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PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF LAKE GRACE

**LOCAL PLANNING SCHEME No. 4
DISTRICT PLANNING SCHEME**

Preamble

This Local Planning Scheme of the Shire of Lake Grace consists of this Scheme Text and the Scheme Maps. The Scheme Text should be read with the Local Planning Strategy for the Shire.

Part 2 of the Scheme Text sets out the Local Planning Framework. At the core of this Framework is the Local Planning Strategy which sets out the long-term planning directions for the local government, applies State and regional planning policies and provides the rationale for the zones and other provisions of the Scheme. In addition to the Local Planning Strategy, the Framework provides for Local Planning Policies which set out the general policies of the local government on matters within the Scheme.

The Scheme divides the local government district into zones to identify areas for particular uses and identifies land reserved for public purposes. Most importantly, the Scheme controls the types of uses and development allowed in different zones. There are particular controls included for heritage and special control areas. The Scheme Text also sets out the requirements for planning approval, enforcement of the Scheme provisions and non-conforming uses.

Queries regarding any aspect of the Scheme and how it may affect proposals for the future development and use of land within the local government district should be directed to the Shire of Lake Grace Administration Centre, Stubbs Street, Lake Grace [Tel: (08) 9890 2500 Fax: (08) 9890 2599].

PLANNING AND DEVELOPMENT ACT 2005

APPROVED LOCAL PLANNING SCHEME

Shire of Lake Grace

Local Planning Scheme No. 4

Ref: 853/5/12/6

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning and Infrastructure approved the Shire of Lake Grace Local Planning Scheme No. 4 on 31 August 2007, the scheme text of which is published as a Schedule annexed hereto.

G. E. ROBERTS, Shire President.
C. JACKSON, Chief Executive Officer.

Shire of Lake Grace

LOCAL PLANNING SCHEME No. 4

District Zoning Scheme

The Shire of Lake Grace under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

Table of Contents

- Part 1 — **Preliminary**—sets out the Scheme title, responsible authority for implementing the Scheme, definitions used in the Scheme, Scheme area, contents, purpose, aims and relationship to other Schemes and laws.
- Part 2 — **Local Planning Policy Framework**—sets out the relationship between the Scheme and the Local Planning Strategy and the procedures for preparing and adopting Local Planning Policies.
- Part 3 — **Reserves**—sets out the reserves which apply in the Scheme area and related provisions.
- Part 4 — **Zones and the use of land**—sets out the zones which apply in the Scheme area and the uses which may require approval or may be prohibited.
- Part 5 — **General development requirements**—sets out the planning requirements which may apply to a particular use or development in a zone.
- Part 6 — **Special control areas**—sets out particular provisions which may apply in addition to the zone requirements and generally concerns landscape, environmental, built form, and land and site management issues.
- Part 7 — **Heritage protection**—sets out special provisions which apply to heritage places and areas.
- Part 8 — **Development of land**—sets out the circumstances under which approval is required for the development of land as distinct from the use of land.
- Part 9 — **Applications for planning approval**—sets out the procedure for applying for planning approval including both the use and development of land.
- Part 10—**Procedure for dealing with applications**—sets out the procedure for dealing with applications for planning approval and the matters to be taken into account.
- Part 11—**Enforcement and administration**—sets out the general provisions for the administration and enforcement of the Scheme.

Schedules

- Schedule 1—Dictionary of defined words and expressions
— General definitions
— Land use definitions
- Schedule 2—Additional uses
- Schedule 3—Restricted uses
- Schedule 4—Special use zones
- Schedule 5—Exempted advertisements
- Schedule 6—Form of application for planning approval
- Schedule 7—Additional information for advertisements
- Schedule 8—Notice of public advertisement of planning proposal
- Schedule 9—Notice of determination on application for planning approval
- Schedule 10—Environmental conditions
- Schedule 11—Car parking layout specifications
- Schedule 12—Visual truncation specifications
Adoption and Final Approval

PART 1—PRELIMINARY

1.1. Citation

1.1.1. The Shire of Lake Grace Scheme No. 4 (“the Scheme”) comes into operation on its Gazettal date.

1.1.2. The following Scheme is revoked—

Shire of Lake Grace Town Planning Scheme No. 3 published 7th July 1992.

1.2. Responsible authority

The Shire of Lake Grace is the responsible authority for implementing the Scheme.

1.3. Scheme area

The Scheme applies to the Scheme area which covers all of the local government district of the Shire as shown on the Scheme Map.

1.4. Contents of Scheme

The Scheme comprises—

- (a) the Scheme Text;
- (b) the Scheme Map (sheets 1-8).

The Scheme is to be read in conjunction with the Local Planning Strategy.

Note: The Scheme Map comprises eight (8) separate map sheets. Maps 1 to 4 are at a scale of 1:250,000 and cover all of the local government district of the Shire. Maps 5 to 8 are at a scale of 1:15,000 and cover the Lake Grace, Newdegate, Lake King and Varley townsites.

1.5. Purposes of Scheme

The purposes of the Scheme are to—

- (a) set out the local government’s planning aims and intentions for the Scheme area;
- (b) set aside land as reserves for public purposes;
- (c) zone land within the Scheme area for the purposes defined in the Scheme;
- (d) control and guide land use and development;
- (e) set out procedures for the assessment and determination of planning applications;
- (f) make provision for the administration and enforcement of the Scheme; and
- (g) address other matters set out in the First Schedule to the Town Planning Act.

1.6. The aims of the Scheme

The aims of the Scheme are—

- to secure the amenity, health and convenience of the Scheme area and the inhabitants thereof;
- to ensure there is a sufficient supply of suitable serviced land for housing, employment, commercial activities, community facilities, recreation and open space;
- to provide for housing choice and variety in neighbourhoods with a community identity and high levels of safety, accessibility and visual amenity;
- to preserve, protect and enhance townscapes and places, buildings and objects of heritage value, historic interest, natural beauty or scientific interest which exist throughout the Shire;
- to promote the sustainable use of rural land for agricultural purposes whilst accommodating other rural activities;
- to protect, conserve and enhance the environmental values and natural resources of the Scheme area including the protection of remnant vegetation and the rehabilitation and revegetation of degraded land while providing appropriate development opportunities to promote the local economy;
- to promote ecologically sustainable land use and development;
- to assist the effective implementation of the State Planning Strategy, State Planning Framework (SPP No. 1) and other adopted strategies and policies as these apply to the Wheatbelt Region; and
- to make provision for other matters necessary or incidental to town planning and development generally.

1.7. Definitions

1.7.1. Unless the context otherwise requires, words and expressions used in the Scheme have the same meaning as they have—

- (a) in the Town Planning Act; or
- (b) if they are not defined in that Act—
 - (i) in the Dictionary of defined words and expressions in Schedule 1; or
 - (ii) in the Residential Design Codes.

1.7.2. If there is a conflict between the meaning of a word or expression in the Dictionary of defined words and expressions in Schedule 1 and the meaning of that word or expression in the Residential Design Codes—

- (a) in the case of a residential development, the definition in the Residential Design Codes prevails; and
- (b) in any other case the definition in the Dictionary prevails.

1.7.3. Notes, and instructions printed in italics, are not part of the Scheme.

1.8. Relationship with local laws

Where a provision of the Scheme is inconsistent with a local law, the provision of the Scheme prevails.

1.9. Relationship with other Schemes

There are no other Schemes of the Shire of Lake Grace which apply to the Scheme area.

PART 2—LOCAL PLANNING POLICY FRAMEWORK

2.1. Scheme determinations to conform with Local Planning Strategy

Except to the extent that the Local Planning Strategy is inconsistent with the Scheme, determinations of the local government under the Scheme are to be consistent with the Local Planning Strategy.

(A Local Planning Strategy has been prepared and endorsed under the Town Planning Regulations 1967.)

2.2. Local Planning Policies

The local government may prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area so as to apply—

- (a) generally or for a particular class or classes of matters; and
- (b) throughout the Scheme area or in one or more parts of the Scheme area,

and may amend or add to or rescind the Policy.

2.3. Relationship of Local Planning Policies to Scheme

2.3.1. If a provision of a Local Planning Policy is inconsistent with the Scheme, the Scheme prevails.

2.3.2. A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

Note: Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. Although Local Planning Policies are not part of the Scheme they must be consistent with, and cannot vary, the intent of the Scheme provisions, including the Residential Design Codes. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies as required under clause 10.2.

2.4. Procedure for making or amending a Local Planning Policy

2.4.1. If a local government resolves to prepare a Local Planning Policy, the local government—

- (a) is to publish a notice of the proposed Policy once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area, giving details of—
 - (i) where the draft Policy may be inspected;
 - (ii) the subject and nature of the draft Policy; and
 - (iii) in what form and during what period (being not less than 21 days from the day the notice is published) submissions may be made;
- (b) may publish a notice of the proposed Policy in such other manner and carry out such other consultation as the local government considers appropriate.

2.4.2. After the expiry of the period within which submissions may be made, the local government is to—

- (a) review the proposed Policy in the light of any submissions made; and
- (b) resolve to adopt the Policy with or without modification, or not to proceed with the Policy.

2.4.3. If the local government resolves to adopt the Policy, the local government is to—

- (a) publish notice of the Policy once in a newspaper circulating in the Scheme area; and
- (b) if, in the opinion of the local government, the Policy affects the interests of the Commission, forward a copy of the Policy to the Commission.

2.4.4. A Policy has effect on publication of a notice under clause 2.4.3(a).

2.4.5. A copy of each Local Planning Policy, as amended from time to time, is to be kept and made available for public inspection during business hours at the offices of the local government.

2.4.6. Clauses 2.4.1 to 2.4.5, with any necessary changes, apply to the amendment of a Local Planning Policy.

2.5. Revocation of Local Planning Policy

A Local Planning Policy may be revoked by—

- (a) the adoption by a local government of a new Policy under clause 2.4 that is expressed to supersede the existing Local Planning Policy; or
- (b) publication of a notice of revocation by the local government once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area.

PART 3—RESERVES

3.1. Reserves

Certain lands within the Scheme area are classified as Local Reserves.

3.2. Regional Reserves

There are no regional reserves in the Scheme area.

3.3. Local Reserves

“Local Reserves” are delineated and depicted on the Scheme Map according to the legend on the Scheme Map.

3.4. Use and development of Local Reserves

3.4.1. A person must not—

- (a) use a Local Reserve; or
- (b) commence or carry out development on a Local Reserve,

without first having obtained planning approval under Part 9 of the Scheme.

3.4.2. In determining an application for planning approval the local government is to have due regard to—

- (a) the matters set out in clause 10.2; and
- (b) the ultimate purpose intended for the Reserve.

3.4.3. In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for planning approval.

PART 4—ZONES AND THE USE OF LAND

4.1. Zones

4.1.1. The Scheme area is classified into the zones shown on the Scheme Map.

4.1.2. The zones are delineated and depicted on the Scheme Map according to the legend on the Scheme Map.

4.2. Objectives of the zones

The objectives of the zones are—

Residential Zone

- To achieve a high standard of residential development in accordance with contemporary planning and development practice for the benefit of the community of the Shire of Lake Grace.
- To enhance the character and amenity of residential areas.
- To provide for residential development at a range of densities with a variety of housing types to meet the needs of the community.
- To provide an opportunity for residents to undertake occupations ancillary to the use of their dwelling that are compatible in character, scale and operation with the residential use and which will not have an adverse affect upon the existing character and amenity of these areas.

Commercial Zone

- To ensure that the zone develops and continues to function effectively as the principal place for retail shopping, commercial, civic and administrative activity within each townsite and the District generally.
- To encourage a high standard of development which serves to enhance the character of the zone.
- To encourage the retention and development of features which enhance the appearance of the zone, give it character or provide a sense of identity.
- To maintain the compatibility with the general streetscape for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.
- To maintain safety and efficiency of traffic flows and ensure that adequate provision is made for the circulation and parking of vehicles.
- To preclude the storage of bulky and unsightly goods where they may be in public view.
- To provide for residential uses only where such uses are combined with a commercial use.

- To encourage and assist the restructuring of the built environment of the zone to enhance—
 - pedestrian movement systems;
 - the appearance of buildings, car parking areas and open spaces;
 - user convenience and safety; and
 - traffic management.

Service Commercial Zone

- To provide for a range of uses which complement the Commercial zone.
- To accommodate wholesaling, retail warehouses, showrooms, trade centres and professional services that provide for the needs of the community but due to their nature are generally not appropriate or cannot be accommodated in the Commercial Zone.
- To achieve a high standard of development and presentation including buildings, landscaping and vehicle parking.

General Industry Zone

- To provide a location for general, light and service industries which by the nature of their operations should be separated from residential areas.
- To ensure an adequate supply of suitably located land for future industrial development.
- To provide for a range of compatible general, light and service industries to support the needs and development of the district.
- To provide a range of employment opportunities for residents of the district.
- To ensure that development is in accordance with appropriate and satisfactory standards of function, amenity and safety.
- To ensure that appropriate buffers are provided and maintained between industrial uses and adjacent uses so as to avoid land use conflicts.
- To encourage the provision of additional landscaping to the established industrial areas to improve their visual appearance.

Townsite Development Zone

- To allow a variety of uses such as may be found in a small country town but subject to the preservation of local amenities and character.
- To ensure that the subdivision and development of land in the zone proceeds in accordance with the details of a Structure Plan approved by the local government and the Commission.
- To allow a variety of uses in the zone without the need to rezone the area where minor modifications are required to an approved Structure Plan prior to final subdivision.

General Agriculture Zone

The General Agriculture Zone is intended primarily for the preservation of agriculturally significant land. Land classified as General Agriculture Zone within the Scheme Area is capable of high levels of agricultural production and is therefore a valuable resource worthy of protection. The local government shall therefore seek to ensure that no action is taken to jeopardize this potential.

Zone Objectives

- To ensure the continuation of broad-acre farming as the principal land use in the District and encouraging where appropriate the retention and expansion of agricultural activities;
- To protect the potential of agricultural land for primary production and to preserve the landscape and character of the rural areas;
- To provide for a range of rural pursuits such as broad-acre and diversified farming which are compatible with the capability of the land and retain the rural character and amenity of the locality;
- To control the fragmentation of broad-acre farming properties through the process of subdivision;
- To consider non-rural uses where they can be shown to be of benefit to the District and not detrimental to the natural resources or the environment;
- To protect broad-acre agricultural land from land degradation and any further loss of biodiversity by—
 - (i) minimising the clearing of remnant vegetation on public and private lands;
 - (ii) encouraging the retention and protection of existing remnant vegetation;
 - (iii) encouraging the development and protection of corridors of native vegetation;
 - (iv) encouraging the development of environmentally acceptable surface and sub-surface drainage works;
 - (v) encouraging the rehabilitation of salt affected land;
 - (vi) controlling the introduction and spread of alien species of flora and fauna;
 - (vii) encouraging soil conservation through the application of cultural vegetational land management measures.

Rural Residential Zone

- To permit the progressive rezoning and subdivision of land in close proximity to the established townships which is of low agricultural production value subject to such proposals being consistent with the local government's overall planning requirements and objectives for the zone.
- To ensure that all development in the Rural Residential zone is conducted in a manner that preserves the rural character, amenity and viability of surrounding properties.
- To provide for a variety of land uses of a rural-residential nature such as hobby farms, equestrian activities and cottage industries.
- To ensure that the more intensive use of land makes provision for the retention or improvement of the rural landscape and environment and achieves a high standard of visual amenity in a manner consistent with the proper and orderly planning of such areas.
- To reduce or eliminate the detrimental affect of keeping of livestock in the zone by limiting stock numbers to those kept for hobby purposes and not for commercial gain.
- To ensure that all applications for new Rural Residential zone areas comply with the local government's requirements for the preparation and submission of proposals.

Special Use Zone

To provide for special categories of land use which are not fully compatible with other zones in the Scheme.

4.3. Zoning Table

4.3.1. The Zoning Table indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme area in the various zones. The permissibility of any uses is determined by cross reference between the list of use classes on the left hand side of the Zoning Table and the list of zones at the top of the Zoning Table.

4.3.2. The symbols used in the cross reference in the Zoning Table have the following meanings—

- 'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;
- 'D' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval;
- 'A' means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4;
- 'X' means a use that is not permitted by the Scheme.

4.3.3. A change in the use of land from one use to another is permitted if—

- (a) the local government has exercised its discretion by granting planning approval;
- (b) the change is to a use which is designated with the symbol 'P' in the cross reference to that zone in the Zoning Table and the proposed use complies with all the relevant development standards and any requirements of the Scheme;
- (c) the change is an extension of a use within the boundary of the lot which does not change the predominant use of the lot; or
- (d) the change is to an incidental use that does not change the predominant use of the land.

Note: 1. The planning approval of the local government is required for the development of land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the use and development of land.

2. The local government will not refuse a 'P' use because of the unsuitability of the use for the zone but may impose conditions on the use of the land to comply with any relevant development standards or requirements of the Scheme, and may refuse or impose conditions on any development of the land.
3. In considering a 'D' or 'A' use, the local government will have regard to the matters set out in clause 10.2.
4. The local government must refuse to approve any 'X' use of land. Approval to an 'X' use of land may only proceed by way of an amendment to the Scheme.

4.4. Interpretation of the Zoning Table

4.4.1. Where a specific use is mentioned in the Zoning Table, it is deemed to be excluded from the general terms used to describe any other use.

4.4.2. If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the local government may—

- (a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;
- (b) determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or
- (c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.

TABLE 1—ZONING TABLE

P—Permitted D—Discretionary A—Special Notice X—Not Permitted

USE CLASSES	ZONES*							
	Residential	Commercial	Service Commercial	General Industry	Townsite Development	General Agriculture	Rural Residential	Special Use
1 Abattoir	X	X	X	X	X	A	X	*
2 Aged Persons Hostel	D	D	X	X	D	X	D	*
3 Agriculture—Extensive	X	X	X	X	X	P	X	*
4 Agriculture—Intensive	X	X	X	X	X	D	X	*
5 Agroforestry	X	X	X	X	X	P	X	*
6 Amusement Parlour	X	D	D	D	D	X	X	*
7 Animal Establishment	X	X	X	X	X	P	X	*
8 Animal Husbandry—Intensive	X	X	X	X	X	D	X	*
9 Art & Craft Centre	A	P	D	D	D	D	D	*
10 Auction Mart	X	D	P	D	D	X	X	*
11 Bed & Breakfast	D	D	X	X	D	D	D	*
12 Betting Agency	X	P	D	X	A	X	X	*
13 Caravan Park	X	X	X	X	D	X	X	*
14 Caretakers Dwelling	X	D	D	D	D	X	X	*
15 Car Park	X	D	D	D	D	D	D	*
16 Child Care Premises	A	A	A	X	D	A	D	*
17 Cinema / Theatre	X	P	X	X	D	X	X	*
18 Civic Use	X	D	A	A	A	D	D	*
19 Club Premises	X	D	D	D	A	D	X	*
20 Communication Antennae—Domestic	D	D	D	D	D	D	D	*
21 Communication Antennae—Commercial	A	D	D	D	A	D	A	*
22 Community Purpose	D	D	A	A	D	D	D	*
23 Consulting Room(s)	A	P	D	X	D	X	X	*
24 Convenience Store	X	D	X	X	D	X	A	*
25 Corrective Institution	X	X	X	X	X	A	X	*
26 Drive-in-Cinema	X	X	X	X	A	D	X	*
27 Dry Cleaning Premises	X	P	P	P	D	X	X	*
28 Educational Establishment	X	D	D	A	D	A	X	*
29 Equestrian Activity	X	X	X	X	X	P	A	*
30 Exhibition Centre	X	P	D	D	D	D	X	*
31 Family Day Care	A	A	X	X	A	A	A	*
32 Farm Supply Centre	X	D	D	D	D	A	X	*

USE CLASSES	ZONES*								
	Residential	Commercial	Service Commercial	General Industry	Townsite Development	General Agriculture	Rural Residential	Special Use	
33	Fast Food Outlet	X	D	D	X	D	X	X	*
34	Feedlot	X	X	X	X	X	A	X	*
35	Fuel Depot	X	X	X	D	X	A	X	*
36	Funeral Parlour	X	D	D	D	A	X	X	*
37	Hobby Farm	X	X	X	X	X	A	A	*
38	Home Business	A	D	X	X	D	A	A	*
39	Home Occupation	A	P	X	X	D	A	A	*
40	Home Office	P	P	X	X	P	P	P	*
41	Home Store	A	D	X	X	A	A	A	*
42	Hospital	X	X	X	X	A	X	X	*
43	Hotel / Tavern	X	A	X	X	D	X	X	*
44	Industry—Cottage	X	P	P	P	D	P	P	*
45	Industry—Extractive	X	X	X	X	X	D	X	*
46	Industry—General	X	X	X	D	X	X	X	*
47	Industry—Light	X	X	A	P	X	X	X	*
48	Industry—Rural	X	X	X	D	X	D	X	*
49	Industry—Service	X	A	D	P	D	X	X	*
50	Landscape Supplies	X	A	D	P	D	D	X	*
51	Laundromat	X	P	P	P	D	X	X	*
52	Lunch Bar	X	P	D	D	D	X	X	*
53	Market	X	D	D	D	D	D	X	*
54	Medical Centre	X	P	X	X	D	X	X	*
55	Motel	X	A	D	X	D	X	X	*
56	Motor Vehicle, Boat or Caravan Sales	X	D	D	D	D	X	X	*
57	Motor Vehicle Repairs	X	A	P	P	D	X	X	*
58	Motor Vehicle Wrecking	X	X	D	D	A	X	X	*
59	Museum	X	D	D	D	D	A	X	*
60	Nursing Home	D	X	X	X	D	X	X	*
61	Office	X	P	D	X	D	X	X	*
62	Park Home Park	X	X	X	X	D	X	X	*
63	Piggery	X	X	X	X	X	D	X	*
64	Place of Worship	A	D	D	X	D	A	A	*
65	Plant Nursery	X	D	D	D	D	D	A	*
66	Plantation	X	X	X	X	X	D	X	*
67	Poultry Farm	X	X	X	X	X	D	X	*
68	Public Utility	D	D	D	D	D	D	D	*
69	Reception Centre	A	D	D	X	A	A	X	*
70	Recreation—Private	X	P	D	D	D	A	X	*

USE CLASSES	ZONES*							
	Residential	Commercial	Service Commercial	General Industry	Townsite Development	General Agriculture	Rural Residential	Special Use
71 Recreation—Public	X	P	D	D	D	A	A	*
72 Residential Aged & Dependent Persons Dwelling	D	A	X	X	D	X	D	*
Grouped Dwelling	D	D	X	X	D	X	X	*
Multiple Dwelling	D	D	X	X	D	X	X	*
Single House	P	D	X	X	P	P	D	*
73 Restaurant	X	P	D	X	D	A	X	*
74 Restricted Premises	X	D	D	D	D	X	X	*
75 Retirement Village	D	X	X	X	D	X	D	*
76 Rural Pursuit	X	X	X	A	X	P	D	*
77 Roadhouse	X	A	A	X	D	X	X	*
78 Salvage Yard	X	X	X	D	X	D	X	*
79 Sawmill	X	X	X	A	X	D	X	*
80 Service Station	X	A	A	X	A	X	X	*
81 Shop	X	P	D	X	D	X	X	*
82 Showroom	X	D	D	D	D	X	X	*
83 Stable	X	X	X	X	X	P	D	*
84 Stock Yards	X	X	X	X	X	P	X	*
85 Storage Yard	X	A	A	D	A	D	X	*
86 Telecommunications Infrastructure	A	D	D	D	D	D	D	*
87 Trade Display	X	P	P	P	D	X	X	*
88 Transport Depot	X	X	X	A	X	D#	X	*
89 Veterinary Centre	X	D	D	D	D	D	D	*
90 Warehouse	X	X	P	P	X	X	X	*
91 Winery	X	X	X	D	X	D	X	*

* Special Use: Use in accordance with the conditions specified in Schedule 4.

Subject to the specific requirements of clause 5.17.

4.5 Additional Uses

Despite anything contained in the Zoning Table, the land specified in Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land.

Note: An additional use is a land use that is permitted on a specific portion of land in addition to the uses already permissible in that zone that applies to the land.

4.6. Restricted uses

Despite anything contained in the Zoning Table, the land specified in Schedule 3 may only be used for the specific use or uses that are listed and subject to the conditions set out in Schedule 3 with respect to that land.

Note: A restricted use is the only use or uses that is permitted on a specific portion of land and other uses that would otherwise be permissible in the zone are not permitted.

4.7. Special use zones

4.7.1. Special use zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table.

4.7.2. A person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

4.8. Non-conforming uses

Except as otherwise provided in the Scheme, no provision of the Scheme is to be taken to prevent—

- (a) the continued use of any land for the purpose for which it was being lawfully used immediately prior to the Gazettal date;
- (b) the carrying out of any development on that land for which, immediately prior to the Gazettal date, an approval or approvals, lawfully required to authorize the development to be carried out, were duly obtained and are current; or
- (c) subject to clause 11.2.1, the continued display of advertisements which were lawfully erected, placed or displayed prior to the Gazettal date.

Note: "Land" has the same meaning as in the Town Planning Act and includes houses, buildings and other works and structures.

4.9. Extensions and changes to a non-conforming use

4.9.1. A person must not—

- (a) alter or extend a non-conforming use;
- (b) erect, alter or extend a building used in conjunction with or in furtherance of a non-conforming use; or
- (c) change the use of land from a non-conforming use to another non-conforming use,

without first having applied for and obtained planning approval under the Scheme.

4.9.2. An application for planning approval under this clause is to be advertised in accordance with clause 9.4.

4.9.3. Where an application is for a change of use from an existing non-conforming use to another non-conforming use, the local government is not to grant its planning approval unless the proposed use is less detrimental to the amenity of the locality than the existing non-conforming use and is, in the opinion of the local government, closer to the intended purpose of the zone.

4.10. Discontinuance of non-conforming use

Where a non-conforming use of any land has been discontinued for a period of 6 months the land must not be used after that period otherwise than in conformity with the provisions of the Scheme.

4.11. Termination of a non-conforming use

The local government may effect the discontinuance of a non-conforming use by the purchase of the land, or by the payment of compensation to the owner or occupier or to both the owner and occupier of that land, and may enter into an agreement with the owner for that purpose.

Note: Sections 190 and 191 of the Town Planning Act enables the local government to purchase, or, with the consent of the Governor, compulsorily acquire land for the purpose of a local planning scheme, subject to Part 9 of the *Land Administration Act 1997*, that section and the Scheme.

4.12. Destruction of non-conforming use buildings

If a building used for a non-conforming use is destroyed to 75% or more of its value, the building is not to be repaired, rebuilt, altered or added to for the purpose of being used for a non-conforming use or in a manner not permitted by the Scheme, except with the planning approval of the local government.

PART 5—GENERAL DEVELOPMENT REQUIREMENTS

5.1. Compliance with development standards and requirements

Any development of land is to comply with the provisions of the Scheme.

5.2. Residential Design Codes

5.2.1. A copy of the Residential Design Codes is to be kept and made available for public inspection at the offices of the local government.

5.2.2. Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform with the provisions of those Codes.

5.2.3. The Residential Design Codes density applicable to land within the Scheme area is to be determined by reference to the Residential Design Codes density number superimposed on the particular areas contained within the borders shown on the Scheme Map or where such an area abuts another area having a Residential Design Code density, as being contained within the area defined by the centre-line of those borders.

5.3. Special application of Residential Design Codes

There are no exclusions or variations to the Residential Design Codes which apply to the Scheme.

5.4. Restrictive covenants

5.4.1. Subject to clause 5.4.2, a restrictive covenant affecting any land in the Scheme area by which, or the effect of which is that, the number of residential dwellings which may be constructed on the land is limited or restricted to less than that permitted by the Scheme, is hereby extinguished or varied to the extent that it is inconsistent with the provisions of the Residential Design Codes which apply under the Scheme.

5.4.2. Where clause 5.4.1 operates to extinguish or vary a restrictive covenant the local government is not to grant planning approval to the development of the land which would, but for the operation of

clause 5.4.1, have been prohibited unless the application has been dealt with as an 'A' use and has complied with all of the advertising requirements of clause 9.4.

5.5. Variations to site and development standards and requirements

5.5.1. Except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.

5.5.2. In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration for the variation, the local government is to—

- (a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and
- (b) have regard to any expressed views prior to making its determination to grant the variation.

5.5.3. The power conferred by this clause may only be exercised if the local government is satisfied that—

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 10.2; and
- (b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

5.6. Environmental conditions

5.6.1. Environmental conditions to which the Scheme is, or amendments to the Scheme are, subject are incorporated into the Scheme by Schedule 10 of the Scheme.

5.6.2. Where appropriate, the environmental conditions are indicated on the Scheme Map by the symbol EC to indicate that environmental conditions apply to the land.

5.6.3. The local government is to—

- (a) maintain a register of all relevant statements published under sections 48F and 48G of the EP Act; and
- (b) make the statements available for public inspection at the offices of the local government.

Note: Environmental conditions are those required to be incorporated into a Scheme or an amendment to a Scheme following assessment under the *Environmental Protection Act 1986*.

5.7. Site and Development Requirements

5.7.1. Table 2 sets out the site and development requirements for various land uses which may be supplemented by the local government's specific requirements.

5.7.2. The local government in determining applications for any development may require such development to comply generally with the standards required for various land uses as required in Table 2 to ensure that the scale, nature, design, general appearance and impact of such uses is compatible with the objectives of the zone in which the development is proposed and the general purposes and aims of the Scheme.

5.7.3. The site and development requirements for the development of uses not referred to in Table 2 shall be in accordance with the local government's specific requirements in each particular case.

TABLE 2—SITE AND DEVELOPMENT REQUIREMENTS TABLE **

Controls Use	Minimum Boundary Setback (metres)			Maximum Plot Ratio	ΦMinimum Landscape Area %	Minimum Number of Car Parking Bays
	Front	Rear Average	Sides			
Club	*	*	*	0.5	*	1 for every 45sqm of gross lettable area.
Consulting Room	*	*	*	0.4 in Res Zone 0.5 elsewhere	30 in Res Zone	1 for every 30sqm of gross lettable area, plus 1 per employee
Day Care Centre	7.5	7.5	*	*	*	1 for every 4 children plus 1 per employee.
Educational Establishment	9.0	7.5	5.0	*	30	1 per full time employee, plus bays for students as determined by the Council.
Fast Food Outlet	*	*	*	*	*	*
Funeral Parlour	*	*	*	*	10	As determined by the Council (minimum 6).
Hall	*	*	*	*	10	1 to every 4 persons whom the building is designed to accommodate.
Hospital	9.0	7.5	5.0	0.5	20	1 per 4 beds and 1 per employee.
Hostel	7.5	7.5	*	*	30	1 per room plus 1 per 2 employees

Controls Use	Minimum Boundary Setback (metres)			Maximum Plot Ratio	ΦMinimum Landscape Area %	Minimum Number of Car Parking Bays
	Front	Rear Average	Sides			
Hotel / Tavern	*	*	*	*	10	1 for every bedroom plus 3 per 25 sqm bar and lounge area plus 1 space per 2 employees
Industrial Service	7.5	7.5	*	*	10	1 per 2 employees.
Industrial Light	7.5	7.5	*	*	10	1 per 2 employees.
Industrial General	7.5	7.5	*	*	10	1 per 2 employees
Motel	9.0	7.5	3 per storey	1.0	15	1 per unit, plus 3 spaces per 25sqm of service area plus 1 space per 2 employees
Office	*	*	*	*	*	1 for every 10sqm gross lettable area.
Professional Office	*	*	*	0.5	*	1 for every 10sqm gross lettable area.
Reception Centre	*	*	*	0.5	15	1 for every 4 persons whom the building is designed to accommodate.
Restaurant	*	*	*	*	*	10 for every 100sqm of gross lettable area or 1 for every 4 seats provided, whichever is the greater.
Service Station / Roadhouse	7.5	7.5	*	*	5	1 for every working bay, plus 1 for each person employed on site.
Shop	*	*	*	*	*	5 for every 100sqm of gross lettable area.
Showroom	*	*	*	*	10	2 for every 100sqm of gross lettable area.
Vehicle Sales	*	*	*	*	5	1 for every 250msq of sales area, plus 1 for every person employed on site.
Veterinary Consulting Rooms	*	*	*	*	15	1 for every 10msq gross floor area, plus 1 for each person employed.

Notes—

1. This table is intended as a guideline and may be varied at the discretion of the local government.
2. * means 'to be determined by the local government in each particular case.'
3. Φ Landscaping to be generally at street frontage.

5.8. Commercial and Service Commercial Development

5.8.1. Development in the Commercial and Service Commercial zones shall comply with the requirements of Table 2 and the objectives for each of these zones as outlined in Part 4.

5.8.2. The front façade of all buildings in the Commercial and Service Commercial zones shall be orientated to the street and constructed in brick, concrete or masonry, provided however, that an owner or his/her agent may apply to the local government for permission to vary these requirements where the local government is satisfied that such variation will not detract from the amenity of the area.

5.8.3. The front façade of all buildings in the Commercial and Service Commercial zones shall reflect and be compatible with the predominant existing streetscape and architectural style and the local government may impose conditions relating to building setbacks, design, scale, materials and finish to ensure compatibility with the existing streetscape and general architectural style.

5.8.4. In considering any application for planning approval within the Commercial and Service Commercial zones the local government shall have regard to and may require the provision of loading docks and/or rear access. In particular, the local government may impose conditions relating to—

- (a) the size and location of loading docks; and
- (b) the means of providing rear access of adequate width and design so as to ensure that transport vehicles shall be able to proceed in a forward gear.

5.8.5. All on-site vehicle access ways and parking areas in the Commercial and Service Commercial zones are required to be sealed and drained to the specifications and satisfaction of the local government.

5.8.6. The minimum standard fence for lots used for commercial or service commercial purposes shall be a 1.8 metre high colorbond / neetascreen style fence unless otherwise approved by the local government.

5.8.7. Fencing shall be provided to all boundaries abutting reserved land to prevent vehicular ingress and egress. Such fencing shall be of a uniform design, colour, material and height, to the satisfaction of the local government, so as to not detract from the amenity of the reserved land and the general amenity of the surrounding area.

5.8.8. Landscaping shall be provided generally in accordance with the requirements of Table 2 and should be located in such positions on a site so as to enhance the appearance of any development or screen from view any open storage area, drying areas and any other space which, by virtue of its use, is likely to detract from the visual amenity of the surrounding area.

5.8.9. All advertising signage shall be provided in accordance with the requirements specified in Schedule 5.

5.9. Industrial Development

5.9.1. Development in the General Industry zone shall comply with the requirements of Table 2 and the objectives for that zone as outlined in Part 4.

5.9.2. Prior to issuing planning approval for an industry in the General Industry zone the local government will ascertain the appropriate buffer for that industry as specified in the Environmental Protection Authority's Buffer Distance Guidelines, and such industry may only be granted planning approval if the relevant buffer does not impact upon existing or proposed residential development.

5.9.3. In considering proposals for industries which would generate industrial liquid, solid or gaseous wastes the local government may refer such proposals to the Department of Environment, and the granting of planning approval for such industries shall be subject to wastes being treated and disposed of in accordance with advice / guidelines received.

5.9.4. Where a comprehensive reticulated sewerage system is not available to a proposed industrial use the local government may grant planning approval which permits on-site effluent disposal provided such usage does not generate a daily volume of wastewater exceeding 540 litres per 2000m² of lot size and site conditions are suitable for on-site wastewater disposal.

5.9.5. The front façade of all buildings in the General Industry zone shall be orientated to the street and constructed in brick, concrete or masonry, provided however, that an owner or his/her agent may apply to the local government for permission to vary these requirements where the local government is satisfied that such variation will not detract from the amenity of the area.

5.9.6. Industrial buildings occupied or intended to be occupied by more than one separate business establishment (i.e. factory tenement buildings) shall be constructed so that every occupancy—

- (a) has a floor area of at least 100 square metres and neither its width or length is less than eight metres;
- (b) has an adjacent open yard area no smaller than one-third of the floor area of the occupancy;
- (c) has an open yard with direct access to a service access road not less than 6 metres in width;
- (d) is separated from every other occupancy by a suitable distance or an internal wall or walls constructed of brick, stone, concrete or other material of equal or greater fire rating approved by the Building Code of Australia.

5.9.7. All on-site vehicle access ways and parking areas in the General Industry zone are required to be sealed and drained to the specifications and satisfaction of the local government.

5.9.8. The minimum standard fence for lots used for industrial purposes shall be a 1.8 metre high link mesh security fence unless otherwise approved by the local government.

5.9.9. Fencing shall be provided to all boundaries abutting reserved land to prevent vehicular ingress and egress. Such fencing shall be of a uniform design, colour, material and height, to the satisfaction of the local government, so as to not detract from the amenity of the reserved land and the general amenity of the surrounding area.

5.9.10. Landscaping shall be provided generally in accordance with the requirements of Table 2 and should be located in such positions on a site so as to enhance the appearance of any development or screen from view any open storage area, drying areas and any other space which, by virtue of its use, is likely to detract from the visual amenity of the surrounding area.

5.9.11. All advertising signage shall be provided in accordance with the requirements specified in Schedule 5.

5.10. Townsite Development Zone

5.10.1. Development in the Townsite Development zone shall comply with the requirements of Table 2 and the objectives for that zone as outlined in Part 4.

5.10.2. Development of land within the Townsite Development zone shall be in accordance with the details of a Structure Plan approved by the local government and the Commission and adopted as a Local Planning Policy under the provisions of Clause 2.4 of the Scheme or any approved variation therefrom.

5.10.3. Development proposals including subdivision for land zoned Townsite Development will not be considered by the local government until such time as a Structure Plan for all land within the zone has been prepared in accordance with the requirements of Clause 5.10.2 and approved by the local government and the Commission.

5.11. General Agriculture Zone

5.11.1. Development in the General Agriculture zone shall comply with the objectives of the Commission's planning policies applicable at the time and the objectives for that zone as outlined in Part 4.

5.11.2. The minimum setback from all lot boundaries for any building on a lot classified as General Agriculture zone shall be 20 metres.

5.11.3. Within the General Agriculture zone the local government will not generally support the erection of more than one (1) single house per lot. The local government may only consider granting approval to additional dwelling(s) under the following circumstances—

- (i) where the land owner clearly demonstrates that the development is required for farm management or tourist development purposes;

- (ii) the additional dwelling(s) will only accommodate a family member, workers employed for agricultural activities on that lot or tourists;
- (iii) the additional dwelling(s) are clustered in one location so as to avoid future subdivision pressure and minimise constraints on adjoining uses; and
- (iv) all essential services to the additional dwelling(s) from the lot boundary (including access roads) are to be shared with any existing dwelling(s) where practicable.

5.11.4. The existence of more than one dwelling house on a lot classified General Agriculture zone shall not be construed as a basis for the local government's support to the subdivision of the lot.

5.11.5. All proposals for development in the General Agriculture zone must have regard to both on-site and off-site impacts and, where deemed necessary by the local government, such proposals shall be accompanied by information identifying—

- (a) environmental values and any environmental risks;
- (b) the potential for land use conflict;
- (c) the potential impacts and restrictions on approved uses on adjacent or nearby locations; and
- (d) the separation distances and/or buffers relating to a potentially incompatible land use which need to be provided on-site.

5.11.6. Prior to issuing planning approval for an industry in the General Agriculture zone the local government will ascertain the appropriate buffer for that industry as specified in the Environmental Protection Authority's Buffer Distance Guidelines, and such industry may only be granted planning approval if the relevant buffer does not impact upon existing or proposed residential development.

5.11.7. The local government, in issuing planning approval to development in the General Agriculture zone, may impose condition/s to avoid land use conflict.

5.11.8. The local government in respect of land zoned General Agriculture that is the subject of an application for subdivision approval may request the Commission to impose condition/s on subdivision approval to avoid land use conflict.

5.11.9. The development of tourist activities in the General Agriculture zone including farm stay, chalets and bed and breakfast accommodation will only be supported by the local government where they are complementary to the agricultural use of the land and any impacts associated with these activities are contained on-site.

5.11.10. The development of feedlots in the General Agriculture zone will only be supported by the local government where they comply with all relevant legislation, policies, guidelines and codes of practice applicable at the time and any impacts associated with such usage are contained on-site.

5.11.11. The local government does not recognise precedent resulting from subdivision created in the early days of settlement of the District as a reason for it to support further subdivision in the General Agriculture zone.

5.11.12. Having regard to the prime agricultural importance of land in the General Agriculture zone the local government will only recommend to the Commission support for further subdivision of existing rural lots where the proposed subdivision accords with the provisions of the Scheme, Local Planning Strategy, Local Planning Policies and any relevant Commission Policies applicable at the time.

5.11.13. In order to ensure the safe and convenient passage of farm machinery and vehicles the minimum width of any battleaxe leg on a lot classified as General Agriculture zone shall be 20 metres.

5.11.14. The local government may support subdivision in the General Agriculture zone to excise land containing an existing farm residence for the purposes of a homestead lot subject to—

- (a) there having been a decline in population over two (2) intercensal periods in the Census Collector District in which the land is located;
- (b) the proposed homestead lot having an area of between four (4) and twenty (20) hectares excluding any battleaxe leg;
- (c) the proposed homestead lot having its own frontage and constructed vehicular access to a dedicated and constructed road;
- (d) the proposed homestead lot being served by a potable water supply and an adequate means of effluent disposal to the satisfaction of the local government and the Department of Health; and
- (e) the proposed homestead lot not generating demand for additional government and community services.

5.11.15. In considering applications for planning approval in the General Agriculture zone where scheme water is not available the local government may require the provision of a drinking water supply to the standards specified in the *Australian Drinking Water Guidelines 1996* published by the National Health and Medical Research Council and the Agriculture and Resource Management Council of Australia and New Zealand.

5.11.16. With the intention of preventing overstocking, erosion and any other practice detrimental to the amenity of the zone, the local government may take any action which in the opinion of the local government is necessary to reduce or eliminate adverse effects on the environment caused wholly or partly by the stocking of animals and any costs incurred by the local government in taking such action shall be recoverable by the local government from the landowner.

5.11.17. For the purposes of Clause 5.11.16 the local government may consult with any authority it considers has expertise on the issue of overstocking, erosion or other environmental impacts to help determine what action may be necessary to reduce or eliminate adverse environmental impacts.

5.12. Rural Residential Development

5.12.1. In considering applications for subdivision, rezoning and planning approval in the Rural Residential zone the local government shall have regard to the objectives for that zone as outlined in Part 4.

5.12.2. Having regard for the size of the district and the difficulties faced by the local government in providing services outside the established townsites, the local government will consider only those proposals for the creation of Rural Residential zones on land which is located within a 5 kilometre radius of the Lake Grace and Newdegate townsites and a 2 kilometre radius of the Lake King and Varley townsites.

5.12.3. Before making provision for a Rural Residential zone the local government will require the owner(s) of the land to prepare a submission supporting the creation of the new zone and such submission shall include—

- (i) Preparation of a subdivision guide plan demonstrating how the land is to be subdivided and developed;
- (ii) A statement as to the purpose or intent for which the zone is being created and the reasons for selecting the particular area of the proposed zone;
- (iii) Information identifying—
 - (a) the potential for conflict between the existing agricultural use and proposed use;
 - (b) the potential impacts and restrictions on future areas on adjacent or nearby locations;
 - (c) the separation distances and/or buffers relating to a potentially incompatible land use which need to be provided on-site and any appropriate conditions relating to subdivision and development;
 - (d) the potential disruption to existing uses arising from such impacts as the introduction of domestic animals, weeds and pests, environmental problems arising from clearing, storm water drainage and changes to rural amenity; and
 - (e) the potential for salinity encroachment;
- (iv) A plan or plans showing contours at such intervals as to adequately depict the landform of the area and physical features such as existing buildings, rock outcrops, trees or groups of trees, lakes, rivers, creeks, swamps, wells, and significant improvements;
- (v) A detailed land capability analysis of the site demonstrating the land's suitability for rural residential development;
- (vi) Information regarding the methods whereby it is proposed to provide road access, a potable water supply and effluent disposal to each lot;
- (vii) The proposed staging of subdivision (where relevant); and
- (viii) Any other matter the local government considers relevant.

5.12.4. All future lots in the Rural Residential zone shall have a minimum area of one (1) hectare and a maximum area of four (4) hectares depending on local conditions.

5.12.5. No more than one single dwelling shall be constructed and occupied on any lot classified Rural Residential zone however the local government may, at its discretion, approve ancillary accommodation.

5.12.6. The local government may grant permission for the occupation of an outbuilding on a Rural Residential zoned lot for a period not exceeding twelve (12) months if a building licence for a dwelling is concurrently in force or an application for such is before the local government.

5.12.7. The minimum setback from lot boundaries for any building on a lot zoned Rural Residential shall be fifteen (15) metres to any front and rear boundary and ten (10) metres to any side boundary.

5.12.8. All buildings to be constructed in the zone shall be finished in non-reflective materials. The use of zincalume or other reflective building materials is not permitted.

5.12.9. All buildings, service roads and firebreaks constructed in the zone shall be designed and sited so as to minimise any adverse impacts on the environment, landscape and scenic values.

5.12.10. Each dwelling house must be connected to a reticulated potable water supply to an appropriate standard as determined by the licence holder.

5.12.11. On-site effluent disposal shall be the responsibility of the individual landowners with no more than one effluent disposal system permitted per lot.

5.12.12. The disposal of liquid and/or solid wastes shall be carried out with an effluent disposal system approved by the local government and/or the Department of Health.

5.12.13. No unsightly material or equipment which could detract from the amenity of the zone is permitted to be stored on-site unless it is screened in a manner acceptable to the local government.

5.12.14. In order to conserve the rural environment or features of natural beauty all trees shall be retained unless their removal is authorized by the local government.

5.12.15. In order to enhance the rural amenity of the land in areas the local government considers deficient in tree cover it may require as a condition of any planning or subdivision approval the planting of such trees and/or groups of trees and species as specified by the local government.

5.12.16. Any person who keeps an animal or animals or who uses any land for the exercise or training of an animal or animals shall be responsible for appropriate measures to prevent noise, odour or dust pollution or soil erosion to the satisfaction of the local government.

5.12.17. With the intention of preventing overstocking, erosion and any other practice detrimental to the amenity of the zone, the local government may take any action which in the opinion of the local government is necessary to reduce or eliminate adverse effects on the environment caused wholly or partly by the stocking of animals and any costs incurred by the local government in taking such action shall be recoverable by the local government from the landowner.

5.12.18. For the purposes of Clause 5.12.17 the local government may consult with any authority it considers has expertise on the issue of overstocking, erosion or other environmental impacts to help determine what action may be necessary to reduce or eliminate adverse environmental impacts.

5.12.19. Firebreaks shall be maintained to the specifications and satisfaction of the local government.

5.12.20. A 20 metre wide fuel free zone clear of all flammable material / vegetation is required to be established and maintained around all buildings.

5.13. Special Use Development

5.13.1. Where the local government considers a particular development or use to be incompatible with the predominant use in other zones, it may require such a development or use be restricted to the Special Use zone.

5.13.2. In controlling development within a Special Use zone the local government may at its discretion specify conditions relating to lot area, minimum effective frontage, development type and style, plot ratio, car parking, landscaping, setbacks and any other provision affecting the development of a Special Use zoned lot, for the purpose permitted and set against that land in Schedule 4.

5.14. Extractive Industries

5.14.1. The development of extractive industries in the Scheme area will only be supported by the local government under the following circumstances—

- (a) where the extraction of minerals or basic raw materials does not adversely affect the environment or amenity in the locality of the operation during or after excavation;
- (b) where due consideration is given to the rehabilitation and sequential use of extraction areas early in the planning process; and
- (c) where proposals comply with all relevant legislation, policies, guidelines and codes of practice applicable at the time including the Shire of Lake Grace Extractive Industries Local Law.

5.14.2. All applications for planning approval for the establishment of extractive industry operations in the Scheme area are to be accompanied by a management plan and report which—

- (a) describes the physical characteristics of the excavation site including significant environmental features;
- (b) demonstrates that sensitive land uses within 1,000 metres of the proposal will not be adversely affected by the extractive industry operations;
- (c) identifies appropriate buffer distances required for extraction that are needed to buffer the impact of operations to adjacent land uses;
- (d) provides details of the proposed use, development and management of the site including the nature and estimated duration of excavation works, environmental and water resource management standards, excavation areas, stock piles, machinery maintenance areas, processing plants, fuel storage and on-site access roads, parking for cars and other vehicles used on the site, and proposals for landscaping to screen activities on the site from public view;
- (e) describes arrangements for access to the site, including the roads which are proposed to be used to provide the main vehicular access and likely traffic volumes;
- (f) provides details of proposed decommissioning and rehabilitation works;
- (g) describes future land use and development proposals following completion of decommissioning and rehabilitation works; and
- (h) any other information the local government considers relevant.

5.14.3. In determining applications for planning approval for the establishment of extractive industry operations in the Scheme area the local government may impose conditions relating but not limited to the following matters—

- (i) hours and methods of operation;
- (ii) siting of internal access thoroughfares, buildings and plant;
- (iii) vehicle access arrangements including road upgrade and maintenance contributions;
- (iv) measures to minimise air, water, noise and visual pollution;
- (v) location and depth of extraction areas;
- (vi) stabilisation of extraction areas, stock piles and overburden dumps;
- (vii) drainage;
- (viii) protection of the amenity of adjoining land uses including visual screening and buffer requirements;
- (ix) restoration and rehabilitation of excavation areas; and
- (x) rehabilitation to ensure consistency with long term planning objectives including sequential land use proposals.

5.15. Home Businesses and Home Occupations

5.15.1. An approval to conduct a home business or home occupation is issued to a specific occupier of a particular parcel of land. It shall not be transferred or assigned to any other person and shall not be transferred from the land in respect of which it was granted. Should there be a change of the occupier of the land in respect of which a home business or home occupation approval is issued the approval is cancelled.

5.15.2. If, in the opinion of the local government, a home business or home occupation is having a negative impact on the character or amenity of a locality or is causing a nuisance or annoyance to owners or occupiers of land in the locality the local government may rescind the approval.

5.15.3. Where the conditions of approval to conduct a home business or home occupation are breached the local government may revoke the approval.

5.16. Caretakers Dwellings

5.16.1. A caretaker's dwelling shall not be constructed on any lot until an approved predominant use for that lot has been established and the local government has resolved that the dwelling is incidental to the predominant use of the lot and the future inhabitants will not be placed in an unduly hazardous position.

5.16.2. Where the local government approves the development of a caretakers dwelling such dwelling is required to be located at the rear of the lot and screened from the road frontage unless otherwise approved by the local government.

5.16.3. The total floor area measurement of a caretakers dwelling from the external face of walls (including verandahs) shall not be greater than one hundred (100) square metres.

5.16.4. Only one caretakers dwelling is permitted on a given lot. This includes the provision of only one caretakers dwelling on a lot with existing and/or proposed strata lots.

5.16.5. The use of a caravan as a caretakers dwelling is not permitted.

5.16.6. A caretakers dwelling shall not be occupied by any person other than the owner or manager or an employee of the use established on the land.

5.16.7. The local government will not support the subdivision or development of land that will—

- (a) allow a caretakers dwelling to be sold separately from the predominant use of the land; or
- (b) restrict the future potential use of the land.

5.17. Outdoor Storage Areas

Any open storage area, drying area or any other space used in connection with a commercial or industrial use which, by virtue of its location and use is likely to detract from the visual amenity of the surrounding area, shall be screened from public view by a closed wall or fence no less than 1.8 metres in height, or screen landscaping approved by the local government.

5.18. General Appearance of Building and Preservation of Amenity

5.18.1. The local government may refuse to approve the commencement or carrying out of any development involving any building or other work if, in its opinion, the proposed building or other work would have an adverse effect on the amenity of the locality. In exercising its discretion under this clause the local government shall have regard to—

- (a) the external appearance of the building and any associated structures and landscaping;
- (b) the design of all sides of the building where applicable, particularly those visible from a public road;
- (c) the dimensions and proportions of the building or structure;
- (d) the use of compatible building and landscape materials, taking into consideration tone, texture, scale, shape and colour;
- (e) the effect on existing or future buildings on nearby properties, and on the occupants of these buildings;
- (f) the environment resulting from the building itself and the effect of that environment on the occupants of the building and the local government's intentions for the development of the surrounding locality;
- (g) the effect of the building on existing and future services and community facilities. In particular, drainage, sewerage, water reticulation and existing or proposed community facilities such as schools, parks, civic buildings, malls and pedestrian links;
- (h) the effect on the landscape and environment generally; and
- (i) any other matter which in the opinion of the local government is relevant to the amenity of the locality.

5.18.2. In considering any application for planning approval for development, including additions and alterations to existing development, the local government shall have regard for the impact of the proposed development on the streetscape, local amenities and adjoining residents and may impose conditions relating to the following matters—

- (i) building appearance;
- (ii) building materials;
- (iii) building height, scale and roof pitch;
- (iv) building location including setbacks;

- (v) landscaping and visual screening;
- (vi) vehicle parking;
- (vii) on-site traffic circulation and access to public roads;
- (viii) location of loading docks and storage areas;
- (ix) control of dust, management of wastes and storm water disposal;
- (x) advertising signage.

5.18.3. All land and buildings shall be used and maintained as to preserve the local amenity to the satisfaction of the local government.

5.18.4. Where the local government determines a property as not being maintained in a clean and tidy condition and that the appearance of the property has a deleterious effect on the amenity of the area in which it is situated, the local government shall require the owner and/or occupier to improve in a manner determined by the local government, the condition of the property to the local government's satisfaction.

5.18.5. The use of second hand materials to clad the exterior of any building shall only be permitted at the discretion of the local government.

5.18.6. Notwithstanding Clause 5.18.5 the local government will only permit the external cladding of a building to be constructed of second hand materials if, in the opinion of the local government, such will not detrimentally affect the amenity of the area.

5.18.7. The use of asbestos building products will not be permitted under any circumstances.

5.18.8. No land, building or appliance shall be used in such a manner as to permit the escape there from of smoke, dust, fumes, odour, noise, vibration or waste products in such quantity or extent, or in such a manner as, in the opinion of the local government, will create, or be a nuisance to, any inhabitant or to traffic or persons using roads in the vicinity.

5.19. Development of Outbuildings in the Residential Zone

5.19.1. The erection of an outbuilding on any residential zoned lot is not permitted unless a residence has been constructed on the lot.

5.19.2. A building licence application is not required for an outbuilding of less than 9 square metres in floor area and not greater than 2.1 metres in height provided it complies with the following—

- (a) It shall be constructed of new non-flammable material and be easily dismantled; and
- (b) It shall be adequately anchored.

5.19.3. The maximum floor area of an outbuilding constructed of reflective cladding (e.g. zincalume) shall be 45 square metres.

5.19.4. The maximum floor area of an outbuilding constructed of non-reflective cladding (e.g. brick, colorbond or timber) shall be 80 square metres unless otherwise approved by the local government.

5.19.5. In all instances the open space requirements of the Residential Design Codes are to be complied with unless otherwise approved by the local government.

5.19.6. An outbuilding shall be separated from the building to which it is appurtenant in accordance with the Building Code of Australia.

5.19.7. An outbuilding shall have a minimum setback of 1.0 metres from side and rear boundaries, with eaves not closer than 0.75 metres to such boundaries measured from the outer edge of the gutter, unless otherwise approved by the local government.

5.19.8. The wall height of any outbuilding including parapet walls shall not exceed 3 metres or 3.3 metres at the apex of a pitched roof unless otherwise approved by the local government.

5.19.9. Prior to considering a parapet wall construction on any boundary, the applicant shall present the local government with written agreement to the same by any affected adjoining landowner.

5.19.10. An outbuilding shall not be sited within the building setback to the street frontage as prescribed by the Scheme.

5.19.11. Notwithstanding clause 5.19.10, the local government may approve of the siting of an outbuilding that is a carport (being an open-sided garage without doors) within the building setback to the street frontage.

5.19.12. The local government will not grant approval to the use of second-hand or used building materials for an outbuilding unless it is satisfied that it will not have a detrimental impact on the visual amenity of the immediate locality.

5.19.13. Outbuildings constructed in the residential zone are only permitted to be used for the purposes permitted within this zone under the provisions of the Scheme.

5.19.14. Where an application is received for the erection of an outbuilding which does not comply with the above the applicant shall submit to the local government in writing the reason(s) why such variation is required.

5.20. Radio Masts, Television Antennae and Satellite Dishes

Radio masts, television antennae, and satellite dishes whether for commercial or domestic purposes shall be located so that in the opinion of the local government they do not detract from or adversely affect local amenities.

5.21. Relocated Second-hand Buildings and Transportable Buildings

5.21.1. The placement of a relocated second-hand dwelling or building shall not be permitted on any lot within the Scheme Area unless—

- (a) in the opinion of the local government such dwelling or building is in a satisfactory condition and will not detrimentally affect the amenity of the area; and
- (b) an applicant for a building licence for such dwelling or building enters into an agreement to the satisfaction of the local government to reinstate the dwelling or building to an acceptable standard of presentation as determined by the local government within 12 months of the issue of a building licence.

5.21.2. The placement of a transportable dwelling or building specifically constructed as a transportable structure on any lot within the scheme area shall only be permitted if, in the opinion of the local government, such a building is in a satisfactory condition and will not detrimentally affect the amenity of the area.

5.21.3. Where a relocated second hand or transportable dwelling or building is established on a lot the local government may require the sub-floor area of the building to be enclosed with brick, stone, vermin battens or by other means acceptable to the local government and, where the building is considered by the local government to be exposed, or in a position such as to be visually prominent, the local government may require satisfactory landscaping measures to be carried out.

5.22. Use of Sea Containers and Other Similar Transportable Structures

5.22.1. The use of sea containers and other similar transportable structures within the Scheme Area for purposes other than the transportation of goods is generally not permitted.

5.22.2. Notwithstanding clause 5.22.1, the local government may grant planning approval to the use of a sea container or other similar transportable structure for purposes other than the transportation of goods where all of the following circumstances apply—

- (a) The land the subject of an application for planning approval is zoned Commercial, Service Commercial, General Industry, General Agriculture or Special Use;
- (b) Where the structure is located on the land so as to be completely screened from public view; and
- (c) Where the height of the structure does not exceed 3 metres.

5.22.3. All applications for planning approval to use a sea container or other similar transportable structure shall be made in the form prescribed in Schedule 6 and shall be accompanied by the following information—

- (i) details of the proposed use of the structure;
- (ii) details of the dimensions and finish of the proposed structure;
- (iii) a colour photograph of the proposed structure;
- (iv) details of the structure's proposed location on the land; and
- (v) details of the proposed method of screening.

5.22.4. In considering any application for planning approval to use a sea container or other similar transportable structure the local government shall have regard to the objectives of the zone in which it is proposed to be located, any matters relevant to the public interest and the general amenity of the locality surrounding the proposed development site.

5.22.5. In issuing planning approval the local government shall for safety reasons require the provision of adequate ventilation and the installation of a door which allows personal access to and from the structure.

5.22.6. Where a sea container or other similar transportable structure is being used to transport goods it is not permitted to remain on any land within the Scheme Area for a period exceeding 28 days without the approval of the local government.

5.23. Maximum Building Height

5.23.1. No site shall be developed or building constructed to contain more than two storeys or exceed 10 metres in height measured to the highest proportion of the building from mean natural ground level, or such other ground level, as may be determined by the local government.

5.23.2. The local government may vary this requirement if it can be satisfied the development can comply with the development standards and—

- (a) Will not restrict light, sunshine and natural ventilation enjoyed by surrounding properties;
- (b) Will not intrude upon the privacy enjoyed by surrounding properties by virtue of overview;
- (c) Will not diminish views or outlook available from surrounding properties; and
- (d) Is sympathetic with the scale and character of the surrounding built environment.

5.24. Use of Setback Areas

5.24.1. No person shall in any zone use the land between a street alignment and the distance that buildings are required to be set back from such street alignment for any purpose other than one or more of the following—

- (a) a means of access;
- (b) the daily parking of vehicles;

- (c) the loading and unloading of vehicles;
- (d) open air display where approved by the local government; or
- (e) gardens and other landscaping which only in the Commercial Zone and then only with the specific approval of the local government may include an awning, pergola, or similar structure and when in front of a take-away food outlet or restaurant may provide for alfresco dining.

5.24.2. The setback area shall not be used for the parking of vehicles which are being wrecked or repaired, nor for the stacking or storage of fuel, raw materials, products or by-products, or waste of manufacture.

5.25. Landscaping

5.25.1. The landscaping requirement specified in Table 2 or generally referred to in the Scheme means an open area designed, developed and maintained as garden planting and areas for pedestrian use. At the discretion of the local government natural bushland, swimming pools and areas under covered ways may be included within the landscaping requirement, however garbage collection and handling spaces, and other open storage areas shall not be included.

5.25.2. Landscaping required pursuant to this Scheme or pursuant to a conditional planning consent shall be carried out at the time of the development or at such other time as may be agreed in writing between the developer and the local government and shall thereafter be permanently maintained to the satisfaction of the local government.

5.25.3. Failure to maintain approved landscaping is an offence under the scheme.

5.25.4. The local government may, after giving due notice to the owner of the property, undertake remedial works at the expense of the owner.

5.25.5. Landscaping shall generally be located in such positions on a site or sites so as to enhance the appearance of the streetscape and screen from view or soften the impact of parking areas, open storage areas, drying areas and any other space which, by virtue of its use, is likely to detract from the visual amenity of the townscape.

5.26. Car Parking Requirements

5.26.1. A person shall not develop or use any land or erect, use or adapt any building unless a suitable number of car parking spaces are provided in accordance with the requirements specified in Table 2.

5.26.2. Car parking spaces for residential development shall be provided in accordance with the Residential Design Codes.

5.26.3. Except for car parking spaces required for residential purposes, car parking shall be laid out and constructed generally in accordance with the parking layouts depicted in Schedule 11.

5.26.4. For uses not mentioned in Table 2 the number of car parking spaces to be provided shall be determined by the local government.

5.26.5. All driveways and parking areas shall be constructed and maintained to the specifications and satisfaction of the local government with appropriate measures for drainage and disposal of surface water.

5.26.6. The layout of car parking shall have regard for traffic circulation in existing car parking areas and shall be integrated with any existing and adjoining car park.

5.26.7. The local government may approve an application for development where the number of car parking spaces proposed to be provided is less than the number specified in Table 2 provided that the applicant can demonstrate that there is not the demand for the number of parking spaces required pursuant to the Scheme.

5.26.8. Where the developer can demonstrate to the satisfaction of the local government that there is not the demand for the number of parking spaces specified in the Scheme landscaping may be provided in lieu of car parking spaces not constructed and the said landscaping shall be included in calculations as car parking but not as landscaping.

5.26.9. The local government at its discretion may accept the payment of cash in lieu of car parking spaces.

5.27. Traffic Entrances

5.27.1. The local government may refuse to permit more than one vehicular entrance or exit to or from any lot.

5.27.2. The local government may require separate entrances and exits or may require that entrances and exits be placed in positions nominated by it if it considers such provision necessary to avoid or reduce traffic hazards.

5.27.3. Access to a lot for vehicles may not be permitted directly to or from major roads where access is available from side or rear streets.

5.27.4. Where access to a lot abutting a major road is available only from that road, vehicle parking, servicing and circulation areas within the lot shall be designed and constructed so as to allow unhindered movement within the lot and to enable vehicles to enter and leave the site in forward gear.

5.27.5. In the case of access to any road which is the responsibility of Main Roads Western Australia, that department shall be consulted prior to the construction, modification or closure of any vehicular access to such road.

5.28. Visual Truncation—Corner Lots and Vehicular Access Ways

Except with the approval of the local government, no building, wall, fence or other form of visual obstruction greater than 0.75 metres in height, measured from the natural ground level at the boundary, shall be constructed or placed on a lot within a 15 metre truncation of a street corner or within a 3 metre by 1.5 metre truncation of a vehicular access way as depicted in Schedule 12.

5.29. Development of Lots with more than one Street Frontage

In the case of all zones except the Residential zone the local government shall decide to which street frontage the street setback shall be applied and allow up to a 50% reduction in the street frontage setback to the other street provided that adequate sight lines for traffic are maintained and the requirements of Clause 5.26 are complied with.

5.30. Development of Lots Abutting Undedicated and/or Unconstructed Roads

Notwithstanding anything else appearing in the Scheme planning approval is required for development of land abutting an undedicated and/or unconstructed road or a lot which does not have direct frontage to a dedicated and/or constructed road. In considering an application for planning approval in these circumstances the local government shall—

- (a) refuse the application until the road has been dedicated and/or constructed or access by means of a dedicated and constructed road is provided as the case may be;
- (b) grant the application subject to a condition requiring the applicant to pay a sum of money in or towards payment of the cost or estimated cost of dedicating and/or constructing the road or part thereof and any other conditions it thinks fit to impose; or
- (c) require such other arrangements are made for permanent access as shall be to the satisfaction of the local government.

5.31. Development of Lots Abutting Major Roads Reserve

In considering any rezoning request or application for planning approval with respect to land abutting a Major Road Reserve the local government may consult with and consider the advice and recommendations of Main Roads WA.

5.31.1. The use and/or development of land within view of a Major Road Reserve will be subject to the provisions and policies applicable to the zone in which the land is located as well as any additional conditions or standards imposed by the local government for the purpose of maintaining the visual amenity of these areas.

5.31.2. In considering any rezoning request or application for planning approval with respect to land abutting a Major Road Reserve the local government may consult with and consider the advice and recommendations of Main Roads WA prior to determining the rezoning request or application for planning approval.

5.32. Effluent Disposal

5.32.1. The local government will generally require the provision of reticulated sewerage to residential and other developments within the Lake Grace and Newdegate townsites which exceed the R5 density code. The local government may however permit further development in these townsites without the need to connect to reticulated sewerage if it can be demonstrated that reticulated sewerage cannot be provided at reasonable cost and an alternative means of effluent disposal can be provided to the satisfaction of the local government and the Department of Health.

5.32.2. In considering applications for unsewered development in Lake King, Varley and other areas of the Shire where reticulated sewerage is not available the local government will have regard for the provisions of the Country Sewerage Policy applicable at the time. Unless minimum lot sizes, site suitability for on-site wastewater disposal and density of developments are acceptable, the local government may specify that such development is not permitted without the provision of and connection to reticulated sewerage.

5.33. Waste Disposal

5.33.1. No land within the Scheme Area shall be used for the purposes of storage and/or the disposal of rubbish, refuse, car bodies, industrial waste (whether liquid or solid) or any recycled materials or buildings without the planning approval of the local government.

5.33.2. Notwithstanding anything elsewhere appearing in the Scheme, the planning approval of the local government is required to construct any residential buildings or to establish any other odour sensitive land use within 500 metres of the boundaries of an approved or licensed waste disposal, storage or recycling site.

5.34. Contaminated Land

5.34.1. Notwithstanding anything elsewhere appearing in the Scheme, any proposal for the development or change of use of land that has potential to cause land contamination will not be supported by the local government unless it can be demonstrated to the satisfaction of the local government that the proposed activities will not result in the contamination of land or adverse affects on future land use.

5.34.2. In considering any application to commence development on land identified as suffering from land contamination the local government may require, as a condition of development approval, the remediation and validation of the area of contaminated land.

5.34.3. In considering any application to subdivide land identified as suffering from land contamination the local government may request the Commission require, as a condition of subdivision approval, the remediation and validation of the area of contaminated land.

5.35. Drainage

5.35.1. Prior to issuing planning approval for the development of a lot the local government may require satisfactory evidence that the drainage conditions of the locality will not be impaired or contribute to rising groundwater or increased salinity.

5.35.2. In order to ensure effective and efficient stormwater drainage the local government may require, as a condition of development approval, preparation of a suitable drainage management plan, tree planting and/or the carrying out of appropriate site work to the local government's satisfaction.

5.35.3. The local government may require that any development in or immediately adjacent to townsite areas that increases the area of impermeable surfaces incorporate water sensitive urban design principles to improve the quality of stormwater runoff.

5.36. Land Liable to Flooding

5.36.1. Notwithstanding anything elsewhere appearing in the Scheme, the planning approval of the local government is required to construct any building or to construct or carry out any works, including a single house, farm sheds, outbuildings, solid fences, landfill, clearing and excavation for land identified by the local government as being liable to flooding or inundation.

5.36.2. Development applications for land identified by the local government as being liable to flooding or inundation will not be approved where the development may result in obstruction to major stormwater flows and increase flood levels upstream.

5.36.3. Development applications for land located within the flood fringe of areas identified by the local government as being liable to flooding or inundation will be subject to a minimum habitable floor level of 0.50 metre above the predicted 1 in 100 year flood level as determined by the Department of Environment to provide adequate protection from major floods.

5.36.4. For the purposes of Clause 5.36.1 the local government shall prepare and adopt as a Local Planning Policy under the provisions of Clause 2.4 of the Scheme a map showing the location of land identified as being liable to flooding or inundation.

5.37. Wetland Areas

5.37.1. Notwithstanding anything elsewhere appearing in the Scheme, the planning approval of the local government is required to construct any building or to construct or carry out any works, including a single house, farm sheds, outbuildings, solid fences, landfill, clearing and excavation for land within the area of influence of a wetland.

5.37.2. All applications for planning approval must be accompanied by a statement or report which clearly demonstrates that the relevant wetland will not be significantly impacted upon by the proposed development or activity.

5.37.3. In considering any rezoning request, subdivision or development application the local government will have regard to the Environmental Protection (South West Agricultural Zone Wetlands) Policy Approval Order 1998 and any other relevant policies of the Department of Environment.

5.37.4. Where the local government is not satisfied that a rezoning request or development application follows best management practices that will minimise potential impacts on nearby wetland/s the local government will refer such proposals to the Department of Environment for comment prior to making a final determination.

5.38. General Townscape, Landscape and Development Improvement

Notwithstanding the specific provisions of the Scheme or any general policies detailed within the same, the local government shall in considering any development proposal have regard to any systems areas designated by the Environmental Protection Authority and/or any Landscape Plan, Townscape Plan or Soil Conservation Plan which relates to land within the Shire and may impose conditions relating to the following—

- (a) The need to protect and rehabilitate water courses and catchment areas;
- (b) The need for the preservation of existing trees and nature corridors and the planting of additional trees and other vegetation within all zones and reservations within the Scheme Area in order to provide shade, aesthetic pleasure, reduce roadside noise, provide habitats for natural fauna, reduce salinity in soil, prevent erosion and assist in the proper balancing of the greenhouse effect;
- (c) The community's desire to preserve a streetscape, local landscape character and the visual amenity and character of the Scheme area generally; and
- (d) The preservation of areas or buildings of architectural or historic interest and the development of land abutting the same.

5.39. Rehabilitation of Degraded Land

5.39.1. Where in the opinion of the local government, and with the advice of Agriculture WA and/or the Department of Environment, land the subject of an application to commence development, is degraded, the local government may require the land owner, as a condition of development approval, to undertake such measures to rehabilitate the land to a satisfactory standard and to protect it from further degradation.

5.39.2. Where in the opinion of the local government, and with the advice of Agriculture WA and/or the Department of Environment, land the subject of an application to subdivide is degraded, the local government may request the Commission require the land owner, as a condition of subdivision approval, to undertake such measures to rehabilitate the land to a satisfactory standard and to protect it from further degradation.

5.39.3. Where land is degraded as a result of development and use the local government may require the landowner to implement soil conservation measures in accordance with the requirements and specifications of the local government in the interests of preventing further land degradation.

5.39.4. With the intention of preventing soil erosion, salinity, flooding or any other land degradation the local government may, with the advice of Agriculture WA and/or the Department of Environment, take any soil conservation action necessary to reduce or eliminate the adverse affects of any land use or development on the environment, and any costs incurred by the local government in taking such action shall be recoverable by the local government from the landowner.

For the purposes of this Clause “Land Degradation” means—

- (a) Wind and water erosion of soil, salinity and flooding; and
- (b) The removal or deterioration of natural and introduced vegetation that may be detrimental to the present or future.

“Soil Conservation” means the application to land of cultural vegetational land management measures, either individually or in combination, to attain and maintain an appropriate level of land use and stability of that land in perpetuity and includes the use of measures to prevent or mitigate the effects of land degradation.

5.40. Clearing of Land including Remnant Vegetation

The clearing of any native vegetation within the Scheme Area is not permitted unless a clearing permit is obtained from the Department of Environment and Conservation under the provisions of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* or the clearing is of a type that does not require a permit i.e. the clearing is for an exempt purpose as prescribed in the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

5.41. Fencing of Remnant Vegetation

5.41.1. In considering any application to commence development the local government may require, as a condition of development approval, the erection of fencing around areas of remnant native vegetation to assist in the retention of such vegetation and to preserve and enhance the visual character of the immediate locality.

5.41.2. In considering any application to subdivide land the local government may request the Commission require, as a condition of subdivision approval, the erection of fencing around areas of remnant native vegetation to assist in the retention of such vegetation and to preserve and enhance the visual character of the immediate locality.

5.42. Revegetation

5.42.1. In considering any application to commence development the local government may require, as a condition of development approval, the planting of additional endemic native tree species in areas the local government considers to be deficient in tree cover. Such revegetation areas shall be maintained to the satisfaction of the local government for a minimum of two (2) years.

5.42.2. In considering any application to subdivide land the local government may request the Commission to require, as a condition of subdivision approval, the planting of additional endemic native tree species in areas the local government considers to be deficient in tree cover. Such revegetation areas shall be maintained to the satisfaction of the local government for a minimum of two (2) years.

5.43. Fire Protection

All subdivision and/or development proposals within the Scheme Area must meet the standards and specifications as laid down by the local government, the Western Australian Planning Commission and State Authorities responsible for fire protection.

5.44. Wastewater Treatment Plant Buffer Areas

The development and/or use of land within the buffer area to any existing or proposed wastewater treatment plant in the Scheme Area will only be supported by the local government where it can demonstrated to the satisfaction of the local government that such development is compatible with the ongoing use of the wastewater treatment plant.

PART 6—SPECIAL CONTROL AREAS

6.1. Operation of special control areas

6.1.1. There are no special control areas which apply to the Scheme.

PART 7—HERITAGE PROTECTION

7.1. Heritage List

7.1.1. The local government is to establish and maintain a Heritage List to identify those places within the Scheme area which are of cultural heritage significance and worthy of conservation under the provisions of the Scheme, together with a description of each place and the reasons for its entry.

7.1.2. In the preparation of the Heritage List the local government is to—

- (a) have regard to the municipal inventory prepared by the local government under section 45 of the *Heritage of Western Australia Act 1990* and Aboriginal Heritage sites recorded within the Shire area by the Department of Indigenous Affairs; and
- (b) include on the Heritage List such of the entries on the municipal inventory as it considers to be appropriate.

7.1.3. In considering a proposal to include a place on the Heritage List the local government is to—

- (a) notify in writing the owner and occupier of the place and provide them with a copy of the description proposed to be used under clause 7.1.1 and the reasons for the proposed entry;
- (b) invite submissions on the proposal from the owner and occupier of the place within 21 days of the day the notice is served;
- (c) carry out such other consultations as it thinks fit; and
- (d) consider any submissions made and resolve to enter the place on the Heritage List with or without modification or reject the proposal after consideration of the submissions.

7.1.4. Where a place is included on the Heritage List, the local government is to give notice of the inclusion to the Commission, the Heritage Council of Western Australia and to the owner and occupier of the place.

7.1.5. The local government is to keep a copy of the Heritage List with the Scheme documents for public inspection.

7.1.6. The local government may remove or modify the entry of a place on the Heritage List by following the procedures set out in clause 7.1.3.

Note: 1. The purpose and intent of the heritage provisions are—

- (a) to facilitate the conservation of places of heritage value; and
 - (b) to ensure as far as possible that development occurs with due regard to heritage values.
2. A “place” is defined in Schedule 1 and may include works, buildings and contents of buildings.

7.2. Designation of a heritage area

7.2.1. If, in the opinion of the local government, special planning control is needed to conserve and enhance the cultural heritage significance and character of an area, the local government may, by resolution, designate that area as a heritage area.

7.2.2. The local government is to—

- (a) adopt for each heritage area a Local Planning Policy which is to comprise—
 - (i) a map showing the boundaries of the heritage area;
 - (ii) a record of places of heritage significance; and
 - (iii) objectives and guidelines for the conservation of the heritage area;and
- (b) keep a copy of the Local Planning Policy for any designated heritage area with the Scheme documents for public inspection.

7.2.3. If a local government proposes to designate an area as a heritage area, the local government is to—

- (a) notify in writing each owner of land affected by the proposed designation and provide the owner with a copy of the proposed Local Planning Policy for the heritage area;
- (b) advertise the proposal by—
 - (i) publishing a notice of the proposed designation once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area;
 - (ii) erecting a sign giving notice of the proposed designation in a prominent location in the area that would be affected by the designation; and
 - (iii) such other methods as the local government considers appropriate to ensure widespread notice of the proposal;and
- (c) carry out such other consultation as the local government considers appropriate.

7.2.4. Notice of a proposal under clause 7.2.3(b) is to specify—

- (a) the area subject of the proposed designation;
- (b) where the proposed Local Planning Policy which will apply to the proposed heritage area may be inspected; and
- (c) in what form and in what period (being not less than 21 days from the day the notice is published or the sign is erected, as the case requires) submissions may be made.

7.2.5. After the expiry of the period within which submissions may be made, the local government is to—

- (a) review the proposed designation in the light of any submissions made; and
- (b) resolve to adopt the designation with or without modification, or not to proceed with the designation.

7.2.6. If the local government resolves to adopt the designation, the local government is to forward a copy of the designation to the Heritage Council of Western Australia, the Commission and each owner of land affected by the designation.

7.2.7. The local government may modify or revoke a designation of a heritage area.

7.2.8. Clauses 7.2.3 to 7.2.6 apply, with any necessary changes, to the amendment of a designation of a heritage area.

7.3. Heritage agreements

The local government may, in accordance with the *Heritage of Western Australia Act 1990*, enter into a heritage agreement with an owner or occupier of land or a building for the purpose of binding the land or affecting the use of the land or building insofar as the interest of that owner or occupier permits.

Note: 1. A heritage agreement may include a covenant intended to run with the land relating to the development or use of the land or any part of the land.

2. Detailed provisions relating to heritage agreements are set out in the *Heritage of Western Australia Act 1990*.

7.4. Heritage assessment

Despite any existing assessment on record, the local government may require a heritage assessment to be carried out prior to the approval of any development proposed in a heritage area or in respect of a heritage place listed on the Heritage List. In the case of Aboriginal Heritage sites this may include the requirement to engage a suitably qualified consultant to conduct an ethnographic and/or archaeological survey.

7.5. Variations to Scheme provisions for a heritage place or heritage area

Where desirable to—

(a) facilitate the conservation of a heritage place entered in the Register of Places under the *Heritage of Western Australia Act 1990* or listed in the Heritage List under clause 7.1.1; or

(b) enhance or preserve heritage values in a heritage area designated under clause 7.2.1,

the local government may vary any site or development requirement specified in the Scheme or the Residential Design Codes by following the procedures set out in clause 5.5.2.

PART 8—DEVELOPMENT OF LAND

8.1. Requirement for approval to commence development

Subject to clause 8.2, all development on land zoned and reserved under the Scheme requires the prior approval of the local government. A person must not commence or carry out any development without first having applied for and obtained the planning approval of the local government under Part 9.

Note: 1. The planning approval of the local government is required for both the development of land (subject of this Part) and the use of land (subject of Part 4).

2. Development includes the erection, placement and display of any advertisements.

8.2. Permitted development

Except as otherwise provided in the Scheme, for the purposes of the Scheme the following development does not require the planning approval of local government—

(a) the carrying out of any building or work which affects only the interior of a building and which does not materially affect the external appearance of the building except where the building is—

(i) located in a place that has been entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*;

(ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*; or

(iii) included on the Heritage List under clause 7.1 of the Scheme;

(b) the erection on a lot of a single house including any extension, ancillary outbuildings and swimming pools, except where—

(i) the proposal requires the exercise of a discretion by the local government under the Scheme to vary the provisions of the Residential Design Codes; or

(ii) the development will be located in a heritage area designated under the Scheme;

(iii) the proposal involves a relocated, transportable or second-hand dwelling;

(iv) the development is proposed on a lot which does not have access to a dedicated and/or constructed road;

(v) the development is in a Special Control Area; or

(c) the erection or demolition of any farm sheds or outbuildings on any lot classified General Agriculture zone.

(d) the demolition of any building or structure except where the building or structure is—

(i) located in a place that has been entered in the Register of Places under the *Heritage of Western Australia Act 1990*;

(ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*;

(iii) included on the Heritage List under clause 7.1 of the Scheme; or

(iv) located within a heritage area designated under the Scheme;

(e) a home office;

- (f) any works which are temporary and in existence for less than 48 hours or such longer time as the local government agrees; and
- (g) any of the exempted classes of advertisements listed in Schedule 5 except in respect of a place included in the Heritage List or in a heritage area.

Note: Development carried out in accordance with a subdivision approval granted by the Commission is exempt under section 157 of the Town Planning Act.

8.3. Amending or revoking a planning approval

The local government may, on written application from the owner of land in respect of which planning approval has been granted, revoke or amend the planning approval, prior to the commencement of the use or development subject of the planning approval.

8.4. Unauthorized existing developments

8.4.1. The local government may grant planning approval to a use or development already commenced or carried out regardless of when it was commenced or carried out, if the development conforms to the provisions of the Scheme.

8.4.2. Development which was unlawfully commenced is not rendered lawful by the occurrence of any subsequent event except the granting of planning approval, and the continuation of the development unlawfully commenced is taken to be lawful upon the grant of planning approval.

Note: 1. Applications for approval to an existing development are made under Part 9.

- 2. The approval by the local government of an existing development does not affect the power of the local government to take appropriate action for a breach of the Scheme or the Act in respect of the commencement or carrying out of development without planning approval.

PART 9—APPLICATIONS FOR PLANNING APPROVAL

9.1. Form of application

9.1.1. An application for approval for one or more of the following—

- (a) a use or commencement of development on a Local Reserve under clause 3.4;
- (b) commencement of a 'P' use which does not comply with all relevant development standards and requirements of the Scheme as referred to in clause 4.3.2;
- (c) commencement of a 'D' use or an 'A' use as referred to in clause 4.3.2;
- (d) commencement of a use not listed in the Zoning Table under clause 4.4.2(b);
- (e) alteration or extension of a non-conforming use under clause 4.9;
- (f) a change of a non-conforming use under clause 4.9;
- (g) continuation of a non-conforming use under clause 4.12;
- (h) variation of a site or development requirement under clause 5.5;
- (i) commencement of development under clause 8.1;
- (j) continuation of development already commenced or carried out under clause 8.4;
- (k) a subsequent planning approval pursuant to an approval under clause 10.8.1; and
- (l) the erection, placement or display of an advertisement,

is, subject to clause 9.1.2, to be made in the form prescribed in Schedule 6 and is to be signed by the owner, and accompanied by such plans and other information as is required under the Scheme.

9.1.2. An application for the erection, placement or display of an advertisement is to be accompanied by the additional information set out in the form prescribed in Schedule 7.

9.2. Accompanying material

Unless the local government waives any particular requirement every application for planning approval is to be accompanied by—

- (a) a plan or plans to a scale of not less than 1:500 showing—
 - (i) the location of the site including street names, lot numbers, north point and the dimensions of the site;
 - (ii) the existing and proposed ground levels over the whole of the land the subject of the application and the location, height and type of all existing structures, and structures and vegetation proposed to be removed;
 - (iii) the existing and proposed use of the site, including proposed hours of operation, and buildings and structures to be erected on the site;
 - (iv) the existing and proposed means of access for pedestrians and vehicles to and from the site;
 - (v) the location, number, dimensions and layout of all car parking spaces intended to be provided;
 - (vi) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
 - (vii) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop the same; and
 - (viii) the nature and extent of any open space and landscaping proposed for the site;

- (b) plans, elevations and sections of any building proposed to be erected or altered and of any building it is intended to retain;
- (c) any specialist studies that local government may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies; and
- (d) any other plan or information that the local government may require to enable the application to be determined.

9.3. Additional material for heritage matters

Where an application relates to a place entered on the Heritage List or within a heritage area, the local government may require an applicant to provide one or more of the following to assist the local government in its determination of the application—

- (a) street elevations drawn to a scale not smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land the subject of the application, and drawn as one continuous elevation;
- (b) a detailed schedule of all finishes, including materials and colours of the proposed development and, unless the local government exempts the applicant from the requirement or any part of it, the finishes of the existing developments on the subject lot and on each lot immediately adjoining the subject lot.

9.4. Advertising of applications

9.4.1. Where an application is made for planning approval to commence a use or commence or carry out development which involves a use which is—

- (a) an 'A' use as referred to in clause 4.3.2; or
- (b) a use not listed in the Zoning Table,

the local government is not to grant approval to that application unless notice is given in accordance with clause 9.4.3.

9.4.2. Despite clause 9.4.1, where application is made for a purpose other than a purpose referred to in that clause, the local government may require notice to be given in accordance with clause 9.4.3.

9.4.3. The local government may give notice or require the applicant to give notice of an application for planning approval in one or more of the following ways—

- (a) notice of the proposed use or development served on nearby owners and occupiers who, in the opinion of the local government, are likely to be affected by the granting of planning approval, stating that submissions may be made to the local government by a specified date being not less than 14 days from the day the notice is served;
- (b) notice of the proposed use or development published in a newspaper circulating in the Scheme area stating that submissions may be made to the local government by a specified day being not less than 14 days from the day the notice is published;
- (c) a sign or signs displaying notice of the proposed use or development to be erected in a conspicuous position on the land for a period of not less than 14 days from the day the notice is erected.

9.4.4. The notice referred to in clause 9.4.3(a) and (b) is to be in the form prescribed in Schedule 8 with such modifications as are considered appropriate by the local government.

9.4.5. Any person may inspect the application for planning approval referred to in the notice and the material accompanying that application at the offices of the local government.

9.4.6. After the expiration of the specified period from the serving of notice of the application for planning approval, the publication of the notice or the erection of a sign or signs, whichever is the later, the local government is to consider and determine the application.

PART 10—PROCEDURE FOR DEALING WITH APPLICATIONS

10.1. Consultation with other authorities

10.1.1. In considering an application for planning approval the local government may consult with any other statutory, public or planning authority it considers appropriate.

10.1.2. In the case of land reserved under the Scheme for the purposes of a public authority, the local government is to consult that authority before making its determination.

10.2. Matters to be considered by local government

The local government in considering an application for planning approval is to have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development the subject of the application—

- (a) the aims and provisions of the Scheme and any other relevant local planning schemes operating within the Scheme area;
- (b) the requirements of orderly and proper planning including any relevant proposed new local planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;
- (c) any approved state planning policy of the Commission;
- (d) any approved environmental protection policy under the *Environmental Protection Act 1986*;

- (e) any relevant policy or strategy of the Commission and any relevant policy adopted by the Government of the State;
- (f) any Local Planning Policy adopted by the local government under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the local government under the Scheme;
- (g) in the case of land reserved under the Scheme, the ultimate purpose intended for the reserve;
- (h) the conservation of any place that has been entered in the Register within the meaning of the *Heritage of Western Australia Act 1990*, or which is included in the Heritage List under clause 7.1, or any Aboriginal Heritage sites recorded within the Shire area by the Department of Indigenous Affairs, and the effect of the proposal on the character or appearance of a heritage area;
- (i) the compatibility of a use or development with its setting;
- (j) any social issues that have an effect on the amenity of the locality;
- (k) the cultural significance of any place or area affected by the development;
- (l) the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;
- (m) whether the land to which the application relates is unsuitable for the proposal by reason of it being, or being likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire or any other risk;
- (n) the preservation of the amenity of the locality;
- (o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;
- (p) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;
- (q) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;
- (r) whether public transport services are necessary and, if so, whether they are available and adequate for the proposal;
- (s) whether public utility services are available and adequate for the proposal;
- (t) whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
- (u) whether adequate provision has been made for access by disabled persons;
- (v) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;
- (w) whether the proposal is likely to cause soil erosion or land degradation;
- (x) the potential loss of any community service or benefit resulting from the planning approval;
- (y) any relevant submissions received on the application;
- (z) the comments or submissions received from any authority consulted under clause 10.1.1;
- (za) any other planning consideration the local government considers relevant.

10.3. Determination of applications

In determining an application for planning approval the local government may—

- (a) grant its approval with or without conditions; or
- (b) refuse to grant its approval.

10.4. Form and date of determination

10.4.1. As soon as practicable after making a determination in relation to the application, the local government is to convey its determination to the applicant in the form prescribed in Schedule 9 and the date of determination is to be the date given in the notice of the local government's determination.

10.4.2. Where the local government refuses an application for planning approval the local government is to give reasons for its refusal.

10.5. Term of planning approval

10.5.1. Where the local government grants planning approval for the development of land—

- (a) the development approved is to be substantially commenced within 2 years, or such other period as specified in the approval, after the date of the determination; and
- (b) the approval lapses if the development has not substantially commenced before the expiration of that period.

10.5.2. A written request may be made to the local government for an extension of the term of planning approval at any time prior to the expiry of the approval period in clause 10.5.1.

10.6. Temporary planning approval

Where the local government grants planning approval, the local government may impose conditions limiting the period of time for which the approval is granted.

Note: A temporary planning approval is where the local government grants approval for a limited period, for example, where the land may be required for some other purpose in the future, and is different to the term of the planning approval which is the period within which the development must commence.

10.7. Scope of planning approval

Planning approval may be granted—

- (a) for the use or development for which the approval is sought;
- (b) for that use or development, except for a specified part or aspect of that use or development;
or
- (c) for a specified part or aspect of that use or development.

10.8. Approval subject to later approval of details

10.8.1. Where an application is for a development that includes the carrying out of any building or works, the local government may grant approval subject to matters requiring the subsequent planning approval of the local government. These matters may include the siting, design, external appearance of the buildings, means of access, landscaping, and such other matters as the local government thinks fit.

10.8.2. In respect of an approval requiring subsequent planning approval, the local government may require such further details as it thinks fit prior to considering the application.

10.8.3. Where the local government has granted approval subject to matters requiring the later planning approval of the local government, an application for approval of those matters must be made not later than 2 years after the date of the determination of the first approval, or such other period as is specified in the approval.

10.9. Deemed refusal

10.9.1. Subject to clause 10.9.2, an application for planning approval is deemed to have been refused if a determination in respect of that application is not conveyed to the applicant by the local government within 60 days of the receipt of the application by the local government, or within such further time as is agreed in writing between the applicant and the local government.

10.9.2. An application for planning approval which is the subject of a notice under clause 9.4 is deemed to be refused where a determination in respect of that application is not conveyed to the applicant by the local government within 90 days of the receipt of the application by the local government, or within such further time as is agreed in writing between the applicant and the local government.

10.9.3. Despite an application for planning approval being deemed to have been refused, the local government may issue a determination in respect of the application at any time after the expiry of the period specified in clause 10.9.1 or 10.9.2, as the case requires, and that determination is as valid and effective from the date of determination as if it had been made before the period expired.

10.10. Appeals

An applicant aggrieved by a determination of the local government in respect of the exercise of a discretionary power under the Scheme may make application for review under Part 14 of the Planning and Development Act.

PART 11—ENFORCEMENT AND ADMINISTRATION

11.1. Powers of the local government

11.1.1. The local government in implementing the Scheme has the power to—

- (a) enter into an agreement with any owner, occupier or other person having an interest in land affected by the provisions of the Scheme in respect of any matter pertaining to the Scheme;
- (b) acquire any land or buildings within the Scheme area under the provisions of the Scheme or the Town Planning Act; and
- (c) deal with or dispose of any land which it has acquired under the provisions of the Scheme or the Town Planning Act in accordance with the law and for such purpose may make such agreements with other owners as it considers fit.

11.1.2. An employee of the local government authorized by the local government may, at all reasonable times and with such assistance as may be required, enter any building or land for the purpose of ascertaining whether the provisions of the Scheme are being observed.

11.2. Removal and repair of existing advertisements

11.2.1. Where an existing advertisement at, or at any time after, the coming into force of the Scheme, is, in the opinion of the local government, in conflict with the amenity of the locality, the local government may by written notice (giving clear reasons) require the advertiser to remove, relocate, repair, adapt or otherwise modify the advertisement.

11.2.2. Where, in the opinion of the local government, an advertisement has deteriorated to a point where it is in conflict with the aims of the Scheme or it ceases to be effective for the purpose for which it was erected or displayed, the local government may by written notice require the advertiser to—

- (a) repair, repaint or otherwise restore the advertisement to a standard specified by the local government in the notice; or
- (b) remove the advertisement.

11.2.3. For the purpose of clauses 11.2.1 and 11.2.2 any notice is to be served on the advertiser and is to specify—

- (a) the advertisement the subject of the notice;
- (b) full details of the action or alternative courses of action to be taken by the advertiser to comply with the notice; and
- (c) the period, being not less than 60 days from the date of the local government's determination, within which the action specified is to be completed by the advertiser.

11.2.4. A person on whom notice is served under this clause may appeal under Part 14 of the Town Planning Act against the determination of the local government.

11.3. Delegation of functions

11.3.1. The local government may, in writing and either generally or as otherwise provided by the instrument of delegation, delegate to a committee or the CEO, within the meaning of those expressions under the *Local Government Act 1995*, the exercise of any of its powers or the discharge of any of its duties under the Scheme, other than this power of delegation.

11.3.2. The CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under clause 11.3.1.

11.3.3. The exercise of the power of delegation under clause 11.3.1 requires a decision of an absolute majority as if the power had been exercised under the *Local Government Act 1995*.

11.3.4. Sections 5.45 and 5.46 of the *Local Government Act 1995* and the regulations referred to in section 5.46 apply to a delegation made under this clause as if the delegation were a delegation under Division 4 of Part 5 of that Act.

11.4. Person must comply with provisions of Scheme

A person must not—

- (a) contravene or fail to comply with the provisions of the Scheme;
- (b) use any land or commence or continue to carry out any development within the Scheme area—
 - (i) otherwise than in accordance with the Scheme;
 - (ii) unless all approvals required by the Scheme have been granted and issued;
 - (iii) otherwise than in accordance with any conditions imposed upon the grant and the issue of any approval required by the Scheme; and
 - (iv) otherwise than in accordance with any standards laid down and any requirements prescribed by the Scheme or determined by the local government under the Scheme with respect to that building or that use.

Note: Section 218 of the Town Planning Act provides that a person who—

- (a) contravenes or fails to comply with the provisions of a local planning scheme; or
- (b) commences or continues to carry out any development which is required to comply with a local planning scheme otherwise than in accordance with that scheme or otherwise than in accordance with any condition imposed with respect to the development by the responsible authority pursuant to its powers under that scheme,

is guilty of an offence.

Penalty: \$50 000, and a daily penalty of \$5 000.

11.5. Compensation

11.5.1. A person whose land or property is injuriously affected by the making or amendment of the Scheme may make a claim for compensation under section 173 of the Town Planning Act—

- (a) in any case, within 6 months of the date of publication of notice of the approval of the Scheme or the amendment, as the case requires, in accordance with the *Town Planning Regulations 1967*; or
- (b) where the land has been reserved for a public purpose and—
 - (i) an application made under the Scheme for approval to carry out development on the land is refused; or
 - (ii) an application made under the Scheme for approval to carry out development on the land is granted subject to conditions that have the effect of permitting the land to be used or developed for no purpose other than a public purpose,

not later than 6 months after the application is refused or the permission granted.

11.5.2. A person whose land or property is injuriously affected by the making of a Scheme may not claim compensation for that injurious affection more than once under clause 11.5.1.

Note: A claim for compensation under section 173 of the Town Planning Act may be made in the Form No. 7 in Appendix A of the *Town Planning Regulations 1967*.

11.6. Purchase or taking of land

11.6.1. If, where compensation for injurious affection is claimed under the Town Planning Act, the local government elects to purchase or take the land compulsorily the local government is to give written notice of that election to the claimant within 3 months of the claim for compensation being made.

11.6.2. The local government may deal with or dispose of land acquired by it for the purpose of a Local Reserve upon such terms and conditions as it thinks fit but the land must be used, and preserved, for a use compatible with the purpose for which it is reserved.

Note: Section 190 and 191 of the Town Planning Act empowers the local government to purchase or compulsorily acquire land comprised in a scheme.

11.7. Notice for removal of certain buildings

11.7.1. Under section 214 of the Town Planning Act, 28 days written notice is prescribed as the notice to be given for the removal of a building or other work referred to in that subsection.

11.7.2. The local government may recover expenses under section 214 of the Town Planning Act in a court of competent jurisdiction.

SCHEDULE 1—DICTIONARY OF DEFINED WORDS AND EXPRESSIONS

[cl. 1.7]

1. General definitions

In the Scheme—

“**advertisement**” means any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising;

“**amenity**” means all those factors which combine to form the character of an area and include the present and likely future amenity;

“**ancillary use**” means a use which is incidental to the predominant use of land and buildings;

“**building envelope**” means an area of land within a lot marked on a plan approved by the responsible authority within which all buildings and effluent disposal facilities on the lot must be contained;

“**Commission**” means the Western Australian Planning Commission;

“**conservation**” has the same meaning as in the *Heritage of Western Australia Act 1990*;

“**cultural heritage significance**” has the same meaning as in the *Heritage of Western Australia Act 1990*;

“**floor area**” has the same meaning as in the *Building Code of Australia 1996* published by the Australian Building Codes Board;

“**frontage**”, when used in relation to a building that is used for—

- (a) residential purposes, has the same meaning as in the Residential Planning Codes; and
- (b) purposes other than residential purposes, means the road alignment at the front of a lot and, if a lot abuts 2 or more roads, the one to which the building or proposed building faces;

“**Gazettal date**”, in relation to a Scheme, means the date on which the Scheme is published in the *Gazette* under section 7(3) of the Town Planning Act;

“**height**” when used in relation to a building that is used for—

- (a) residential purposes, has the same meaning as in the Residential Planning Codes; or
- (b) purposes other than residential purposes, means the maximum vertical distance between the ground level and the finished roof height directly above;

“**heritage area**” means an area which is of cultural heritage significance and of such distinctive nature or character that special controls are considered necessary to retain and enhance that character, even though each individual place in the area may not itself be of significance;

“**heritage list**” means a list of those places which, in the opinion of the council, are of such cultural heritage significance to the local government that conservation and protection under the provisions of this scheme is warranted;

“**incidental use**” means a use of premises which is ancillary and subordinate to the predominant use;

“**local government**” means the Shire of Lake Grace;

“**Local Planning Strategy**” means the Local Planning Strategy in respect of the Scheme, as endorsed by the Commission under regulation 12B of the *Town Planning Regulations 1967* and amended from time to time;

“**lot**” has the same meaning as in the Town Planning Act but does not include a strata or survey strata lot;

“**minerals**” has the same meaning as in the *Mining Act 1978*;

“**net lettable area (nla)**” means the area of all floors within the internal finished surfaces of permanent walls but excludes the following areas—

- (a) all stairs, toilets, cleaner’s cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas;
- (b) lobbies between lifts facing other lifts serving the same floor;
- (c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;
- (d) areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use of occupiers of the floor or building;

“**non-conforming use**” has the same meaning as it has in section 12(2)(a) of the Town Planning Act;

“**owner**”, in relation to any land, includes the Crown and every person who jointly or severally whether at law or in equity—

- (a) is entitled to the land for an estate in fee simple in possession;
- (b) is a person to whom the Crown has lawfully contracted to grant the fee simple of that land;
- (c) is a lessor or licensee from the Crown; or
- (d) is entitled to receive or is in receipt of, or if the land were let to a tenant, would be entitled to receive, the rents and profits from the land, whether as beneficial owner, trustee, mortgagee in possession or otherwise;

“**place**”, in Part 7 (Heritage Protection) has the same meaning as it has in the *Heritage of Western Australia Act 1990*;

“**plot ratio**”, in the case of residential dwellings has the same meaning as in the Residential Planning Codes;

“**precinct**” means a definable area where particular planning policies, guidelines or standards apply;

“**predominant use**” means the primary use of premises to which all other uses carried out on the premises are subordinate, incidental or ancillary;

“**premises**” means land or buildings;

“**Residential Design Codes**” means the Residential Design Codes in Appendix 2 to the Western Australian Planning Commission Statement of Planning Policy No. 1, as amended from time to time;

“**retail**” means the sale or hire of goods or services to the public;

“**substantially commenced**” means that work or development the subject of planning approval has been begun by the performance of some substantial part of that work or development;

“**Town Planning Act**” means the *Planning and Development Act 2005*;

“**wholesale**” means the sale of goods or materials to be sold by others;

“**zone**” means a portion of the Scheme area shown on the map by distinctive colouring, patterns, symbols, hatching or edging for the purpose of indicating the restrictions imposed by the Scheme on the use and development of land, but does not include a reserve or special control area.

2. Land use definitions

In the Scheme—

“**abattoir**” means premises used for the slaughter of animals for human consumption and the treatment of carcasses, offal and by-products;

“**aged and dependent persons dwelling**” has the same meaning given to the term in the Residential Design Codes;

“**aged persons hostel**” means premises used for the accommodation of aged persons in independent units and where meals and other facilities are provided;

“**agriculture—extensive**” means premises used for the raising of stock or crops but does not include agriculture—intensive or animal husbandry—intensive;

“**agriculture—intensive**” means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following—

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); or
- (d) aquaculture;

“**agroforestry**” means land used commercially for tree production and agriculture where trees are planted in blocks of more than one hectare;

“**amusement parlour**” means premises open to the public, where the predominant use is for amusement by means of amusement machines and where there are more than 2 amusement machines operating within the premises;

- “**animal establishment**” means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry—intensive or veterinary centre;
- “**animal husbandry—intensive**” means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots;
- “**aquaculture**” shall have the same meaning as given to the term in and for the purposes of the *Fish Resources Management Act 1994*;
- “**art and craft centre**” means premises used to manufacture, display, and sell, works of art or craft;
- “**auction mart**” means premises on or in which goods are exposed or offered for sale by auction, but does not include a place used for the sale by auction of fresh food, fruit, vegetables or livestock;
- “**bed and breakfast**” means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast;
- “**betting agency**” means an office or totalisator agency established under the *Totalisator Agency Board Betting Act 1960*;
- “**café**” means restaurant;
- “**caravan park**” has the same meaning as in the *Caravan Parks and Camping Grounds Act 1995*;
- “**caretaker’s dwelling**” means a dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation or plant;
- “**carpark**” means premises used primarily for parking vehicles whether open to the public or not but does not include any part of a public road used for parking or for a taxi rank, or any premises in which cars are displayed for sale;
- “**child care premises**” has the same meaning as in the *Community Services (Child Care) Regulations 1988*;
- “**cinema/theatre**” means premises where the public may view a motion picture or theatrical production;
- “**civic use**” means premises used by a government department, an instrumentality of the Crown, or the local government, for administrative, recreational or other purposes;
- “**club premises**” means premises used by a legally constituted club or association or other body of persons united by a common interest;
- “**communications antennae-domestic**” means any mast, antennae, aerial, satellite dish and other associated equipment used for the reception or transmission of television or radio signals or for other electronic communications where such device is consistent with the predominant style and size of other such devices in the locality, and provided that neither its vertical nor horizontal dimensions exceed one metre;
- “**communications antennae-commercial**” means any mast, antennae, aerial, satellite dish and other associated equipment used for the reception or transmission of television or radio signals or for other electronic communications where its vertical or horizontal dimensions exceed one metre but does not include telecommunications infrastructure;
- “**community purpose**” means the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organizations involved in activities for community benefit;
- “**consulting rooms**” means premises used by no more than 2 health consultants for the investigation or treatment of human injuries or ailments and for general outpatient care;
- “**convenience store**” means premises—
- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents, or the retail sale of petrol and those convenience goods;
 - (b) operated during hours which include, but may extend beyond, normal trading hours;
 - (c) which provide associated parking; and
 - (d) the floor area of which does not exceed 300 square metres net lettable area;
- “**corrective institution**” means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility;
- “**drive-in cinema**” means premises used to make provision for an audience to view the entertainment while seated in motor vehicles;
- “**dry cleaning premises**” means any land or buildings used for the cleaning of garments and other fabrics by chemical processes;
- “**dwelling**” means a building or portion of a building being used or intended, adapted or designed to be used for the purpose of human habitation on a permanent basis by—
- a single person;
 - a single family; or
 - no more than six (6) persons who do not comprise a single family.

- “**educational establishment**” means premises used for the purposes of education and includes a school, tertiary institution, business college, academy or other educational centre;
- “**equestrian activity**” means premises used for the showing, competition or training of horses and includes a riding school;
- “**exhibition centre**” means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature, and includes a museum or art gallery;
- “**family day care**” means premises used to provide family day care within the meaning of the *Community Services (Child Care) Regulations 1988*;
- “**farm supply centre**” means premises used for the sale of farm supplies including vegetable seed, fertilisers, agricultural chemicals, stock foods, tractors, farm equipment, implements or components, or irrigation equipment;
- “**fast food outlet**” means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but does not include a lunch bar;
- “**feedlot**” means a confined yard area with watering and feeding facilities where animals are completely hand or mechanically fed for the purpose of production. This does not include the feeding or penning of animals in this way for weaning, dipping or similar husbandry purposes or for drought or other emergency feeding, or at a slaughtering place or in recognised saleyards;
- “**fuel depot**” means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel, but does not include a service station and specifically excludes the sale by retail into a vehicle for final use of such fuel from the premises;
- “**funeral parlour**” means premises used to prepare and store bodies for burial or cremation;
- “**grouped dwelling**” has the same meaning given to the term in the Residential Design Codes;
- “**hobby farm**” means any land or buildings used for the keeping of farm animals or the growing of vegetables, fruit or flowers for non commercial purposes or sale;
- “**home business**” means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which—
- (a) does not employ more than 2 people not members of the occupier’s household;
 - (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
 - (c) does not occupy an area greater than 50 square metres;
 - (d) does not involve the retail sale, display or hire of goods of any nature;
 - (e) in relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and
 - (f) does not involve the use of an essential service of greater capacity than normally required in the zone;
- “**home occupation**” means an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which—
- (a) does not employ any person not a member of the occupier’s household;
 - (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
 - (c) does not occupy an area greater than 20 square metres;
 - (d) does not display a sign exceeding 0.2 square metres;
 - (e) does not involve the retail sale, display or hire of goods of any nature;
 - (f) in relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and
 - (g) does not involve the use of an essential service of greater capacity than normally required in the zone;
- “**home office**” means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not—
- (a) entail clients or customers travelling to and from the dwelling;
 - (b) involve any advertising signs on the premises; or
 - (c) require any external change to the appearance of the dwelling;
- “**home store**” means any shop with a net lettable area not exceeding 100 square metres attached to a dwelling and which is operated by a person resident in the dwelling;
- “**hospital**” means premises in which persons are admitted and lodged for medical treatment or care and includes a maternity hospital;
- “**hotel**” means premises providing accommodation the subject of a hotel licence under the *Liquor Licensing Act 1988*, and may include a betting agency on those premises, but does not include a tavern or motel;

“industry” means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes premises on the same land used for—

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail; or
- (d) the provision of amenities for employees,

incidental to any of those industrial operations;

“industry—cottage” means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which—

- (a) does not cause injury to or adversely affect the amenity of the neighbourhood;
- (b) where operated in a residential zone, does not employ any person other than a member of the occupier’s household;
- (c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;
- (d) does not occupy an area in excess of 50 square metres; and
- (e) does not display a sign exceeding 0.2 square metres in area;

“industry—extractive” means an industry which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry—mining;

“industry—general” means an industry other than a cottage, extractive, light, mining, rural or service industry;

“industry—light” means an industry—

- (a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises do not cause any injury to or adversely affect the amenity of the locality;
- (b) the establishment or conduct of which does not, or will not, impose an undue load on any existing or proposed service for the supply or provision of essential services;

“industry—rural” means—

- (a) an industry handling, treating, processing or packing rural products; or
- (b) a workshop servicing plant or equipment used for rural purposes;

“industry—service” means—

- (a) an industry—light carried out from premises which may have a retail shop front and from which goods manufactured on the premises may be sold; or
- (b) premises having a retail shop front and used as a depot for receiving goods to be serviced;

“landscape supplies” means premises used for the storage and sale of items such as woodchips, logs, rocks, sand stone and other such materials;

“laundromat” means any land or building, open to the public in which washing machines, with or without provision for drying clothes, are available for use;

“lunch bar” means premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas;

“market” means premises used for the display and sale of goods from stalls by independent vendors;

“medical centre” means premises, other than a hospital, used by one or more health consultant(s) for the investigation or treatment of human injuries or ailments and for general outpatient care (including preventative care, diagnosis, medical and surgical treatment, and counselling);

“motel” means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the *Liquor Licensing Act 1988*;

“motor vehicle, boat or caravan sales” means premises used to sell or hire motor vehicles, boats or caravans;

“motor vehicle repair” means premises used for or in connection with—

- (a) electrical and mechanical repairs, or overhauls, to vehicles; or
- (b) repairs to tyres,

but does not include premises used for recapping or retreading of tyres, panel beating, spray painting or chassis reshaping;

“motor vehicle wash” means premises where the primary use is the washing of motor vehicles;

“motor vehicle wrecking” means premises used for the storage, breaking up or dismantling of motor vehicles and includes the sale of second-hand motor vehicle accessories and spare parts;

- “**multiple dwelling**” has the same meaning given to the term in the Residential Design Codes;
- “**museum**” means any land or buildings used to exhibit cultural or historical artefacts;
- “**night club**” means premises—
- (a) used for entertainment with or without eating facilities; and
 - (b) licensed under the *Liquor Licensing Act 1988*;
- “**nursing home**” means a hospital in which patients reside;
- “**office**” means premises used for administration, clerical, technical, professional or other like business activities;
- “**park home park**” has the same meaning as in the *Caravan Parks and Camping Grounds Regulations 1997*;
- “**piggery**” shall have the same meaning given to the term in and for the purposes of the *Health Act 1911*;
- “**place of worship**” means premises used for religious activities such as a church, chapel, mosque, synagogue or temple;
- “**plant nursery**” means premises used for the propagation, rearing and sale of plants and the storage and sale of products associated with horticultural and garden activities;
- “**plantation**” has the same meaning as in the *Code of Practice for Timber Plantations in Western Australia* (1997) published by the Department of Conservation and Land Management and the Australian Forest Growers;
- “**poultry farm**” means premises used for hatching, rearing or keeping of poultry for either egg or meat production which does not constitute an offensive trade within the meaning of the *Health Act 1911*;
- “**public utility**” means any work or undertaking constructed or maintained by a public authority or the council as may be required to provide water, sewerage, electricity, gas, drainage, communications or other similar services;
- “**reception centre**” means premises used for functions on formal or ceremonial occasions but not for unhosted use for general entertainment purposes;
- “**recreation—private**” means premises used for indoor or outdoor leisure, recreation or sport which are not usually open to the public without charge;
- “**recreation—public**” means premises used for indoor and outdoor leisure, recreation and sport which are usually open to the public without charge;
- “**residential building**” has the same meaning as in the Residential Design Codes;
- “**restaurant**” means premises where the predominant use is the sale and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant licensed under the *Liquor Licensing Act 1988*;
- “**restricted premises**” means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of—
- (a) publications that are classified as restricted under the *Censorship Act 1996*;
 - (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity;
- “**retirement village**” means premises used to accommodate retirees together with ancillary facilities;
- “**roadhouse**” means premises used for the predominant purpose of a service station but incidentally including a cafe, restaurant and/or shop;
- “**rural pursuit**” means any premises used for—
- (a) the rearing or agistment of animals;
 - (b) the stabling, agistment or training of horses;
 - (c) the growing of trees, plants, shrubs or flowers for replanting in domestic, commercial or industrial gardens; or
 - (d) the sale of produce grown solely on the lot,
- but does not include agriculture—extensive or agriculture—intensive;
- “**salvage yard**” means premises used for the storage and sale of materials salvaged from the erection, demolition, dismantling or renovating of, or fire or flood damage to structures including (but without limiting the generality of the foregoing) buildings, machinery, vehicles and boats;
- “**sawmill**” means premises where logs or large pieces of timber are sawn;
- “**service station**” means premises used for—
- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental/convenience retail nature; and
 - (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles,
- but does not include premises used for a transport depot, panel beating, spray painting, major repairs or wrecking;

“**shop**” means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a showroom or fast food outlet;

“**showroom**” means premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools or goods of a bulky nature;

“**stable**” means premises used for the housing, keeping and feeding of horses, asses and mules and associated incidental activities;

“**stock yards**” means premises used for holding and/or sale of animal stock;

“**storage**” means premises used for the storage of goods, equipment, plant or materials;

“**tavern**” means premises licensed as a tavern under the *Liquor Licensing Act 1988* and used to sell liquor for consumption on the premises;

“**telecommunications infrastructure**” means land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network;

“**trade display**” means premises used for the display of trade goods and equipment for the purpose of advertisement;

“**transport depot**” means premises used for the garaging of motor vehicles used or intended to be used for carrying goods or persons, or for the transfer of goods or persons from one motor vehicle to another of such motor vehicle and includes maintenance, management and repair of the vehicles used, but not of other vehicles, and may include overnight accommodation on-site for the transport workers;

“**veterinary centre**” means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders;

“**warehouse**” means premises used to store or display goods and may include sale by wholesale;

“**winery**” means premises used for the production of viticultural produce and may include sale of the produce.

SCHEDULE 2—ADDITIONAL USES

[cl. 4.5]

No.	Description of land	Additional use	Conditions
A1.	Lot 66 Newdegate Road North, Newdegate	Rural Industry (Seed Cleaning Works)	1. No extension or change of land use without local government approval. 2. All development to be in accordance with plans and management requirements approved by the local government.

SCHEDULE 3—RESTRICTED USES

[cl. 4.6]

No.	Description of land	Restricted use	Conditions

SCHEDULE 4—SPECIAL USE ZONES

[cl. 4.7.1]

No.	Description of land	Special use	Conditions
SU 1	Reserve No. 27740 (Lot 250) Stubbs Street, Lake Grace	Recreation & Club Premises	No extension or change of land use without local government approval.
SU 2	Lot 247 & 324 Dewar Street, Lake Grace	Caravan Park & Caretaker's Dwelling	No extension or change of land use without local government approval.
SU 3	Lot 143 cnr Elliot & Griffiths Street, Lake Grace	Motel	No extension or change of land use without local government approval.

No.	Description of land	Special use	Conditions
SU 4	Lot 27 & 28 cnr Stubbs & South Road, Lake Grace	Roadhouse & Motel	No extension or change of land use without local government approval.
SU 5	Lot 201 Newdegate Road North, Newdegate	Caravan Park & Caretaker's Dwelling	No extension or change of land use without local government approval.
SU 6	Lots 63-68 Newdegate Road North, Newdegate	Front half of each lot— <ul style="list-style-type: none"> • Residential & Ancillary Outbuildings • Home Office Rear half of each lot— <ul style="list-style-type: none"> • Equestrian Activities • Farm Supply Centre • Home Business • Home Occupation • Industry—Cottage • Industry—Light • Industry—Service • Landscape Supplies • Motor Vehicle & Farm Machinery Repairs • Motor Vehicle Wrecking • Plant Nursery • Salvage Yard • Stable • Storage Yard • Transport Depot • Veterinary Centre • Warehouse 	1. Minimum lot size: 2.0 hectares 2. Minimum front setback: 10m 3. Minimum side & rear setback: 5m 4. Front half of each lot is only permitted to be used for residential, home office and landscaping purposes. 5. The open storage of materials in the front building setback of each lot is not permitted. 6. All other approved uses must be located in the rear half of each lot. 7. No extension or change of land use without local government approval. 8. All development to be in accordance with plans and management requirements approved by the local government.
SU 7	Lot 198 & Closed Road cnr Newdegate—Ravensthorpe Road & Newdegate—Pingrup Road, Newdegate	Roadhouse	1. No extension or change of land use without local government approval. 2. All development to be in accordance with plans and management requirements approved by the local government.
SU 8	Reserve No. 39766 (Lot 162) Critchley Avenue, Lake King	Caravan Park & Caretaker's Dwelling	No extension or change of land use without local government approval.
SU 9	Lot 3152 cnr Newdegate—Ravensthorpe Road & Hyden-Lake King Road, Lake King	Roadhouse	1. No extension or change of land use without local government approval. 2. All development to be in accordance with plans and management requirements approved by the local government. 3. All existing remnant vegetation in the western portion of Lot 3152 shall be retained and managed by the landowner in accordance with the local government's specific requirements.
SU 10	Lot 34 cnr Arthur Street & Seward Avenue, Varley	Transport Depot	No extension or change of land use without local government approval.

No.	Description of land	Special use	Conditions
SU 11	Lot 63 Seward Avenue, Varley	Front half of each lot— <ul style="list-style-type: none"> • Residential & Ancillary Outbuildings • Home Office Rear half of each lot— <ul style="list-style-type: none"> • Equestrian Activities • Farm Supply Centre • Home Business • Home Occupation • Industry—Cottage • Industry—Light • Industry—Service • Landscape Supplies • Motor Vehicle & Farm Machinery Repairs • Motor Vehicle Wrecking • Plant Nursery • Salvage Yard • Stable • Storage Yard • Transport Depot • Veterinary Centre • Warehouse 	<ol style="list-style-type: none"> 1. Minimum lot size: 0.5 hectares 2. Minimum front setback: 10m 3. Minimum side & rear setback: 5m 4. Front half of each lot is only permitted to be used for residential, home office and landscaping purposes. 5. The open storage of materials in the front building setback of each lot is not permitted. 6. All other approved uses must be located in the rear half of each lot. 7. No extension or change of land use without local government approval. 8. All development to be in accordance with plans and management requirements approved by the local government.
SU 12	Western most portion of Lot 1 Griffin Street, Lake Grace	Roadhouse, Motel, Aged Persons Accommodation.	<ol style="list-style-type: none"> 1. All development shall be in accordance with plans and management requirements approved by the local government. 2. All development shall be served by reticulated sewerage. 3. The servicing and/or repair of vehicles on the land are not permitted. 4. The design of the development shall have due regard for the need to minimise any possible adverse impacts (e.g. from vehicle movements, noise and exhaust fumes) on the existing adjacent residential and motel uses, and on the proposed new motel and aged persons accommodation, in accordance with the Environmental Protection Authority's draft Guidance Statement No. 3 Industrial Residential Buffer Areas (Separation Distances) EPA 1997. 5. Compliance with the Australian Petroleum Institute Code of Practice for fuel storage is required to ensure that the proper practices and procedures relating to site contamination are adhered to.

SCHEDULE 5—EXEMPTED ADVERTISEMENTS

[cl. 8.2(f)]

LAND USE AND/OR DEVELOPMENT REQUIRING ADVERTISEMENT	EXEMPTED SIGN TYPE AND NUMBER (includes the change of posters on poster signs and applies to non-illuminated signs unless otherwise stated)	MAXIMUM AREA OF EXEMPTED SIGN
Dwellings	1 professional name plate as appropriate	0.2sqm
Home Occupation	1 advertisement describing the nature of the home occupation	0.2sqm
Places of Worship, Meeting Halls and Places of Public Assembly	1 advertisement detailing the function and/or the activities of the institution concerned.	0.2sqm
Cinemas, Theatres and Drive-in Theatres	2 signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed.	Each advertisement sign not to exceed 5sqm
Shops, Showrooms and other uses appropriate to a Shopping Area	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building subject to a compliance with the requirements of the Signs Hoarding and Bill Posting Bylaws.	N/A
Industrial and Warehouse Premises	A maximum of 4 advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building whether or not those signs are connected to a pole, wall or other building.	Total area of any such advertisements shall not exceed 15sqm
	A maximum of two (2) free-standing advertisement signs not exceeding 5m in height above ground level.	Maximum permissible total area shall not exceed 10sqm & individual advertisement signs shall not exceed 6sqm
Showroom, race courses, major racing tracks, sports stadia, major sporting grounds and complexes	All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned, either from other private land or from public places and streets.	N/A
Public Places and Reserves	(a) Advertisement signs (illuminated or non-illuminated) relating to the functions of government, a public authority or council of a municipality excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body, and (b) Advertisement signs (illuminated or non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a government department, public authority or the council of a municipality, and (c) Advertisement signs (illuminated or non-illuminated) required to be exhibited by or pursuant to powers contained within a statue provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.	N/A N/A N/A
Railway Property and Reserves	Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon a railway station.	No sign shall exceed 2sqm in area
Advertisements within Buildings	All advertisements placed or displayed within buildings which cannot ordinarily be seen by a person outside of those buildings.	N/A
All classes of buildings other than single family dwellings	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2sqm

LAND USE AND/OR DEVELOPMENT REQUIRING ADVERTISEMENT	EXEMPTED SIGN TYPE AND NUMBER (includes the change of posters on poster signs and applies to non-illuminated signs unless otherwise stated)	MAXIMUM AREA OF EXEMPTED SIGN
Building Construction Sites (advertisement signs displayed only for the duration of the construction as follows):		
(i) Dwellings	One advertisement per street frontage containing details of the project and the contractors undertaking the construction work.	2sqm
(ii) Multiple Dwellings, Shops, Commercial & Industrial projects	One sign as for (i) above.	5sqm
(iii) Large development or redevelopment projects involving shopping centres, office or other buildings exceeding 3 storeys in height.	One sign as for (i) above. One additional sign showing the name of the project builder.	10sqm 5sqm
Sales of Goods or Livestock	One sign per lot displayed for a period not exceeding 3 months advertising the sale of goods or livestock upon any land or within any building upon which the sign is exhibited provided that the land is not normally used for that purpose.	2sqm
Property Transactions Advertisement signs displayed for the duration of a period over which property transactions are offered and negotiated as follows:		
(a) Dwellings	One sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.	Each sign shall not exceed an area of 2sqm
(b) Multiple dwellings, shops, Commercial & Industrial Properties	One sign as for (a) above.	Each sign shall not exceed an area of 2sqm
(c) Large properties comprised of shopping centres, buildings in excess of four storeys and rural properties in excess of 5ha	One sign as for (a) above.	Each sign shall not exceed an area of 10sqm
Display Homes Advertisement signs displayed or the period over which homes are on display for public inspection.	(i) One sign for each dwelling on display. (ii) In addition to (i) above one sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.	2sqm 5sqm

SCHEDULE 6—FORM OF APPLICATION FOR PLANNING APPROVAL

[cl. 9.1.1]

Application for planning approval

Owner details		
Name:		
Address:		Postcode:
Phone— (work): (home)— (mobile):	Fax—	E-mail—
Contact person:		
Signature:		Date:
Signature:		Date:
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature.</i>		

Applicant details		
Name:		
Address:		Postcode:
Phone— (work)— (home)— (mobile):	Fax—	E-mail—
Contact person for correspondence:		
Signature:		Date:

Property details		
Lot No:	House/Street No:	Location No:
Diagram or Plan No—	Certificate of Title Vol. No:	Folio:
Diagram or Plan No—	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants)—		
Street name:		Suburb:
Nearest street intersection:		

Existing building/land use:
Description of proposed development and/or use—
Nature of any existing buildings and/or use:
Approximate cost of proposed development:
Estimated time of completion:

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Local government reference no:	

(The content of the form of application must conform to Schedule 6 but minor variations may be permitted to the format.)

SCHEDULE 7—ADDITIONAL INFORMATION FOR ADVERTISEMENTS

[cl. 9.1.2]

Note: to be completed in addition to the Application for Planning Approval form

1.	Description of property upon which advertisement is to be displayed including full details of its proposed position within that property:
2.	Details of proposed sign: (a) Type of structure on which advertisement is to be erected (i.e. freestanding, wall mounted, other): (b) Height: Width: Depth: (c) Colours to be used: (d) Height above ground level— • (to top of advertisement): • (to underside): (e) Materials to be used: Illuminated: Yes / No If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source:
3.	Period of time for which advertisement is required:
4.	Details of signs (if any) to be removed if this application is approved— Note: This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed in 4 above. Signature of advertiser(s): (if different from land owners) Date:

SCHEDULE 8—NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

[cl. 9.4.4]

TOWN PLANNING ACT 1928

Shire of Lake Grace

Notice of public advertisement of planning proposal

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.		
Lot No.:	Street:	Suburb:
Proposal:		
Details of the proposal are available for inspection at the local government office. Comments on the proposal may be submitted to the local government in writing on or before the day of		
Signed—		Dated—
..... for and on behalf of the Shire of Lake Grace.		

SCHEDULE 9—NOTICE OF DETERMINATION ON APPLICATION FOR PLANNING APPROVAL

[cl. 10.4.1]

Town Planning Act 1928

Shire of Lake Grace

Determination on application for planning approval

Location:		
Lot:		Plan/Diagram:
Vol. No.:		Folio No.:
Application date:		Received on:
Description of proposed development:	
The application for planning approval is—		
<input type="checkbox"/> granted subject to the following conditions—		
<input type="checkbox"/> refused for the following reasons(s)—		
Conditions/reasons for refusal—		
.....		
Note 1:	If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.	
Note 2:	Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.	
Note 3:	If an applicant is aggrieved by this determination there is a right of appeal under Part V of the <i>Town Planning Act 1928</i> . An appeal must be lodged within 60 days of the determination.	
Signed—		Dated—
..... for and on behalf of the Shire of Lake Grace.		

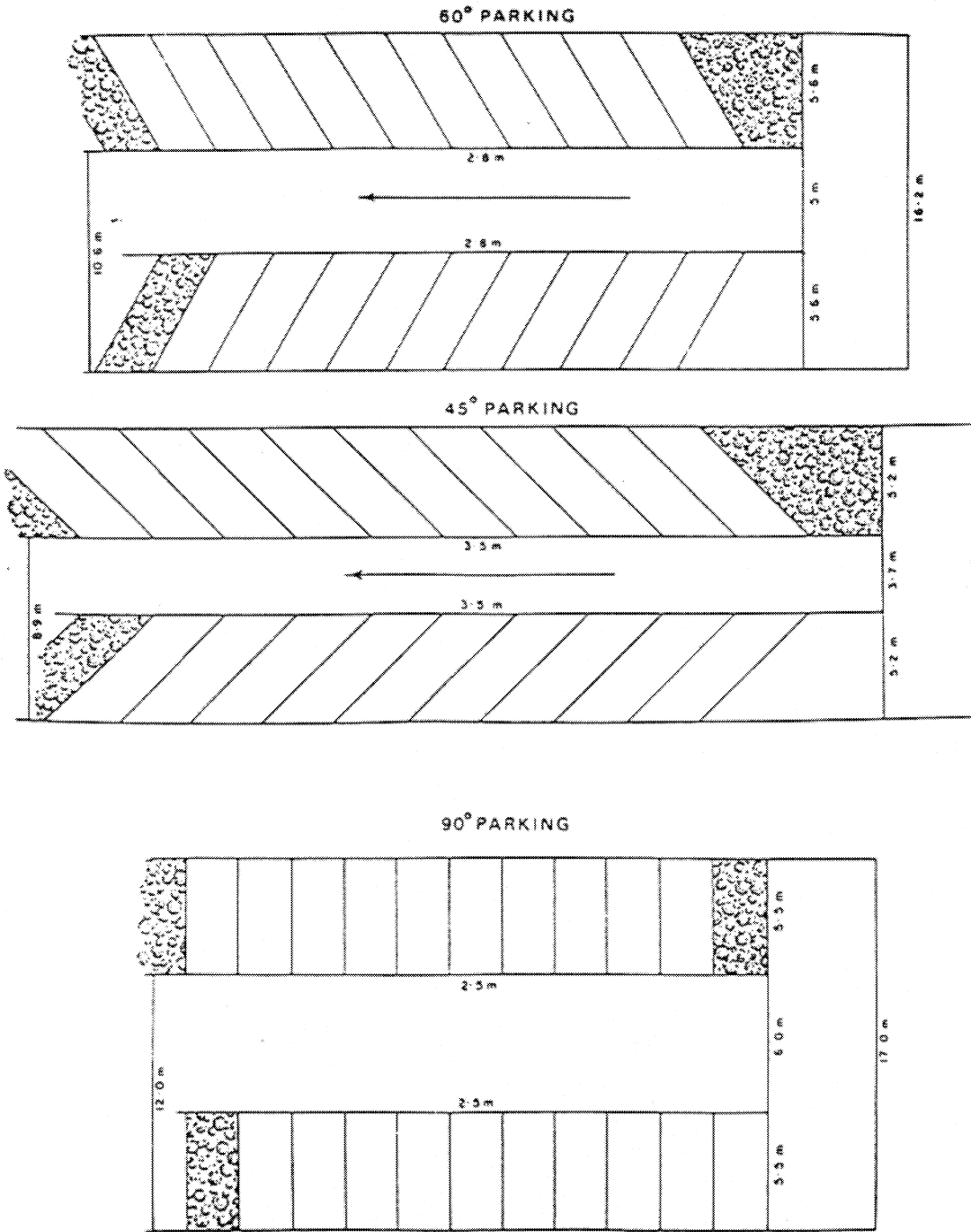
SCHEDULE 10—ENVIRONMENTAL CONDITIONS

[cl. 5.6.1]

Scheme or Amendment No.	Gazettal Date	Environmental Conditions

SCHEDULE 11—CAR PARKING LAYOUT SPECIFICATIONS

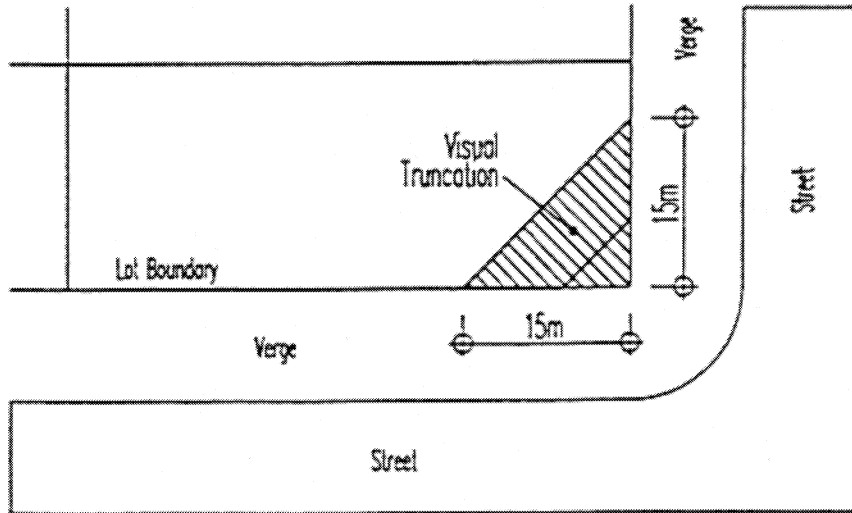
[cl. 5.26.3]



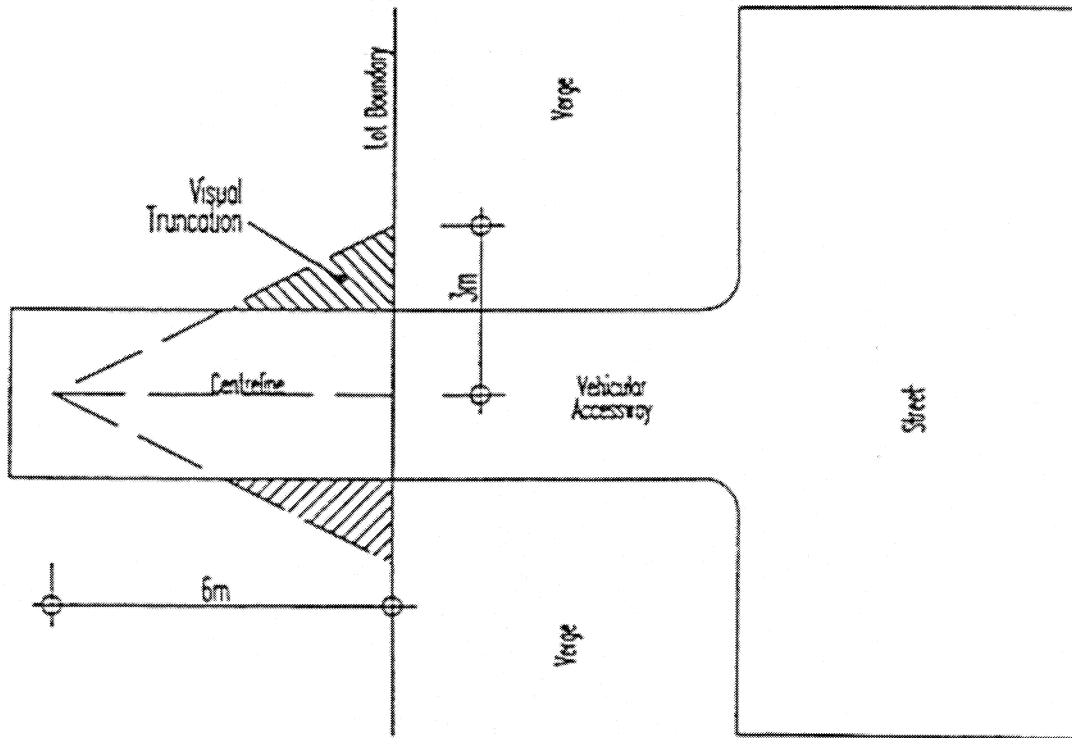
SCHEDULE 12—VISUAL TRUNCATION SPECIFICATIONS

[cl. 5.28]

Corner Lots



Vehicular Accessways



Adoption

Adopted by resolution of the Council of the Shire of Lake Grace at the meeting of the Council held on the 26th day of February 2003—

G. E. J. ROBERTS, Shire President.

Dated: 26 February 2003

C. JACKSON, Chief Executive Officer.

Dated: 26 February 2003

Final Approval

1. Adopted by resolution of the Council of the Shire of Lake Grace at the meeting of the Council held on the 23rd day of March 2005 and the seal of the Municipality was pursuant to that resolution affixed in the presence of—

G. E. J. ROBERTS, Shire President.
C. JACKSON, Chief Executive Officer.

2. Submitted and recommended for final approval by the Western Australian Planning Commission—

P. WOODWARD, Delegated under S.16 of the PD Act 2005.

Dated: 17 August 2007.

3. Final approval granted—

ALANNAH MacTIERNAN, Minister for Planning and Infrastructure.

Dated: 31 August 2007.