designation to better reflect its historic use, physical characteristics, and the strategic direction identified in the East Carnarvon and Kingsford District Structure Plan.

As a result of the current 'Priority Agriculture' zoning, a number of land uses that were previously 'Permitted' (P) or 'Discretionary' (D) under LPS10 are now 'Not Permitted' (X). These include the following key land use types:

- Industry – Light
- Industry – Service
- Motor Vehicle Repair
- Trade Supplies
- Warehouse
- Storage
- Resource Recovery

These land uses are typically consistent with light industrial areas and are incompatible with the objectives of the Priority Agriculture zone. The proposed amendment seeks to restore permissibility for these uses, thereby supporting greater land use flexibility and alignment with both the site's historical use and its future intended function as identified in the local structure planning framework.

3.4 Local Planning Policies

There are no particular local planning policies that apply to this amendment proposal.

4.0 PROPOSED AMENDMENT

4.1 Changes to Scheme Text

There are no proposed changes to the Scheme Text

4.2 Changes to the Scheme Maps

Address	Proposed Modification	Rationale
Lot 1 (No 541) Robinson Street, Kingsford. Map 25.	Amend the zoning from Priority Agriculture to Light Industry	The mapping update will provide consistency with the proposed amendment

In accordance with the amendment, it is proposed that Map 25 would be amended to show the designation of Lot 1 as Light Industry.

4.3 Planning Justification

Justification for the proposed scheme amendment is outlined below, demonstrating how the proposal is consistent with strategic planning objectives, responds to site-specific constraints, and contributes positively to local economic development:

1. Site Constraints Limit Agricultural Viability
The subject site is not of sufficient size, shape, or configuration to support viable agricultural or horticultural operations. Unlike larger, adjoining properties in the locality—many of which span several hectares—the site is constrained in both area and function, making it unsuitable for sustained primary production.
2. Current Zoning Sterilises Productive Use of the Land
The existing Priority Agriculture zoning significantly restricts the range of permissible uses, effectively sterilising the land. This has resulted in underutilisation of the site, with limited appeal to tenants or businesses unable to operate within the narrow scope of allowed uses.

3. Light Industrial Uses Are Compatible with the Surrounding Area
The reintroduction of light industrial uses would not conflict with the character or function of surrounding land. Rather, it would complement existing uses in the locality, including transport, horticulture, and tourism-related operations. The mix of land uses in Kingsford supports a compatible interface between light industry and adjacent land uses.

 4. Alignment with Local Planning Scheme Objectives
The rezoning is consistent with the stated objectives of Local Planning Scheme No. 13, particularly the objective to "support economic growth and employment by the timely delivery of suitable and appropriately located land for... commercial and industrial enterprise." The proposal facilitates this objective by unlocking the site's potential for job-creating industrial activity.

 5. Broader Range of Permissible Uses Under Light Industry Zoning
A Light Industry zoning would enable a significantly broader range of land uses, including service-based, trade-related, and small-scale manufacturing operations. This flexibility increases the likelihood of full and efficient use of the site, consistent with sound land use planning principles.

 6. Historical Use and Zoning Continuity
The subject land was previously zoned Light Industry under LPS10 and used in a manner consistent with that zoning. The proposed amendment would restore the planning framework to better reflect the site's historic use, thereby acknowledging its established development pattern.

 7. Support from District Structure Planning
The site is identified as Light Industrial under the WAPC-endorsed East Carnarvon and Kingsford District Structure Plan, which provides detailed strategic direction for land use transition in this area. The proposed amendment directly aligns with this endorsed framework and helps implement its intent.

 8. Proximity to Key Infrastructure and Transport Links
The site is located in close proximity to Robinson Street, a key local thoroughfare, and approximately 1km from the Northwest Coastal Highway. This strategic location makes it well-suited for light industrial operations that benefit from efficient access to regional transport networks.

 9. Avoids Encroachment on Productive Agricultural Land Elsewhere
By rezoning a site that is not viable for agriculture, the proposal helps avoid unnecessary pressure or fragmentation on more productive agricultural land in the district. It achieves this by providing industrial land supply without expanding into high-value horticultural zones.
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10. Contribution to Local Employment and Economic Diversification

Rezoning the site to Light Industry creates opportunities for small to medium enterprises, supporting employment generation and economic diversification within the Carnarvon townsite. This is consistent with broader regional development goals to strengthen the local economy and retain workforce capacity.

5.0 CONCLUSION

In summary, the proposed rezoning is supported by several key planning justifications. The site has historically been used for light industrial purposes without causing any notable adverse impacts on surrounding horticultural operations, demonstrating its compatibility with adjacent land uses. Furthermore, the rezoning aligns with the intent and provisions of the applicable structure plan, reinforcing its strategic suitability.

The site's limited size also presents a constraint for viable agricultural use, further supporting the shift toward alternative land uses. By enabling a broader range of permissible uses, the rezoning will contribute to the economic viability and diversification of the Shire. Importantly, any future development on the site will be subject to development approval under Local Planning Scheme No. 13 (LPS13), ensuring that potential amenity impacts can be thoroughly assessed and appropriately managed.

Collectively, these factors provide a strong basis for supporting the proposed rezoning.

**Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME**

***Shire of Carnarvon Local Planning Scheme 13
Amendment Number 13***

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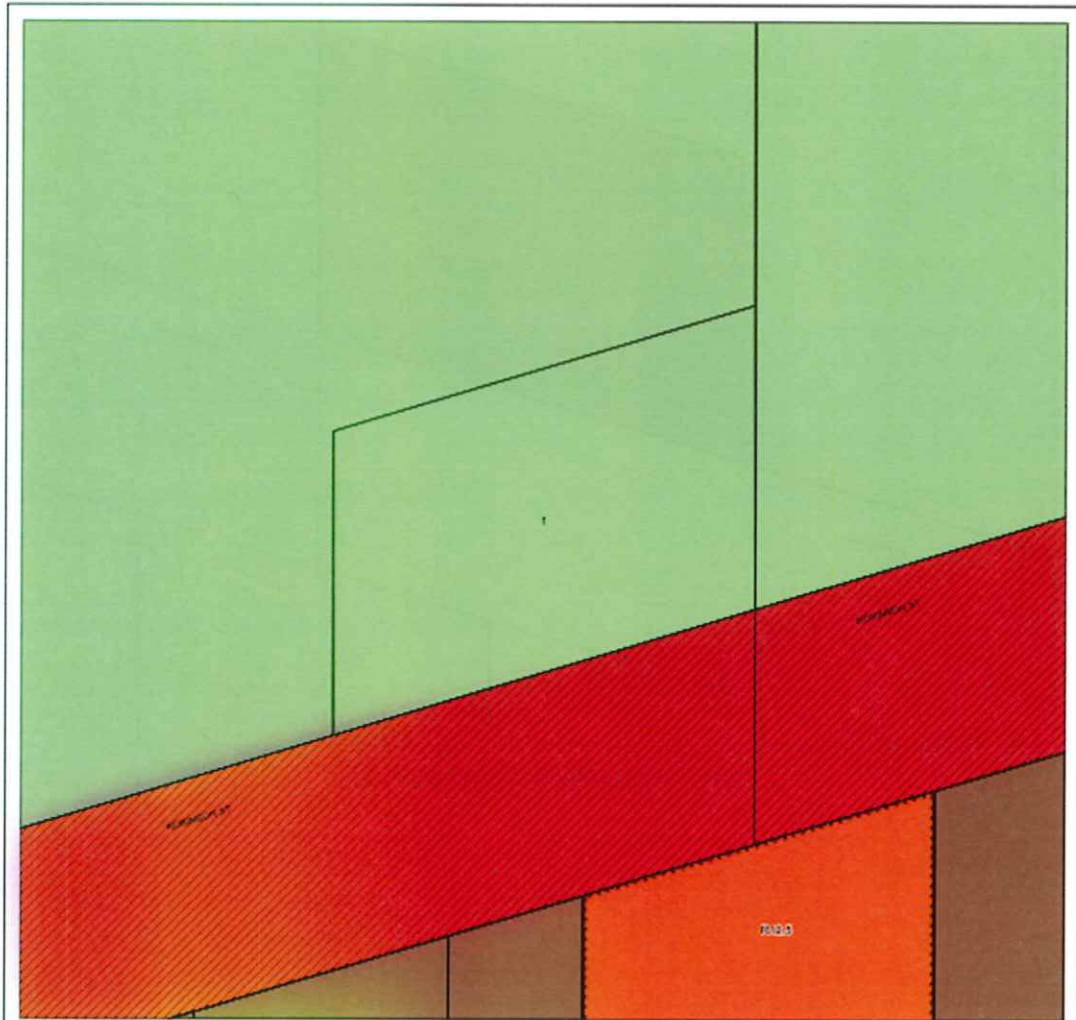
1. Rezoning of Lot 1 on Diagram 27815

Rezone Lot 1 on Deposit Plan 27815 from 'Priority Agriculture' to 'Light Industry' zone.

2. Amending Local Planning Scheme map accordingly.

AMENDMENT MAP

Shire of Carnarvon Local Planning Scheme 13 Amendment Number 13



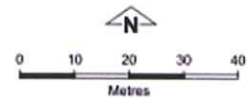
EXISTING SCHEME MAP

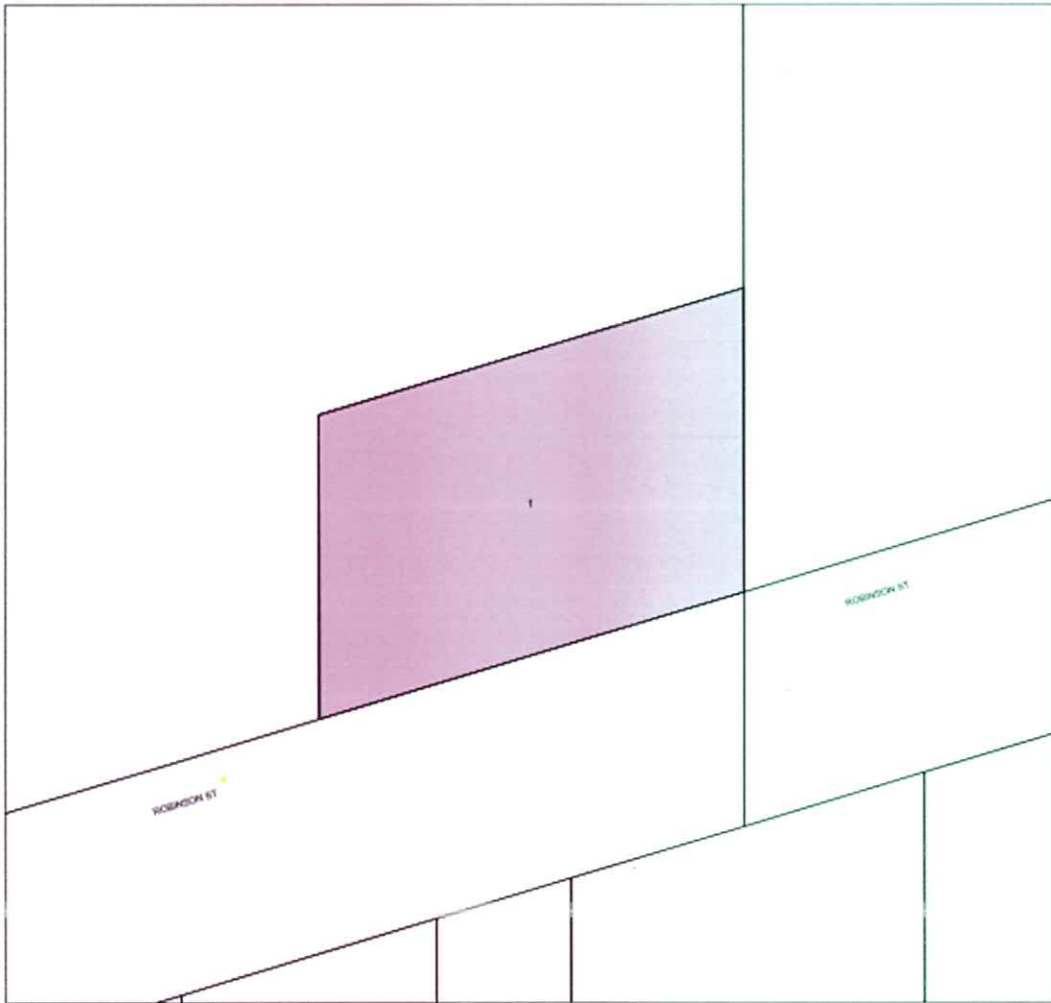
Legend

-  Cadastre
-  LPS R Codes
- LPS Zones**
 -  Priority agriculture
 -  Rural residential
 -  Tourism
- LPS Reserves**
 -  Primary distributor road

 Department of Planning,
Lands and Heritage
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Land Information Authority (RALIA) trading as Landgate

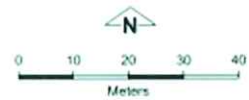
Shire of Carnarvon
Local Planning Scheme No. 13
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PROPOSED SCHEME AMENDMENT MAP

- Legend**
- Cadastre
 - Light industry



COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Carnarvon at the Ordinary Meeting of the Council held on the 25th day of November, 2025.


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MAYOR/SHIRE PRESIDENT


.....

A/CHIEF EXECUTIVE OFFICER
Stephanie Lecq

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Carnarvon at the Ordinary Meeting of the Council held on the 25th day of November, 2025, proceed to advertise this Amendment.


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MAYOR/SHIRE PRESIDENT


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A/CHIEF EXECUTIVE OFFICER
Stephanie Lecq

COUNCIL RECOMMENDATION

This Amendment is recommended [for support/ not to be supported] by resolution of the [LOCAL GOVERNMENT] at the [NAME] Meeting of the Council held on the [number] day of [month], 20[year] and the Common Seal of the [LOCAL GOVERNMENT] was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

MAYOR/SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 OF

THE P&D ACT 2005

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....
