

SHIRE OF KENT
LOCAL PLANNING SCHEME NO.3



NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

Planning and Development Act 2005
Shire of Kent

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

Property Address: Lot 6703 (No.134) Fewson Road, Nyabing

Proposal: Construction and use of workforce accommodation on the abovementioned property to support its continued use for extensive agricultural purposes (i.e. broadacre cropping and grazing).

Full details of the application received are attached.

Comments on the proposal are now invited and can be emailed to ceo@kent.wa.gov.au or posted to the Shire's Chief Executive Officer at PO Box 15 NYABING WA 6341 by no later than **Friday 27 March 2026**. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission supports or objects to the proposal and reasons why.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

Christie Smith
Chief Executive Officer
Shire of Kent

9 March 2026

9 February 2026

Shire of Kent
PO Box 15
NYABING WA 6341

Attention: Planning Department

Dear Sir/Madam,

Lot 6703 (No. 134) Fewson Road, Nyabing – Proposed Workforce Accommodation

On behalf of Modular WA, Altus Planning have reviewed the plans for the proposed Workforce Accommodation (**proposed development** or **proposal**) at Lot 6703 (No. 134) Fewson Road, Nyabing (**subject land** or **site**), and provide the following comments to demonstrate that the proposed development warrants approval.

Shire of Kent Local Planning Scheme No. 3

- The subject land is zoned 'Rural' pursuant to the Shire of Kent (**Shire**) Local Planning Scheme No. 3 (**LPS3** or **Scheme**).
- The proposed development is for a 'Workforce Accommodation' which, in accordance with Table 4 – Zoning Table, is an 'A' use within the Rural zone, meaning the proposal is discretionary subject to advertising of the proposal.
- The site currently contains two (2) existing single houses on the property, which will be retained and is permitted to do so in accordance with LPS3.
- The proposal will include a third dwelling structure, however, it will be used and classified as a 'Workforce Accommodation'. The proposed development will reside the current farm manager which is considered to be consistent with the 'Workforce Accommodation' land use, as defined below/overleaf:

means premises, which may include modular or relocatable buildings, used —

- (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and*
- (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.*

- In respect to effluent disposal, the existing septic system is shown on the plans. A plumber has inspected the septic system and believes the existing system will be able to be utilised.
- The site already has access to scheme water. Should scheme water not be able to be accessed for any reason, there are existing rainwater tanks onsite that can be utilised. There is no concern in respect to obtaining a potable water supply pursuant to Schedule 1, clause 13 of LPS3.
- The proposal is considered to be consistent with all other requirements of the Scheme, including the minimum setback requirement of 15m which is easily achieved for all lot boundaries.

State Planning Policy 3.7 – Bushfire (SPP3.7)

- The subject land is designated as being within a bushfire prone area. However, the proposed development is situated outside of the bushfire prone area (refer to Figure 1). It is therefore considered that no formal bushfire reporting is required to be submitted alongside this development application as the development area is not bushfire prone.



Figure 1: Bushfire prone area and approximate development location (red cloud) – Source: PlanWA, 2025

State Planning Policy 5.4 – Road & Rail Noise (SPP5.4)

- The site is also subject to the requirements of SPP5.4 due to the proximity of Nyabing-Pingrup Road. As reflected in Figure 2, the development area for the proposal is located outside of the SPP5.4 policy area. The proposed development is therefore exempt from the requirements of SPP5.4 and its affiliated guidelines.

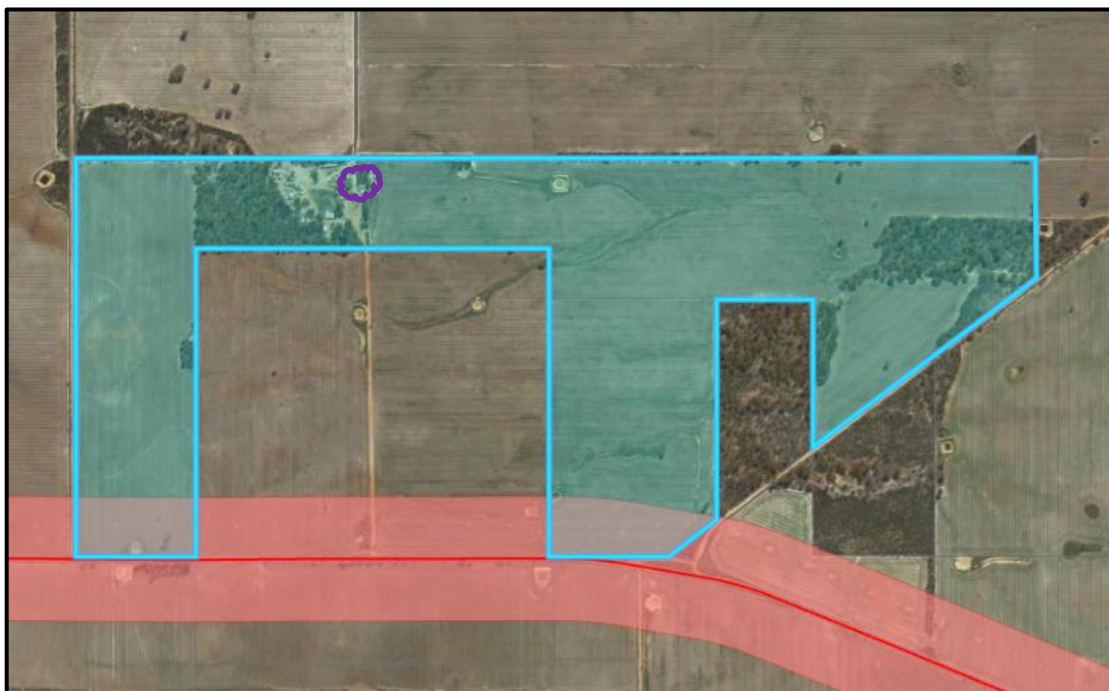


Figure 2: SPP5.4 Policy Area and approximate development location – Source: PlanWA, 2025

Conclusion

As identified above, the proposed development, based on our initial review, is compliant with the relevant standards and requirements of the Scheme. Furthermore, the proposal does not trigger the requirement to address SPP3.7 or SPP5.4.

For these reasons, the proposal is considered to warrant development approval.

Should there be any queries regarding the contents of this letter, please contact the undersigned on (08) 6268 0403 or via email to jayden@altusplan.com.au.

Yours sincerely,

Jayden Pope

Senior Town Planner

WESTERN



AUSTRALIA

REGISTER NUMBER	
6703/DP224084	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	28/11/2018

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1940 FOLIO 143

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 6703 ON DEPOSITED PLAN 224084

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

HEATHER KAYE SMITH OF 26 COTTONWOOD CRESCENT DIANELLA WA 6059
IN 1/2 SHARE
HERITAGE GRANGE PTY LTD OF 758 BIMBIJY ROAD BEACON WA 6472
IN 1/2 SHARE
AS TENANTS IN COMMON

(T O177565) REGISTERED 21/6/2019

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- *O177566 MORTGAGE TO HEATHER KAYE SMITH OF 26 HENLEY GROVE MIRA MAR WA 6330 AS TO THE 1/4 SHARE OF HERITAGE GRANGE PTY LTD ONLY REGISTERED 21/6/2019.
- *O177567 MORTGAGE TO HEATHER KAYE SMITH OF 26 HENLEY GROVE MIRA MAR WA 6330 AS TO THE 1/4 SHARE OF HERITAGE GRANGE PTY LTD ONLY REGISTERED 21/6/2019.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

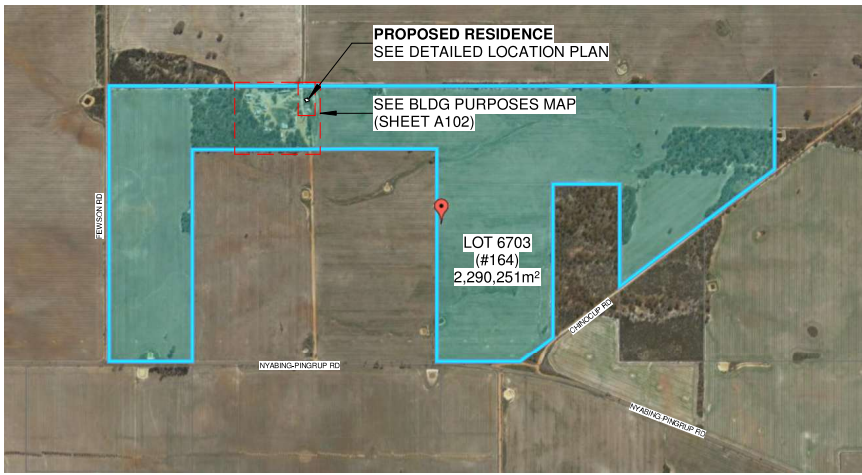
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

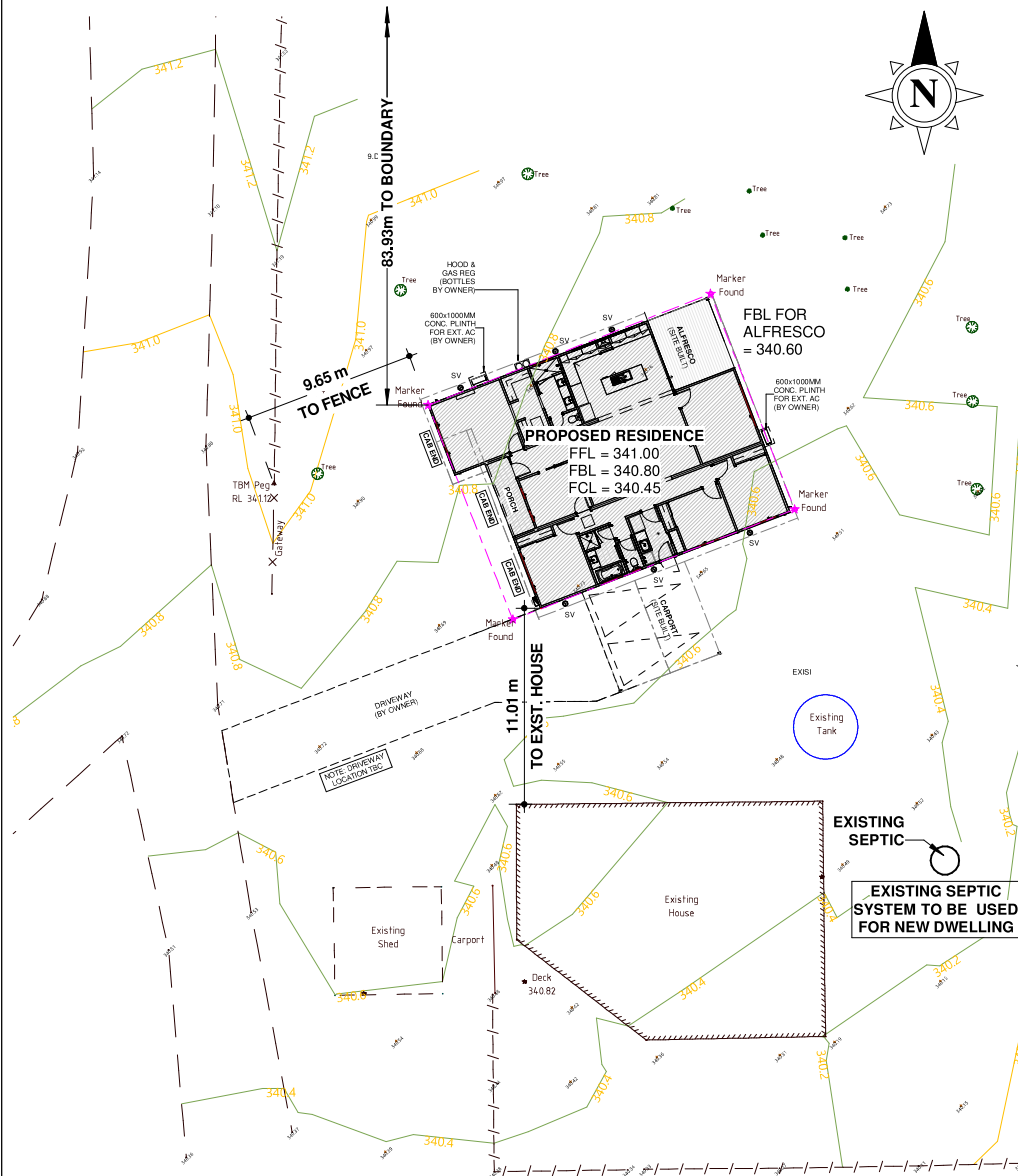
SKETCH OF LAND: 1940-143 (6703/DP224084)
PREVIOUS TITLE: 1091-449
PROPERTY STREET ADDRESS: 134 FEWSON RD, NYABING.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KENT

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING O177567



2 LOCATION PLAN
A101 NTS

2A DETAILED LOCATION PLAN
A101 1 : 2000

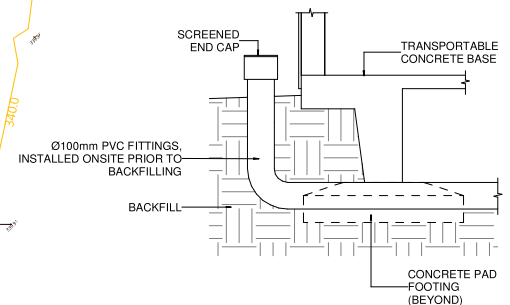


F.F.L - FINISHED FLOOR LEVEL
F.B.L - FINISHED BACKFILL LEVEL
F.C.L - FINISHED CUT/COMPACT LEVEL
N.G.L - NATURAL GROUND LEVEL

NOTE: SCHEME WATER TO SITE

Point Legend		Line Legend	
☆	Floor level	▨▨▨▨▨▨	Building
×	Ground Level	— — — — —	Carport column line
☆	Marker found onsite	- - - - -	FENCE
△	Survey Control - TBM	— x —	Gate
⊗	Tree (0 - 0.3m DIA)	- - - - -	SHED
⊗	Tree (0.3-1m DIA)	— — — — —	Tank perimeter
		— — — — —	Track
		— — — — —	Sewerage manhole
		— — — — —	Lot Boundaries

NOTE: SUB-FLOOR VENT TO HAVE A 2m RADIUS EXCLUSION ZONE FROM CENTER OF HOOD & GAS REG LOCATION



1 SITE PLAN
A101 1 : 300

SV SUB FLOOR VENTILATION
A101 1 : 20

CLIENT: HERITAGE
ADDRESS: LOT 6703 (#134) FEWSON RD,
NYABING, WA, 6341
HOUSE TYPE: CARNEGIE

Rev	Description	Date
C	Planning Changes	20/10/2025
D	Prepare Working Drawings	21/11/2025
E	Prestart CV-1	05/02/2026
F	Planning Amendments 01	05/02/2026
G	Planning Amendment 02	06/02/2026

JOB No. 25132
DATE: 6/02/2026 3:09:29 PM
DRAWN: JF
CHECKED: WI
REV: SHEET
SCALE: A101
As indicated

T: 08 64540919 F: 08 64540918
W: modularwa.com.au
e: sales@modularwa.com.au
Builders reg # 101630

Use figured dimensions in preference to scaled. Copyright All dimensions to be verified and checked on the job. ©




LEGEND		
NUMBER	DESCRIPTION	PURPOSE
1	SHED	MACHINERY/ GRAIN STORAGE
2	SHED	MACHINERY/ GRAIN STORAGE
3	SHED	FERTILISER STORAGE
4	SHED	FERTILISER STORAGE
5	SHED	FERTILISER STORAGE
6	SHED	AG CHEMICAL/ MACHINERY STORAGE
7	SHED	FERTILISER STORAGE
8	SHED	MACHINERY STORAGE
9	SHED	AG CHEMICAL STORAGE
10	SHED	GARAGE
11	HOUSE	STAFF HOUSE TO BE DEMOLISHED ONCE NEW ONE IS IN PLACE
12	SHED	LIGHT VEHICLE/ MACHINERY PARKING
13	SHED	WORKSHOP
14	SHED	GARDEN SHED/ CARPORT
15	HOUSE	STAFF ACCOMODATION
16	SHED	GARAGE
17	SHED	SHEARING SHED/ STORAGE
18	SHED	OLD WORKSHOP/ LIGHT VEHICLE PARKING
19	SHED	MACHINERY STORAGE
20	HOUSE	PRIMARY RESIDENCE
21	SHED	GARAGE

BP A102 BUILDING PURPOSES MAP
NTS

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A102	



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GENERAL NOTES:

- DO NOT SCALE FROM THIS DRAWING. ALL CONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO COMMENCEMENT OF ANY WORKS AND ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
 - DIMENSIONS SHOWN ON THIS PLAN ARE TO STEEL FRAME AND DOES NOT INCLUDE EXTERNAL CLADDING OR INTERNAL LINING WIDTH.
 - FLOORING BY OWNER
- CLIENT NOTE:**
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH MODULAR WA ADDENDA AND ENGINEERED CERTIFIED DRAWINGS.
- PLUMBING NOTE:**
- PLUMB HOUSE FOR OWNER SUPPLIED SOLAR HWS TO ROOF

CARPENTERS NOTE:

- SILICONE BEAD REQUIRED AT BASE OF WALL FRAMES TO ALL TILED WET AREAS
- INTERNAL OPENINGS:**
- DHO: FLUSHED DOOR HEIGHT OPENING 2080mm A.F.L
FHO: FULL HEIGHT OPENING
- DOORS & WINDOWS**
- WINDOW HEAD HEIGHT TO BE 2143mm A.F.L UNLESS NOTED OTHERWISE.
 - INSTALL SILL SUPPORT ANGLE TO ALL ALUMINIUM EXTERNAL SLIDING DOORS. REFER TO DETAIL

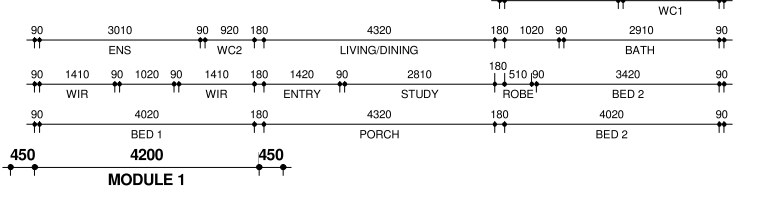
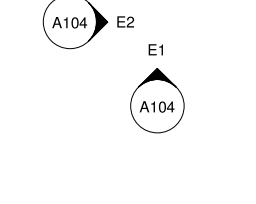
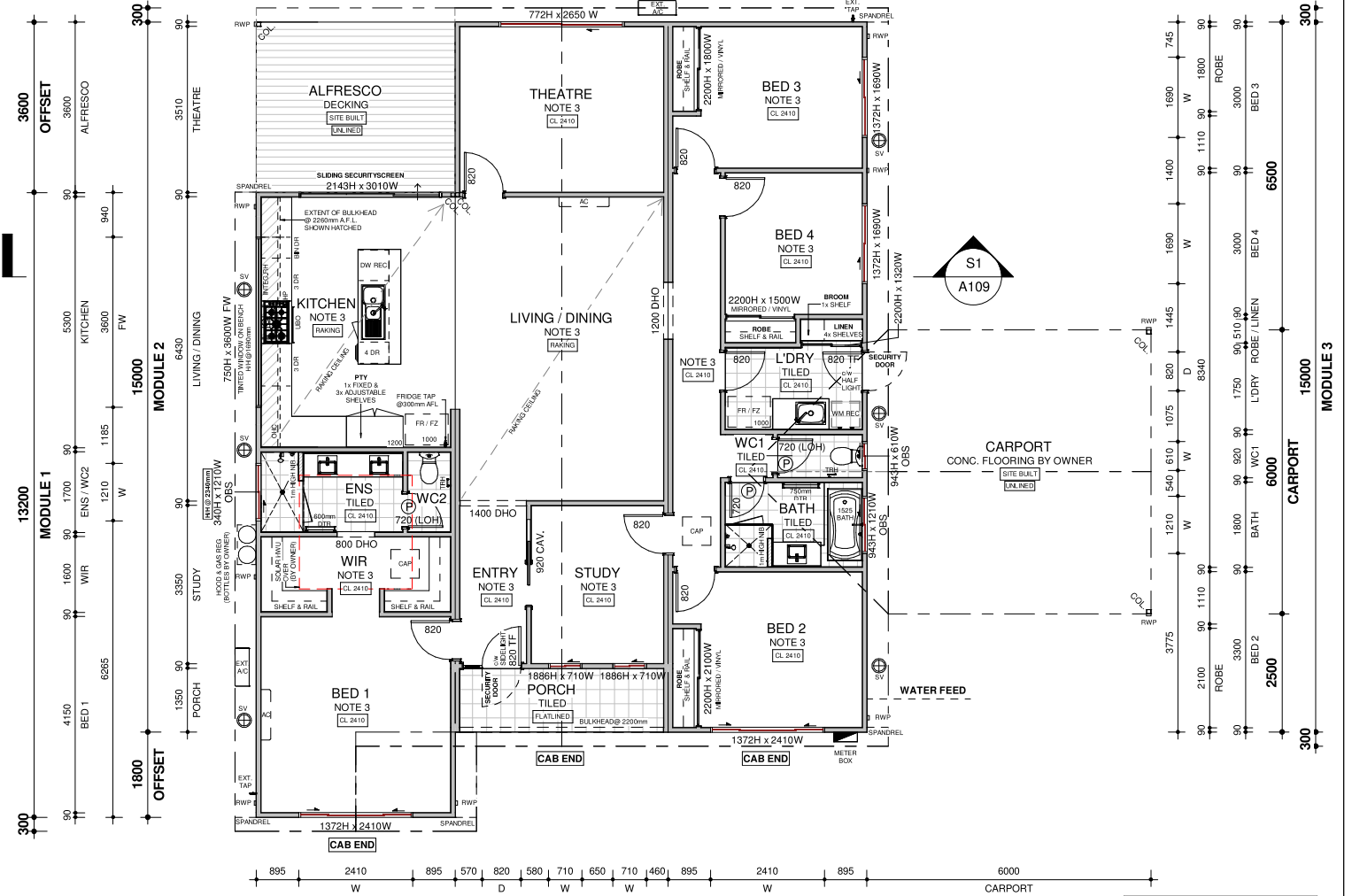
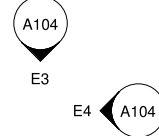
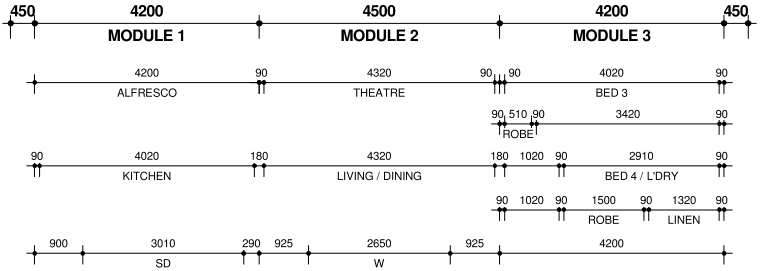
ABBREVIATION LEGEND

HP	HOT PLATE	B	BASIN
RH	RANGEHOOD	OBS	OBSCURE
UBO	UNDERBENCH OVEN	TF	TIMBER FRAME
OHC	OVERHEAD CUPBOARD	AF	ALUMINIUM FRAME
DR	DRAWER	SD	SLIDING DOOR
FR/FZ REC	FRIDGE / FREEZER RECESS	D	DOOR LEAF
DW REC	DISHWASHER RECESS	W	WINDOW
TR	TROUGH	AW	ALUMINIUM WINDOW
WM REC	WASHING MACHINE RECESS	FW	FIXED WINDOW
TRH	TOILET ROLL HOLDER	COL	COLUMN
DTR	DOUBLE TOWEL RAIL	H/H	HEAD HEIGHT
TRG	TOWEL RING	RWP	RAIN WATER PIPE
SR	SHOWER RAIL / ROSE	SV	SUB-FLOOR VENT
CAP	CEILING ACCESS PANEL	P	PRIVACY LATCH
BRM	BROOM	LOH	LIFT OFF HINGE
V	VANITY		

BUSHFIRE ATTACK LEVEL (BAL): LOW

WIND CLASSIFICATION: REGION A

SOIL CLASSIFICATION: M



1 FLOOR PLAN
1 : 100

BUILDING AREA	
BUILDING	180.11m ²
ALFRESCO	16.38m ²
CARPORT	36.00m ²
PORCH	5.83m ²
TOTAL	238.32m²

ROOF AREA	
ROOF (YARD BUILT)	210.36m ²
ALFRESCO (SITE BUILT)	16.57m ²
CARPORT (SITE BUILT)	33.81m ²
TOTAL	260.74m²

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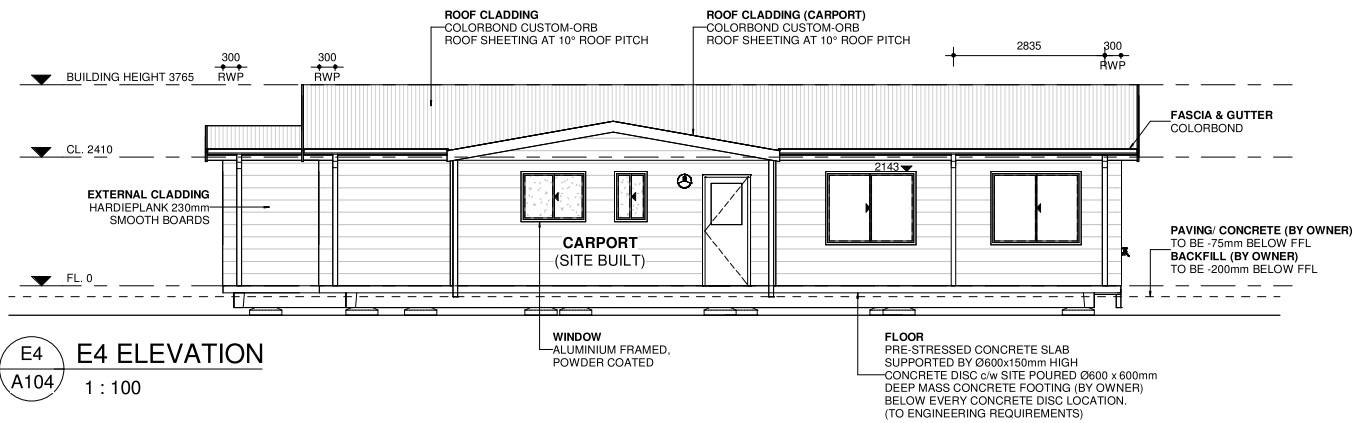
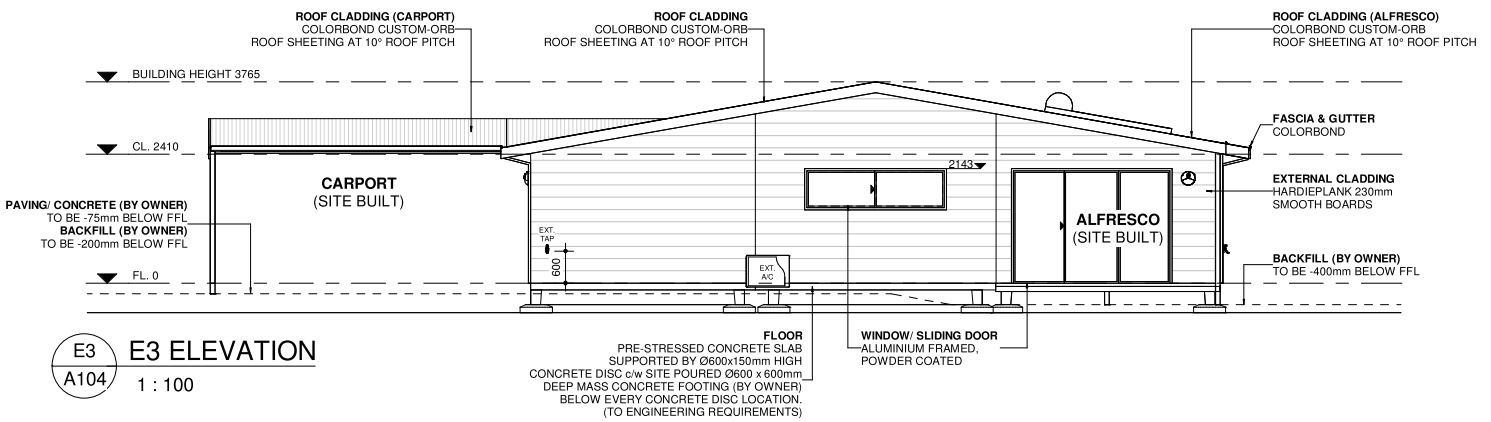
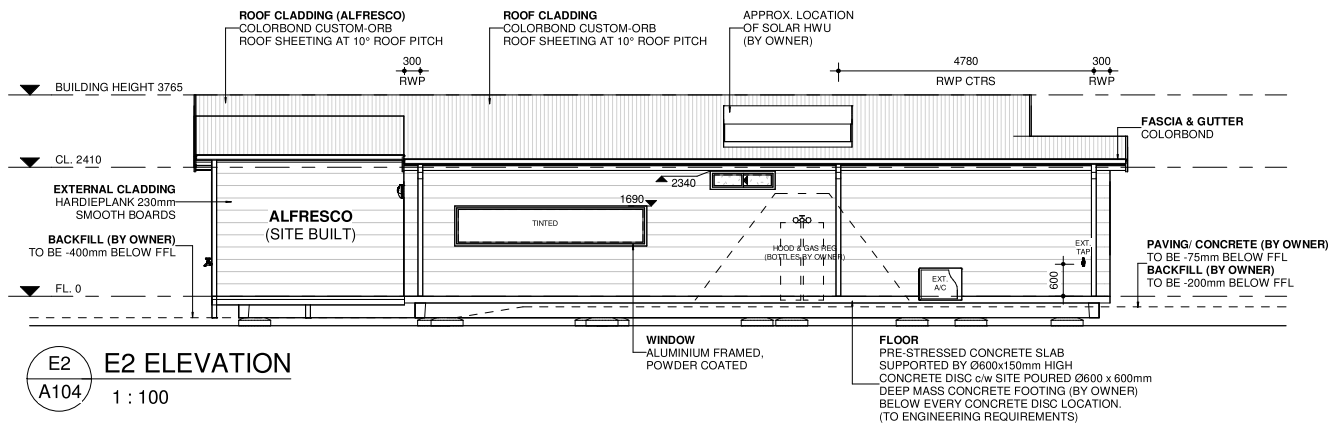
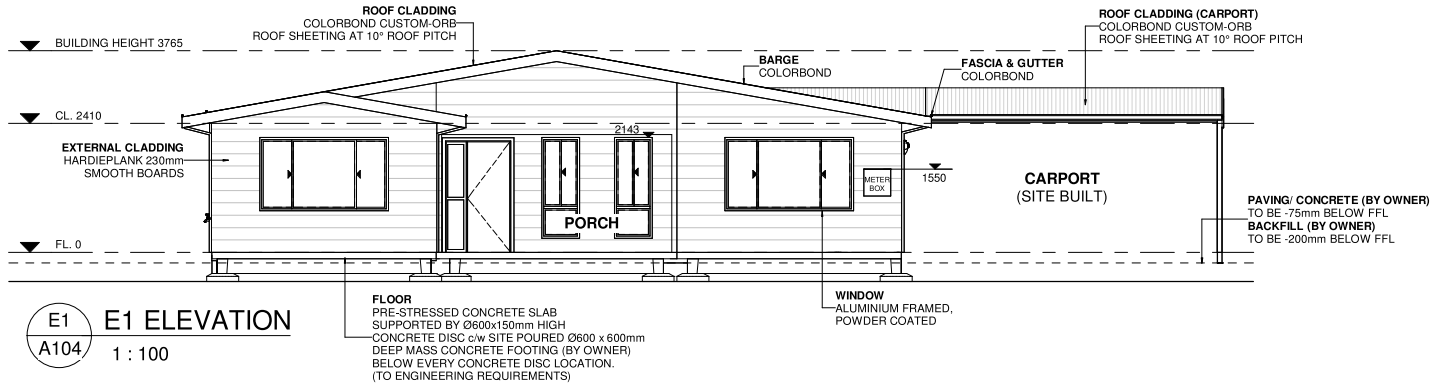
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BACKFILL BY OWNER



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