SHIRE OF DARDANUP

LOCAL PLANNING SCHEME NO. 9

Updated to include AMD 1 GG 11/09/2026

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Original Local Planning Scheme Gazettal
23 JUNE 2025

Disclaimer

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Consultation with the respective local government authority should be made to view a legal version of the Scheme. Please advise the Department of Planning, Lands and Heritage of any errors or omissions in this document.

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SHIRE OF DARDANUP TPS 3 - TEXT AMENDMENTS

AMD NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
	23/06/2025	31/10/2025	HAB	Scheme
1	11/09/2026	14/09/2026	RW	Amend Lot 564 Garvey Road, Dardanup West from 'Rural' to 'Rural Residential'. Amend the scheme map accordingly.

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Part 1 – Preliminary

1. Citation

This local planning scheme is the Shire of Dardanup Scheme No. 9.

2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

3. Scheme revoked

The following local planning scheme is revoked –

Name: Shire of Dardanup Local Planning Scheme No. 3.
Gazettal date: 16 March 1979.

4. Notes do not form part of Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note: The Interpretation Act 1984 section 32 makes provision in relation to whether headings form part of the written law.

5. Responsibility for Scheme

The Shire of Dardanup is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. Scheme area

This Scheme applies to the area shown on the Scheme Map.

Note: The Scheme area (or part) is also subject to the Greater Bunbury Region planning scheme (see clause 12) and other local planning schemes (see clause 11).

7. Contents of Scheme

(1) In addition to the provisions set out in this document (the ***scheme text***), this Scheme includes the following –

(a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2) including the supplemental provisions to the deemed provisions contained in Schedule A of the scheme text; and
(b) the Scheme Map (Sheets 1 – 13).

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

8. Purposes of Scheme

The purposes of this Scheme are to –

(a) set out the local government's planning aims and intentions for the Scheme area; and
(b) set aside land as local reserves for public purposes; and
(c) zone land within the Scheme area for the purposes defined in this Scheme; and
(d) control and guide development including processes for the preparation of structure plans and local development plans; and
(e) set out procedures for the assessment and determination of development applications; and
(f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and
(g) make provision for the administration and enforcement of this Scheme; and
(h) address other matters referred to in Schedule 7 of the Act.

9. Aims of Scheme

The aims of this Scheme are to –

(1) implement the local planning strategy for the Scheme area.

(2) Built form and development aims are to –

(a) establish a flexible planning framework that is responsive to demand, innovation and opportunities that may arise.
(b) deliver a diversity of housing types and lot sizes to accommodate all sectors of the population, respond to changing needs, facilitate ageing in place and provide a range of housing choices.
(c) encourage development that recognises the need for innovative and sustainable design and contemporary lifestyles.

(3) Heritage aims are to –

(a) recognise and protect places of heritage significance as identified on the heritage list prepared under clause 8 of the deemed provisions.
(b) preserve heritage values, amenity and areas of cultural significance and integrate new built environments with the existing local character.
(c) encourage the use (including adaptive re-use) of heritage places for a range of appropriate purposes to ensure they are conserved, maintained and serve a purpose to the community.

(4) Environment aims are to –

(a) protect and enhance landscape, environmental, biodiversity, ecological and scenic values from inappropriate development and improve the sustainable management of natural resources.
(b) preserve the character and amenity of the built form and natural environment.

(5) Community and population aims are to –

(a) provide the community with a diverse range of high quality integrated public open spaces to encourage physical activity and social interaction.
(b) facilitate a high level of flexibility in the use of public open space to accommodate active and passive recreation and community facilities networks for the changing needs of the community.
(c) support community wellbeing by promoting active, connected, safe and secure pursuits for all.
(d) facilitate the cost sharing of infrastructure upgrades to facilitate population growth in an equitable manner between stakeholder groups.

(6) Economy aims are to –

(a) support the growth of the local economy to attract business, investment and tourism and generate local employment opportunities.
(b) establish a planning framework that encourages economic growth through the provision of flexible controls that cater for innovation and are responsive to the changing economic environment.

(7) Tourism aims are to –

(a) encourage tourism development that is compatible with existing land uses and protects the scenic values of the local government, through the establishment of appropriate planning controls.
(b) encourage a diverse tourist industry that complements the natural environment and stimulates sustainable economic development and creates employment opportunities.
(c) encourage a variety of tourism type uses that enable local business to capitalise on the local government's reputation as a premier tourist destination, particularly the Ferguson Valley.

(8) Transport and infrastructure aims are to –

(a) ensure the orderly and proper provision of integrated services and infrastructure to service the current population and cater for future growth.
(b) facilitate the efficient movement of traffic throughout the local government area by establishing a well-planned road network that supports sustainable growth.
(c) encourage measures to reduce the reliance on private vehicle usage including increased public transport options and the provision of a shared use path network to facilitate increased pedestrian and cycle use.

(9) Agriculture aims are to –

(a) ensure the protection and sustainable use of productive agricultural land and minimise land use conflicts.

10. Relationship with local laws

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. Relationship with other local planning schemes

The following local planning scheme of the Shire of Dardanup and the Shire of Harvey also apply in the Scheme area –

Name:	Shire of Harvey and Shire of Dardanup Joint Town Planning Scheme No. 1.
Gazettal date:	17 March 2006.

12. Relationship with region planning scheme

The Greater Bunbury Region Scheme made (or continued) under Part 4 of the Act applies in respect of part or all of the Scheme area.

Note: The authority responsible for implementing the Greater Bunbury Region Scheme is the Western Australian Planning Commission.

Part 2 – Reserves

13. Regional Reserves

(1) Regional reserves are marked on the Scheme Map according to the legend on the Scheme Map.

(2) The lands marked as regional reserves are lands reserved for a public purpose under the Greater Bunbury Region Scheme.

Note: The process of reserving land under a regional planning scheme is separate from the process of reserving land under the Land Administration Act 1997 section 41.

14. Local reserves

(1) In this clause –

Department of Main Roads means the department principally assisting in the administration of the *Main Roads Act 1930*;

Western Australian Road Hierarchy means the document of that name available on the website maintained by the Department of Main Roads.

(2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.

(3) The objectives of each local reserve are as follows –

Table 1 – Reserve objectives

Reserve name	Objectives
Cemetery	• To set aside land required for a cemetery.
Civic and Community	• To provide for a range of community facilities which are compatible with surrounding development. • To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.
District Distributor Road	• To set aside land required for a district distributor road being a road classified as a Distributor A or Distributor B under the Western Australian Road Hierarchy.
Drainage / Waterway	• To set aside land required for significant waterways and drainage.
Education	• Public Purposes which specifically provide for a range of essential education facilities.
Emergency Services	• Public Purposes which specifically provide for a range of essential emergency services.
Environmental Conservation	• To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision. • To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves.

Foreshore	• To set aside areas for foreshore reserves abutting a body of water or water course. • To provide for the protection of natural values and processes, a range of active and passive recreational uses, cultural and community activities, activities promoting community education of the environment and/or uses that are compatible with and/or support the amenity of the reservation.
Government Services	• Public Purposes which specifically provide for a range of government services.
Infrastructure Services	• Public Purposes which specifically provide for a range of essential infrastructure services.
Local Distributor Road	• To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.
Local Road	• To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.
Primary Distributor Road	• To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy.
Public Open Space	• To set aside areas for public open space, particularly those established under the *Planning and Development Act 2005* s. 152. • To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
Public Purposes	• To provide for a range of essential physical and community infrastructure.
Railways	• To set aside land required for passenger rail and rail freight services.
Special Purpose	• To set aside land for a special purpose. • Purposes that does not comfortably fit in any other reserve classification.

15. Additional uses for local reserves

(1) The Table in Schedule 1 sets out –

(a) classes of use for specified land located in local reserves that are additional to classes of use determined in accordance with the objectives of the reserve; and
(b) the conditions that apply to that additional use.

(2) Despite anything contained in clause 14, land that is specified in the Table to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

Part 3 – Zones and use of land

16. Zones

(1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.

(2) The objectives of each zone are as follows –

Table 2 – Zone objectives

Zone name	Objectives
Commercial	• To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres. • To maintain the compatibility with the general streetscape or to improve the existing streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. • To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.
District Centre	• To provide a community focal point for people, services, employment and leisure that are highly accessible and do not adversely impact on adjoining residential areas. • To provide for district centres to focus on weekly needs and services for a wider district catchment. • To provide a broad range of employment opportunities to encourage diversity within the Centre. • To ensure a mix of commercial and residential development, which provides for activity and accessibility at the street level and supports the provision of public transport and pedestrian links. • To encourage a wide range of different types of residential accommodation, including medium to high density residential, to meet the diverse needs of the community.
General Industry	• To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Industrial Development	• To designate land for future industrial development. • To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme.
Light Industry	• To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.

Mixed Use	• To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. • To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
Priority Agriculture	• To identify land of State, regional or local significance for food production purposes. • To retain priority agricultural land for agricultural purposes. • To limit the introduction of sensitive land uses which may compromise existing, future and potential agricultural production.
Private Community Purposes	• To provide sites for privately owned and operated recreation, institutions and places of worship. • To integrate private recreation areas with public recreation areas wherever possible. • To separate potentially noisy engine sports from incompatible uses. • To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. • To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.
Residential	• To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Rural	• To provide for the maintenance or enhancement of specific local rural character. • To protect and accommodate broad acre agricultural activities such as cropping, and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. • To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.

Rural Residential	• To provide for lot sizes in the range of 1 ha to 4 ha. • To provide opportunities for a range of limited rural and related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Rural Smallholdings	• To provide for lot sizes in the range of 4 ha to 40 ha. • To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land.
Service Commercial	• To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites. • To provide for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in, the central area, shops and offices or industrial zones.
Special Use	• To facilitate special categories of land uses which do not sit comfortably within any other zone. • To enable the local government to impose specific conditions associated with the special use.
Tourism	• To promote and provide for tourism opportunities. • To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area. • To allow limited residential uses where appropriate. • To encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.
Urban Development	• To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • To provide for a range of residential densities to encourage a variety of residential accommodation. • To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development. • To provide an intermediate transitional zone following the lifting of an urban deferred zoning within the Greater Bunbury Region Scheme.

17. Zoning table

The zoning table for this Scheme is as follows –

Table 3 – Zoning table

Land Use	Zones															
	Residential	Rural Residential	Rural Smallholdings	Rural	Priority Agriculture	District Centre	Mixed Use	Commercial	Service Commercial	Light Industry	General Industry	Tourism	Private Community Purposes	Urban Development	Industrial Development	Special Use
Abattoir	X	X	X	A	A	X	X	X	X	X	A	X	X	Refer to clause 32 and Schedule 7	Refer to clause 32 and Schedule 7	Refer to clause 21 and Schedule 4
Agriculture – extensive	X	D	D	P	P	X	X	X	X	X	X	X	X			
Agriculture – intensive	X	X	A	D	P	X	X	X	X	X	X	X	X			
Amusement parlour	X	X	X	X	X	P	A	D	D	X	X	D	D			
Animal establishment	X	X	A	D	D	X	X	X	A	A	X	X	X			
Animal husbandry – intensive	X	X	A	A	A	X	X	X	X	X	X	X	X			
Art gallery	X	D	D	D	D	P	P	P	P	D	X	P	X			
Bed and breakfast	P	P	P	P	P	P	P	X	X	X	X	P	X			
Betting agency	X	X	X	X	X	D	D	D	D	X	X	D	I			
Brewery	X	X	A	A	A	P	P	P	P	P	P	D	X			
Bulky goods showroom	X	X	X	X	X	D	X	P	P	P	X	X	X			
Caravan park	X	X	D	D	X	X	X	X	X	X	X	P	X			
Caretaker's dwelling	X	X	X	X	X	X	I	I	I	X	X	X	I			
Car park	D	X	X	X	X	P	D	D	D	D	D	D	X			
Child care premises	A	X	X	X	X	P	P	P	D	X	X	X	D			
Cinema / theatre	X	X	X	A	X	P	A	P	D	X	X	D	A			
Civic use	A	A	D	D	X	P	P	P	D	D	D	A	D			
Club premises	X	X	X	X	X	D	D	D	D	D	D	A	D			
Commercial vehicle parking	D	D	D	D	D	X	D	D	D	P	P	X	X			
Community purpose	X	X	X	D	X	D	D	D	D	D	D	D	D			
Consulting rooms	X	X	X	X	X	P	P	P	D	X	X	X	X			
Convenience store	X	X	X	X	X	P	P	P	P	D	D	I	X			
Educational establishment	X	X	X	X	X	D	D	D	D	A	A	X	P			
Exhibition centre	X	X	A	A	X	P	P	P	D	D	X	D	D			
Family day care	P	P	P	P	P	D	D	D	X	X	X	P	X			
Fast food outlet	X	X	X	X	X	P	D	P	P	X	X	I	X			
Freeway service centre	X	X	X	A	A	X	X	X	D	D	D	X	X			
Fuel depot	X	X	X	X	X	X	X	X	X	P	P	X	X			
Funeral parlour	X	X	X	X	X	X	X	X	D	D	D	X	A			
Garden centre	X	A	D	D	D	X	X	D	D	P	D	A	X			
Grouped dwelling	P	X	X	X	X	D	D	X	X	X	X	X	X			

Land Use	Zones															
	Residential	Rural Residential	Rural Smallholdings	Rural	Priority Agriculture	District Centre	Mixed Use	Commercial	Service Commercial	Light Industry	General Industry	Tourism	Private Community Purposes	Urban Development	Industrial Development	Special Use
Holiday accommodation	X	X	D	D	D	A	A	X	X	X	X	P	X	Refer to clause 32 and Schedule 7	Refer to clause 32 and Schedule 7	Refer to clause 21 and Schedule 4
Holiday house	A	A	A	D	D	D	P	X	X	X	X	P	X			
Home business	P	P	P	P	P	P	P	X	X	X	X	P	X			
Home occupation	P	P	P	P	P	P	P	X	X	X	X	P	X			
Home store	A	A	A	A	A	X	D	X	X	X	X	P	X			
Hospital	A	X	X	X	X	D	A	A	A	X	X	X	D			
Hotel	X	X	X	X	X	A	A	A	A	X	X	D	X			
Industry	X	X	X	X	X	X	X	X	X	P	P	X	X			
Industry – cottage	D	P	P	P	P	D	D	D	X	X	X	D	X			
Industry – extractive	X	X	X	A	A	X	X	X	X	A	A	X	X			
Industry – light	X	X	X	X	X	X	X	X	D	P	P	X	X			
Industry – rural	X	X	D	P	D	X	X	X	X	P	P	X	X			
Liquor store – large	X	X	X	X	X	P	X	D	D	X	X	X	X			
Liquor store – small	X	X	X	X	X	P	A	D	D	X	X	X	X			
Lunch bar	X	X	A	A	X	P	D	P	P	D	D	I	X			
Market	A	A	D	D	X	D	D	D	D	X	X	D	D			
Medical centre	X	X	X	X	X	D	D	D	D	X	X	X	X			
Mining operations	X	X	X	A	A	X	X	X	X	X	A	X	X			
Motel	X	X	X	X	X	A	A	A	A	X	X	D	X			
Motor vehicle, boat or caravan sales	X	X	X	X	X	A	X	X	D	D	X	X	X			
Motor vehicle repair	X	X	X	X	X	A	X	X	D	D	D	X	X			
Motor vehicle wash	X	X	X	X	X	D	A	D	D	D	D	X	X			
Multiple dwelling	D	X	X	X	X	P	D	X	X	X	X	X	X			
Nature based park	X	X	D	D	D	X	X	X	X	X	X	D	X			
Nightclub	X	X	X	X	X	A	X	A	A	D	D	X	X			
Office	X	X	X	X	X	P	P	P	P	I	I	I	I			
Park home park	X	X	D	D	X	X	X	X	X	X	X	D	X			
Place of worship	X	X	X	A	X	A	A	D	A	A	X	A	P			
Reception centre	X	X	A	A	X	D	D	D	D	X	X	D	A			
Recreation – private	X	X	A	A	X	D	D	D	D	D	X	D	D			
Renewable energy facility	X	X	A	A	A	A	A	A	A	A	A	A	X			
Repurposed dwelling	X	D	D	D	D	X	X	X	X	X	X	X	X			
Residential aged care facility	P	X	X	X	X	X	D	X	X	X	X	X	D			
Resource recovery centre	X	X	X	X	X	X	X	X	X	A	D	X	X			
Restaurant / café	X	X	A	D	X	P	D	D	D	X	X	P	A			
Restricted premises	X	X	X	X	X	X	X	X	X	X	X	X	X			
Road house	X	X	A	A	X	X	X	X	X	D	D	X	X			

Land Use	Zones															
	Residential	Rural Residential	Rural Smallholdings	Rural	Priority Agriculture	District Centre	Mixed Use	Commercial	Service Commercial	Light Industry	General Industry	Tourism	Private Community Purposes	Urban Development	Industrial Development	Special Use
Rural home business	X	A	D	D	D	X	X	X	X	X	X	D	X	Refer to clause 32 and Schedule 7	Refer to clause 32 and Schedule 7	Refer to clause 21 and Schedule 4
Rural pursuit / hobby farm	X	P	P	P	P	X	X	X	X	X	X	D	X			
Second-hand dwelling	D	D	D	D	D	X	D	X	X	X	X	D	X			
Serviced apartment	X	X	X	X	X	A	D	D	X	X	X	D	X			
Service station	X	X	X	X	X	A	D	D	D	P	P	X	X			
Shop	X	X	X	X	X	P	P	P	P	X	X	I	I			
Single house	P	P	P	P	P	X	D	X	X	X	X	P	X			
Small bar	X	X	X	X	X	P	D	D	D	X	X	A	A			
Tavern	X	X	X	X	X	P	A	D	D	X	X	A	A			
Telecommunications infrastructure	A	A	A	A	A	A	A	A	A	P	P	A	A			
Tourist development	X	X	A	A	X	A	A	A	X	X	X	P	X			
Trade display	X	X	X	X	X	X	X	X	D	D	D	X	X			
Trade supplies	X	X	X	X	X	X	X	X	D	D	D	X	X			
Transport depot	X	X	X	X	X	X	X	X	X	D	D	X	X			
Tree farm	X	X	A	D	A	X	X	X	X	X	X	X	X			
Veterinary centre	X	X	A	A	A	D	D	D	D	D	D	X	D			
Warehouse / storage	X	X	X	X	X	D	X	X	D	P	P	X	X			
Waste disposal facility	X	X	X	X	X	X	X	X	X	X	X	X	X			
Waste storage facility	X	X	X	X	X	X	X	X	X	A	D	X	X			
Winery	X	X	A	A	A	X	X	X	X	X	X	D	X			
Workforce accommodation	X	X	X	A	A	X	X	X	X	X	X	X	X			

18. Interpreting zoning table

(1) The permissibility of uses of land in the various zones in the Scheme area 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.

(2) The symbols used in the zoning table have the following meanings –

P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;

I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme;

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions;

X means that the use is not permitted by this Scheme.

Notes for this clause:

1. *The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances 1 application is made for both the carrying out of works on, and the use of, land.*
2. *Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement for development approval.*
3. *Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where the land is being used for a non-conforming use.*

(3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.

(4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –

(a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
(b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
(c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

(5) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.

(6) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land –

(a) a structure plan;
(b) a local development plan.

19. Additional uses

(1) The Table in Schedule 2 sets out –

(a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and
(b) the conditions that apply to that additional use.

(2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

20. Restricted uses

(1) The Table in Schedule 3 sets out –

(a) restricted classes of use for specified land that apply instead of the classes of use that are permissible in the zone in which the land is located; and
(b) the conditions that apply to that restricted use.

(2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used only for the restricted class of use set out in respect of that land subject to the conditions that apply to that use.

21. Special use zones

(1) The Table in Schedule 4 sets out –

(a) special use zones for specified land that are in addition to the zones in the zoning table; and
(b) the classes of special use that are permissible in that zone; and
(c) the conditions that apply in respect of the special uses.

(2) A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.

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

22. Non-conforming uses

(1) Unless specifically provided, this Scheme does not prevent –

(a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or
(b) the carrying out of development on land if –

(i) before the commencement of this Scheme, the development was lawfully approved; and
(ii) the approval has not expired or been cancelled.

(2) Subclause (1) does not apply if –

(a) the non-conforming use of the land is discontinued; and
(b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.

(3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government –

(a) purchases the land; or
(b) pays compensation to the owner of the land in relation to the non-conforming use.

23. Changes to non-conforming uses

(1) A person must not, without development approval –

(a) alter or extend a non-conforming use of land; or
(b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or
(c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or
(d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.

(2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.

(3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use –

(a) is less detrimental to the amenity of the locality than the existing non-conforming use; and
(b) is closer to the intended purpose of the zone in which the land is situated.

24. Register of non-conforming uses

(1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.

(2) A register prepared by the local government must set out the following –

(a) a description of each area of land that is being used for a non-conforming use;
(b) a description of any building on the land;
(c) a description of the non-conforming use;
(d) the date on which any discontinuance of the non-conforming use is noted.

(3) If the local government prepares a register under subclause (1) the local government –

(a) must ensure that the register is kept up-to-date; and
(b) must ensure that an up-to-date copy of the register is published in accordance with clause 67 of the deemed provisions.

(4) Subclause (3)(b) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

(5) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

Part 4 – General development requirements

25. R-Codes

(1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.

(2) The local government must ensure that the R-Codes are published in accordance with clause 87 of the deemed provisions.

(3) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

(4) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.

(5) The R-Codes apply to an area if –

(a) the area has a coding number superimposed on it in accordance with subclause (4); or
(b) a provision of this Scheme provides that the R-Codes apply to the area.

26. Modification of R-Codes

For land with an R-Code of R2.5 or lower, front fences shall be visually permeable above natural ground level with a maximum height of 1.2 m and with an open style, post and rail or wire design.

29. Other planning codes to be read as part of Scheme

(1) The planning codes set out in the Table, modified as set out in clause 30, are to be read as part of this Scheme.

Other planning codes to be read as part of Scheme
There are no other planning codes that are to be read as part of Scheme

(2) The local government must ensure that each planning code referred to in the Table to subclause (1) is published in accordance with clause 87 of the deemed provisions.

(3) Subclause (2) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

30. Modification of planning codes

There are no modifications to a planning code that, under clause 29, is to be read as part of the Scheme.

31. Environmental conditions

(1) The conditions set out in the Table in Schedule 6 are environmental conditions that apply to this Scheme as a result of an assessment carried out under the *Environmental*

Protection Act 1986 Part IV Division 3.

(2) The environmental conditions are indicated on the Scheme Map by the symbol EC to indicate that environmental conditions apply to the land.

(3) The local government must ensure that all statements relating to this Scheme published under the *Environmental Protection Act 1986* Part IV Division 3 are published in accordance with clause 87 of the deemed provisions.

(4) Subclause (3) is an ongoing publication requirement for the purposes of clause 87(5)(a) of the deemed provisions.

32. Additional site and development requirements

(1) The Table in Schedule 7 sets out requirements relating to development that are additional to those set out in the R-Codes or other planning codes listed under Clause 29, precinct structure plans, local development plans or State or local planning policies.

(2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes or other planning codes listed under Clause 29, a precinct structure plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.

33. Additional site and development requirements for areas covered by a structure plan or local development plan

The Table in Schedule 8 sets out requirements relating to development that are included in precinct structure plans, structure plans approved before 19 October 2015 and local development plans that apply in the Scheme area.

34. Variations to site and development requirements

(1) In this clause –

additional site and development requirements means requirements set out in clauses 32 and 33.

(2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.

(3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.

(4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must –

(a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64(4) of the deemed provisions; and

(b) have regard to any expressed views prior to making its determination to grant development approval under this clause.

(5) The local government may only approve an application for development approval under this clause if the local government is satisfied that –

(a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and
(b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

35. Restrictive covenants

(1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.

(2) If subclause (1) operates to extinguish or vary a restrictive covenant –

(a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
(b) the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

Part 5 – Special control areas

36. Special control areas

(1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.

(2) The purpose, objectives and additional provisions that apply to each special control area is set out in the Table in Schedule 10.

36A. Development Contribution Areas

(1) Interpretation

Unless the context otherwise requires, the meaning of terms used in the development contribution special control area are as follows –

administrative costs means such costs as are reasonably required to be carried out by or on behalf of the local government in order to prepare and (with respect to standard infrastructure items) implement the development contribution plan, including legal, accounting, planning, engineering and other professional advice;

cost apportionment schedule means a schedule prepared and distributed in accordance with subclause (10);

cost contribution means the contribution to the cost of infrastructure and administrative costs;

development contribution area means the special control area shown on the Scheme Map as 'SCA' with a number;

development contribution plan means a development contribution plan prepared in accordance with the provisions of State Planning Policy 3.6 – Infrastructure Contributions;

development contribution plan report means a report prepared and distributed in accordance with subclause (10);

infrastructure means the standard infrastructure items (services and facilities set out in Appendix 1 – Standard development contribution requirements of State Planning Policy 3.6 – Infrastructure Contributions) and community facilities and such other services and facilities for which development contributions may reasonably be requested having regard to the objectives, scope and provisions of this policy;

infrastructure costs means such costs as are reasonably incurred for the acquisition and construction of infrastructure;

landowner means an owner of land that is located within a development contribution area;

local government means the local government or local governments in which the development contribution is located or through which the services and facilities are provided.

(2) Development contribution plan required

A development contribution plan is required to be prepared for each development contribution area.

(3) Development contributions plans part of Scheme

Development contribution plans are incorporated in Schedule 11 as part of this Scheme.

(4) Subdivision, strata subdivision and development

The local government shall not withhold its support for subdivision, strata subdivision or refuse to approve a development solely for the reason that a development contribution plan is not in effect, there is no approval to advertise a development contribution plan, or that there is no other arrangement with respect to a landowner's contribution towards the provision of community infrastructure.

(5) Guiding principles for development contribution plans

The development contribution plan for any development is to be prepared in accordance with the following principles –

(a) Need and the nexus – The need for the infrastructure included in the plan must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus);
(b) Transparency – Both the method for calculating the development contribution and the manner in which it is applied should be clear, transparent and simple to understand and administer;
(c) Equity – Development contributions should be levied from all developments within a contribution area, based on their relative contribution to need;
(d) Certainty – All development contributions should be clearly identified and methods for of accounting for cost adjustments determined based at the commencement of a development;
(e) Efficiency – Development contributions should be justified on a whole of life capital cost basis consistent with maintaining financial discipline on service providers by precluding over recovery of costs;
(f) Consistency – Development contributions should be applied uniformly across a development contribution area and the methodology for applying contributions should be consistent;
(g) Right of consultation and review – Owners have the right to be consulted on the manner in which development contributions are determined. They also have the opportunity to seek a review by independent third party if they believe the calculation of the costs of the contributions is not reasonable; and
(h) Accountable – There must be an accountability in the manner in which development contributions are determined and expended.

(6) Content of development contribution plans

The development contribution plan is to specify –

(a) The development contribution area to which the development contribution plan applies;
(b) the infrastructure and administrative items to be funded through the development contribution plan;
(c) the method of determining the cost contribution of each landowner; and
(d) the priority and timing for the provision of infrastructure.

Note: A suggested outline of a Development Contribution Plan is contained in State Planning Policy 3.6 – Infrastructure Contributions.

(7) Period of development contribution plan

A development contribution plan shall specify the period during which it is to operate.

(8) Land excluded

In calculating both the area of an landowner's land and the total area of land in a development contribution area, the area of land provided in that development contribution area for –

(a) roads designated under the Greater Bunbury Region Scheme as Primary Regional Roads Reserve and Other Regional Roads Reserve;
(b) land designated as Regional Open Space Reserve and Public Purposes Reserve under the Greater Bunbury Region Scheme;
(c) existing public open space;
(d) existing government primary and secondary schools; and
(e) such other land as is set out in the development contribution plan, is to be excluded.

(9) Development contribution plan report and cost apportionment schedule

(a) Within 90 days of the development contribution plan coming into effect, the local government is to adopt and make available a development contribution plan report and cost apportionment schedule to all owners in the development contribution area.
(b) The development contribution plan report and the cost apportionment schedule shall set out in detail the calculation of the cost contribution for each landowner in the development contribution area, based on the methodology provided in the development contribution plan, and shall take into account any proposed staging of the development.
(c) The development contribution plan report and the cost apportionment schedule do not form part of the scheme, but once adopted by the local government they are subject to review as provided under subclause 10.

Note: A suggested outline of a development contribution plan report and a cost apportionment schedule are contained in State Planning Policy 3.6 – Infrastructure Contributions. The cost apportionment schedule is adopted by the local government but does not form part of the Scheme.

(10) Cost contributions based on estimates

(a) The determination of infrastructure costs and administrative costs is to be based on amounts expended, but when expenditure has not occurred, it is to be based on the best and latest estimated costs available to the local government and adjusted accordingly, if necessary.
(b) Where a cost apportionment schedule contains estimated costs, such estimated costs are to be reviewed at least annually by the local government –
    (i) in the case of land to be acquired, in accordance with subclause (12); and
    (ii) in all other cases, in accordance with the best and latest information available to the local government,
    (iii) until the expenditure on the relevant item of infrastructure or administrative costs has occurred.
(c) The local government may have such estimated costs independently certified by an appropriately qualified person or persons, and must provide such independent certification to a landowner when requested to do so.
(d) Where any cost contribution has been calculated on the basis of an estimated cost, the local government –
    (i) is to adjust the cost contribution of any landowner in accordance with the revised estimated costs; and
    (ii) may accept a cost contribution, based upon estimated costs, as a final cost contribution and enter into an agreement with the landowner accordingly.
(e) Where a landowner's cost contribution is adjusted under subclause (11)(d), the local government, on receiving a request in writing from a landowner, is to provide the landowner with a copy of estimated costs and the calculation of adjustments.
(f) If a landowner objects to the amount of a cost contribution, the landowner may give notice in writing to the local government requesting a review of the amount of the cost contribution by an appropriately qualified person or persons ('independent expert') agreed by the local government and the landowner at the landowner's expense, within 28 days after being

informed of the cost contribution.

(g) If the independent expert does not change the cost contribution to a figure acceptable to the landowner, the cost contribution is to be determined –
  (i) by any method agreed between the local government and the landowner; or
  (ii) if the local government and the landowner cannot agree on a method pursuant to (a) or on an independent expert, by arbitration in accordance with the *Commercial Arbitration Act 1985*, with the costs to be shared equally between the local government and landowner.

(11) Valuation

(a) This clause applies in order to determine the value of land to be acquired for the purpose of providing infrastructure.

(b) In this clause –

value means the fair market value of land, at a specified date, which is defined as the capital sum that would be negotiated in an arm's length transaction in an open and unrestricted market, assuming the highest and best use of the land with all its potential and limitations (other than the limitation arising from the transaction for which the land is being valued), wherein the parties act knowledgeably, prudently and without compulsion to buy or sell.
The net land value is to be determined by a static feasibility valuation model, using the working sheet model attached to this Scheme as Schedule 11. As part of that feasibility an appropriate profit and risk factor is to be determined from which a 10% profit factor is to be excluded from the calculation.

valuer means a licensed valuer agreed by the local government and the landowner, or, where the local government and the landowner are unable to reach agreement, by a valuer appointed by the President of the Western Australian Division of the Australian Property Institute.

(c) If a landowner objects to a valuation made by the valuer, the landowner may give notice in writing to the local government requesting a review of the amount of the value, at the landowner's expense, within 28 days after being informed of the value.

(d) If, following a review, the valuer's determination of the value of the land is still not a figure acceptable to the landowner, the value is to be determined –
  (i) by any method agreed between the local government and the landowner; or
  (ii) if the local government and the landowner cannot agree, the landowner may apply to the State Administrative Tribunal for a review of the matter under Part 14 of the *Planning and Development Act 2005*.

(12) Liability for cost contributions

(a) A landowner must make a cost contribution in accordance with the applicable development contribution plan and the provisions of subclause (10).

(b) A landowner's liability to pay the landowner's cost contribution to the local government arises on the earlier of –
  (i) at the time of seeking clearances of conditions of subdivision or strata subdivision from the local government;
  (ii) the Western Australian Planning Commission endorsing its approval on the deposited plan or survey strata plan of the subdivision of the landowner's land within the development contribution area;
  (iii) prior to the commencement of any development on the landowner's land within the development contribution area;

(iv) prior to the final approval and endorsement of any strata plan by the local government or Western Australian Planning Commission on the landowner's land within the development contribution area; or

(v) the approval of a change or extension of use by the local government on the landowner's land within the development contribution area.

The liability arises only once upon the earliest of the above listed events.

(c) Despite subclause (13)(b), a landowner's liability to pay the landowner's cost contribution does not arise if the landowner commences development of the first single house or outbuildings associated with that first single house on an existing lot which has not been subdivided or strata subdivided since the coming into effect of the development contribution plan.

(d) Where a development contribution plan expires in accordance with subclause (8), a landowner's liability to pay the landowner's cost contribution under that development contribution plan shall be deemed to continue in effect and be carried over into any subsequent development contribution plan which includes the landowner's land, subject to such liability.

(13) Payment of cost contribution

(a) The landowner, with the agreement of the local government, is to pay the landowner's cost contribution by –

(i) cheque or cash; or

(ii) transferring to the local government or a public authority land in satisfaction of the cost contribution; or

(iii) the provision of physical infrastructure; or

(iv) some other method acceptable to the local government; or

(v) any combination of these methods.

(b) The landowner, with the agreement of the local government, may pay the landowner's cost contribution in a lump sum, by instalments or in such other manner acceptable to the local government.

(c) Payment by a landowner of the cost contribution, including a cost contribution based upon estimated costs in a manner acceptable to the local government, constitutes full and final discharge of the landowner's liability under the Development Contribution Plan and the local government shall provide certification in writing to the landowner of such discharge if requested by the landowner.

(14) Charge on land

(a) The amount of any cost contribution for which a landowner is liable under subclause (14), but has not paid, is a charge on the landowner's land to which the cost contribution relates, and the local government may lodge a caveat, at the landowner's expense, against the landowner's certificate of title to that land.

(b) The local government, at the landowner's expense and subject to such other conditions as the local government thinks fit, can withdraw a caveat lodged under subclause (15)(a) to permit a dealing and may then re-lodge the caveat to prevent further dealings.

(c) If the cost contribution is paid in full, the local government, if requested to do so by the landowner and at the expense of the landowner, is to withdraw any caveat lodged under subclause (15).

(15) Administration of funds

(a) The local government is to establish and maintain a reserve account in accordance with the *Local Government Act 1995* for each development contribution area into which cost contributions for that development contribution area will be credited and from which all payments for the infrastructure costs and administrative costs within that development

contribution area will be paid. The purpose of such a reserve account or the use of money in such a reserve account is limited to the application of funds for that development contribution area.

(b) Interest earned on cost contributions credited to a reserve account in accordance with subclause (16)(a) is to be applied in the development contribution area to which the reserve account relates.

(c) The local government is to produce an annual statement of accounts for that development contribution area as soon as practicable after the audited annual statement of accounts becomes available.

(16) Shortfall or excess in cost contributions

(a) If there is a shortfall in the total of cost contributions when all cost contributions have been made or accounted for in a particular development contribution area, the local government may –

(i) make good the shortfall; or

(ii) enter into agreements with owners to fund the shortfall; or

(iii) raise loans or borrow from a financial institution,

but nothing in subclause (17)(a)(i) restricts the right or power of the local government to impose a differential rate to a specified development contribution area in that regard.

(b) If there is an excess in funds available to the development contribution area when all cost contributions have been made or accounted for in a particular development contribution area, the local government is to refund the excess funds to contributing owners for that development contribution area. To the extent, if any, that it is not reasonably practicable to identify owners and / or their entitled amount of refund, any excess in funds shall be applied, to the provision of additional facilities or improvements in that development contribution area.

(17) Powers of the local government

The local government in implementing the development contribution plan has the power to –

(a) acquire any land or buildings within the Scheme area under the provisions of the Act; and

(b) deal with or dispose of any land which it has acquired under the provisions of the Act in accordance with the law and for such purpose may make such agreements with other owners as it considers fit.

(18) Arbitration

Subject to subclause (12)(c) and (d), any dispute between a landowner and the local government in connection with the cost contribution required to be made by a landowner is to be resolved by arbitration in accordance with the *Commercial Arbitration Act 1985*.

(19) Transitional provisions

Clause 36A and associated sub-clauses shall cease to have effect two years from scheme commencement day.

Part 6 – Terms referred to in Scheme

Division 1 – General definitions used in Scheme

37. Terms used

(1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows –

building envelope means the area of land within which all buildings and effluent disposal facilities on a lot must be contained.

building exclusion area means the area of land within which all buildings and effluent disposal facilities on a lot must not be located.

cabin means a dwelling forming part of a tourist development or caravan park that is –

(a) an individual unit other than a chalet; and
(b) designed to provide short-term accommodation for guests.

chalet means a dwelling forming part of a tourist development or caravan park that is –

(a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
(b) designed to provide short-term accommodation for guests.

commercial vehicle means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including –

(a) a utility, van, truck, tractor, bus or earthmoving equipment; and
(b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a).

floor area has the meaning given in the Building Code.

minerals has the meaning given in the *Mining Act 1978* section 8(1).

plot ratio means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located.

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 incidental.

retail means the sale or hire of goods or services to the public.

short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period.

wholesale means the sale of goods or materials to be sold by others.

(2) A word or expression that is not defined in this Scheme –

(a) has the meaning it has in the *Planning and Development Act 2005*; or
(b) if it is not defined in that Act – has the same meaning as it has in the R-Codes.

Division 2 – Land use terms used in Scheme

38. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows –

abattoir means premises used commercially for the slaughtering of animals for the purposes of consumption as food products.

agriculture – extensive means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture – intensive or animal husbandry – intensive.

agriculture – intensive means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of 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);
(d) aquaculture.

amusement parlour means premises –

(a) that are open to the public; and
(b) that are used predominantly for amusement by means of amusement machines including computers; and
(c) where there are 2 or more amusement machines.

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 alpacas, beef and dairy cattle, goats, pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), sheep or other livestock in feedlots, sheds or rotational pens.

art gallery means premises –

(a) that are open to the public; and
(b) where artworks are displayed for viewing or sale.

bed and breakfast means a dwelling –

(a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and
(b) containing not more than 2 guest bedrooms

betting agency means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*.

brewery means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the *Liquor Control Act 1988*.

bulky goods showroom means premises –

(a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes –

    (i) automotive parts and accessories;
    (ii) camping, outdoor and recreation goods;
    (iii) electric light fittings;
    (iv) animal supplies including equestrian and pet goods;
    (v) floor and window coverings;
    (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
    (vii) household appliances, electrical goods and home entertainment goods;
    (viii) party supplies;
    (ix) office equipment and supplies;
    (x) babies' and children's goods, including play equipment and accessories;
    (xi) sporting, cycling, leisure, fitness goods and accessories;
    (xii) swimming pools.

or

(b) used to sell goods and accessories by retail if –

    (i) a large area is required for the handling, display or storage of the goods; or
    (ii) vehicular access is required to the premises for the purpose of collection of purchased goods.

caravan park means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5 (1).

caretaker's dwelling means a dwelling on the same site as a building or operation and occupied by a supervisor of that building, operation or plant.

car park means premises used primarily for parking vehicles whether open to the public or not but does not include –

(a) any part of a public road used for parking or for a taxi rank; or
(b) any premises in which cars are displayed for sale.

child care premises means premises where –

(a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* Section 5(1), other than a family day care service as defined in that section, is provided; or
(b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided.

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 State 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.

commercial vehicle parking means premises used for parking of one or 2 commercial vehicles, but does not include –

(a) any part of a public road used for parking or for a taxi rank; or
(b) parking of commercial vehicles incidental to the predominant use of the land.

community purpose means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

consulting rooms means premises used by no more than 2 health practitioners at the same time 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; and
(b) operated during hours which include, but may extend beyond, normal trading hours; and
(c) the floor area of which does not exceed 300 m^2 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.

educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum.

family day care means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided.

fast food outlet means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten –

(a) without further preparation; and
(b) primarily off the premises.

freeway service centre means premises that has direct access to a freeway and which provides all the following services or facilities and may provide other associated facilities or services but does not provide bulk fuel services –

(a) service station facilities;
(b) emergency breakdown repair for vehicles;
(c) charging points for electric vehicles;
(d) facilities for cyclists;
(e) restaurant, cafe or fast food services;
(f) take-away food retailing;
(g) public ablution facilities, including provision for disabled access and infant changing rooms;
(h) parking for passenger and freight vehicles;
(i) outdoor rest stop facilities such as picnic tables and shade areas.

fuel depot means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used –

(a) as a service station; or
(b) for the sale of fuel by retail into a vehicle for use by the vehicle.

funeral parlour means premises used –

(a) to prepare and store bodies for burial or cremation;
(b) to conduct funeral services.

garden centre means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens.

holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.

holiday house means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.

home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession –

(a) does not involve employing more than 2 people who are not members of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 50 m^2; and
(d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
(e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
(f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare

weight; and

(g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home occupation means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation –

(a) does not involve employing a person who is not a member of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 20 m^2; and
(d) does not involve the display on the premises of a sign with an area exceeding 0.2 m^2; and
(e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
(f) does not –
    (i) require a greater number of parking spaces than normally required for a single dwelling; or
    (ii) result in an increase in traffic volume in the neighbourhood.

and

(g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
(h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
(i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation –

(a) is solely within the dwelling; and
(b) does not entail clients or customers travelling to and from the dwelling; and
(c) does not involve the display of a sign on the premises; and
(d) does not require any change to the external appearance of the dwelling.

home store means a shop attached to a dwelling that –

(a) has a net lettable area not exceeding 100 m^2; and
(b) is operated by a person residing in the dwelling.

hospital means premises used as a hospital as defined in the *Health Services Act 2016* section 8(4).

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises.

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 facilities on the premises for any of the following purposes –

(a) the storage of goods;
(b) the work of administration or accounting;

(c) the selling of goods by wholesale or retail;
(d) the provision of amenities for employees;
(e) incidental purposes.

industry – cottage means a trade or light industry producing arts and craft 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; and
(b) where operated in a residential zone, does not employ any person other than a member of the occupier's household; and
(c) is conducted in an outbuilding which is compatible with the principal uses to which land in the zone in which it is located may be put; and
(d) does not occupy an area in excess of 50 m^2; and
(e) does not display a sign exceeding 0.2 m^2 in area.

industry – extractive means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes –

(a) the processing of raw materials including crushing, screening, washing, blending or grading;
(b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration.

industry – light means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.

industry – rural means premises used –

(a) to support and/or is associated with primary production; or
(b) for servicing plant or equipment used in primary production.

liquor store – large means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300 m^2.

liquor store – small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300 m^2.

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).

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 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

mining operations means premises where mining operations, as that term is defined in the *Mining Act 1978* section 8(1) is carried out.

motel means premises, which may be licensed under the *Liquor Control Act 1988* –

(a) used to accommodate guests in a manner similar to a hotel; and
(b) with specific provision for the accommodation of guests with motor vehicles.

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 other than panel beating, spray painting or chassis reshaping of vehicles; or
(b) repairs to tyres other than recapping or re-treading of tyres.

motor vehicle wash means premises primarily used to wash motor vehicles.

nature based park means premises that is used for a nature based park as defined in the *Caravan Parks and Camping Grounds Act 1995*.

nightclub means premises the subject of a nightclub licence granted under the *Liquor Control Act 1988*.

office means premises used for administration, clerical, technical, professional or similar business activities.

park home park means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997*.

place of worship means premises used for religious activities such as a chapel, church, mosque, synagogue or temple.

reception centre means premises used for hosted functions on formal or ceremonial occasions.

recreation – private means premises that are –

(a) used for indoor or outdoor leisure, recreation or sport; and
(b) not usually open to the public without charge.

renewable energy facility means premises used to generate energy from a renewable energy source predominantly for use off-site and includes any building or other structure used in, or in connection with, the generation of energy by a renewable resource, where energy is being produced (i.e. solar farms as opposed to solar panels).

repurposed dwelling means a building or structure not previously used as a single house, which has been repurposed for use as a dwelling.

residential aged care facility means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes –

(a) appropriate staffing to meet the nursing and personal care needs of residents;

(b) meals and cleaning services;
(c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care, and/or an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility.

resource recovery centre means premises other than a waste disposal facility used for the recovery of resources from waste.

restaurant / café means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control 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 Classification (Publications, Films and Computer Games) Act 1995 (Commonwealth); and
(c) 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; or
(d) smoking-related implements.

road house means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services –

(a) a full range of automotive repair services;
(b) wrecking, panel beating and spray painting services;
(c) transport depot facilities;
(d) short-term accommodation for guests;
(e) facilities for being a muster point in response to accidents, natural disasters and other emergencies.

rural home business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or occupation –

(a) does not involve employing more than 2 people who are not members of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
(c) does not occupy an area greater than 200 m^2; and
(d) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
(e) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight.

rural pursuit / hobby farm means any premises, other than premises used for agriculture – extensive or agriculture – intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household –

(a) the rearing, agistment, stabling or training of animals;
(b) the keeping of bees;
(c) the sale of produce grown solely on the premises.

second-hand dwelling means a dwelling that has been in a different location, and has been dismantled and transported to another location, but does not include a new modular or new transportable dwelling.

serviced apartment means a group of units or apartments providing –

(a) self-contained short-stay accommodation for guests; and
(b) any associated reception or recreational facilities.

service station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for –

(a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or
(b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.

shop means premises other than a bulky goods showroom, a liquor store – large or a liquor store – small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

small bar means premises the subject of a small bar licence granted under the *Liquor Control Act 1988*.

tavern means premises the subject of a tavern licence granted under the *Liquor Control Act 1988*.

telecommunications infrastructure means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.

tourist development means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide –

(a) short-term accommodation for guests; and
(b) onsite facilities for the use of guests; and
(c) facilities for the management of the development

trade display means premises used for the display of trade goods and equipment for the purpose of advertisement.

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for any of the following purposes including goods which may be assembled or manufactured off the premises –

(a) automotive repairs and servicing;
(b) building including repair and maintenance;

(c) industry;
(d) landscape gardening;
(e) provision of medical services;
(f) primary production;
(g) use by government departments or agencies, including local government.

transport depot means premises used primarily for the parking or garaging of 3 or more commercial vehicles including –

(a) any ancillary maintenance or refuelling of those vehicles; and
(b) any ancillary storage of goods brought to the premises by those vehicles; and
(c) the transfer of goods or persons from one vehicle to another.

tree farm means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the *Carbon Rights Act 2003* section 5.

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 / storage means premises including indoor or outdoor facilities used for –

(a) the storage of goods, equipment, plant or materials; or
(b) the display or the sale by wholesale of goods.

waste disposal facility means premises used –

(a) for the disposal of waste by landfill; or
(b) the incineration of hazardous, clinical or biomedical waste.

waste storage facility means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery centre on a commercial scale.

winery means premises used for the production of viticultural produce and associated sale of the produce.

workforce accommodation means premises, which may include modular or relocatable buildings, used –

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

Schedules

Schedule A – Supplemental provisions to the deemed provisions

Schedule 1 – Additional uses for local reserves

Schedule 2 – Additional uses

Schedule 3 – Restricted uses

Schedule 4 – Special use zones

Schedule 5 – Other state planning policies to be read as part of Scheme

Schedule 6 – Environmental conditions

Schedule 7 – Additional site and development requirements

Schedule 8 – Additional site and development requirements for areas covered by structure plan or local development plan

Schedule 9 – Parking

Schedule 10 – Special control areas

Schedule 11 – Development contribution plans

Schedule A – Supplemental provisions to the deemed provisions

These provisions are to be read in conjunction with the deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

61. Development for which development approval not required

(1) Development approval is not required for works if –

(a) the works are of a class specified in Column 1 of an item in the Table; and
(b) if the conditions are set out in Column 2 of the Table opposite that item – all of those conditions are satisfied in relation to the works.

Table

	Column 1 Works	Column 2 Conditions
1.	The erection of, or alterations or additions to, a single house on a lot.	(a) The single house use is a class P use in relation to the zone. (b) The works comply with the deemed-to-comply provisions of the R-Codes and/or the general development requirements specified in this Scheme. (c) The works are not located in a heritage-protected place.
2.	The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or a group dwelling – (a) an ancillary dwelling; (b) an outbuilding; (c) an external fixture; (d) a boundary wall or fence; (e) a patio; (f) a pergola; (g) a verandah; (h) a deck; (i) a garage; (j) a carport.	(a) The works comply with the deemed-to-comply provisions of the R-Codes and/or the general development requirements specified in this Scheme. (b) The works are not located in a heritage-protected place.
3.	The installation of, or alterations or additions to, any of the following on the same lot as a single house or a group dwelling – (a) a swimming pool; (b) shade sails.	(a) The works comply with the general development requirements specified in this Scheme. (b) The works are not located in a heritage-protected place.
4.	Works carried out by or on behalf of the local government that are wholly located on an area identified as a local reserve or owned by the local government.	

Schedule 1 – Additional uses for local reserves

Table – Specified additional uses for land in local reserves in Scheme area (clause 15)

No.	Description of land	Additional use	Conditions
There are no additional uses for land in local reserves that apply to this Scheme.			

Schedule 2 – Additional uses

Table – Specified additional uses for zoned land in Scheme area (clause 19)

No.	Description of land	Additional use	Conditions
A1	Portion of Lot 2 Crooked Brook Road and Lot 6 Dillon Road, Crooked Brook	Abattoir (D use) Industry (D use)	Nil
A2	Lots 1, 226 to 230 and 271 to 276 Eaton Drive, Eaton Lots 231, 232, 248, 249, 277 and 249 Hough Place, Eaton Lots 44 to 53, 101, 102 and 135 to 139 Recreation Drive, Eaton Lot 134 Finch Way, Eaton Lots 133 to 138 Blue Wren Drive, Eaton	Art gallery (D use) Child care premises (D use) Consulting rooms (D use) Medical centre (A use) Office (D use) Serviced apartment (A use)	Nil
A3	Lot 9 Hynes Road, Waterloo	Funeral Parlour (D use)	Nil
A4	Lot 10 Temple Rd, Picton East	Warehouse/Storage (D use) Industry (A use)	1. The Industry use is limited to "mobile crushing plant". 2. Where suitable alternatives do not exist, vegetation and flora and fauna habitat surveys may be required to determine where development could occur with the least possible impact. Surveys should be undertaken in accordance with the applicable EPA technical guidance. 3. Stored items must achieve the following setback distances: • An average of 5m from the western boundary. • A minimum of 5m from northern boundary • A minimum of 20m from eastern and

			southern boundaries. 4. In considering any application, the local government shall have due regard to any relevant issues raised in the s.16(e) *Advice on areas of conservation significance in the Preston Industrial Parks*, (EPA Bulletin 1282).

Schedule 3 – Restricted uses

Table – Restricted uses for land in Scheme area (clause 20)

No.	Description of land	Restricted use	Conditions
There are no restricted uses which apply to this Scheme.			

Schedule 4 – Special use zones

Table – Special use zones in Scheme area (clause 21)

No.	Description of land	Special use	Conditions
SU1	Lot 4580 Panizza Road, Crooked Brook Lot 2 Banksia Road, Crooked Brook	Industry – extractive (A use) Resource recovery centre (D use) Waste disposal facility (D use) Waste storage facility (D use)	**Objective** To ensure that best practice measures are implemented in order to avoid or acceptably manage any adverse impacts on the environment, and that applications meet relevant objectives and standards to protect the environment and surrounding amenity. **Subdivision** (1) No further subdivision shall be supported unless it can be demonstrated that it is essential for the on-going effective management of any existing development or for demonstrable environmental benefit and / or protection. **Development** (2) The local government may require the design and operation of the waste disposal / storage facility to meet better practice standards as advised by the Department of Water and Environmental Regulation. **Local development plan** (3) The local government may require the preparation of a local development plan. **Social surroundings** (4) The local government may require information or studies to address any impacts on social surroundings in accordance with the *Environmental Factor Guideline – Social Surroundings* (EPA). (5) Where an application has the potential (in the opinion of the local government in consultation with the Department of Water and Environmental Protection) to have a significant impact on the wider community's aesthetic, cultural, economic or social surroundings, the local government may require that applications assess the cumulative impact of the development. (6) The local government may require that applications demonstrate that suitable buffers

			can be achieved in accordance with the *Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses* (EPA). (7) In considering any application the local government will have due regard to *State Planning Policy 4.1 – State Industrial Buffers*. **Visual impact** (8) The local government may require the preparation of a visual impact assessment in accordance with the *Visual Landscape Planning in Western Australia* (WAPC). (9) Maximum building height shall be 9 m unless varied via an approved visual impact assessment or local development plan. (10) A 20 m wide landscaping buffer shall be established around the perimeter of the site or development to act as a visual screen unless varied via an approved landscaping plan, visual impact assessment or local development plan. **Water management** (11) The local government may require information or studies to address any impacts on groundwater (superficial and Leederville aquifers) or surface water in accordance with the *Environmental Factor Guideline – Inland Waters* (EPA). (12) Where required by the local government, groundwater monitoring and sampling shall be undertaken in accordance with the relevant Australian Standard and the results may be made public. (13) The local government may require the preparation of a water management plan in accordance with *State Planning Policy 2.9 – Water Resources* (WAPC). (14) The local government may require information or studies to address stormwater in accordance with the *Stormwater Management Manual for Western Australia* (DWER) and / or any other industry specific criteria or standard. (15) Wastewater is to be managed in accordance with –

			(a) *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*. (b) *Government Sewerage Policy*. (c) Any relevant Australian Standard. **Flora and vegetation** (16) The local government may require information or studies to address any impacts on flora and vegetation in accordance with the *Environmental Factor Guideline – Flora and Vegetation* (EPA). (17) No clearing of native vegetation is permitted unless exempt under the *Environmental Protection Act 1986* or the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* or unless otherwise approved in writing from the local government. (18) Where clearing is proposed applications shall be accompanied by relevant information in accordance with the *Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment* (EPA). (19) The local government may require the preparation of a rehabilitation plan in accordance with *Guidance Statement No. 6 – Rehabilitation of Terrestrial Ecosystems* (EPA) and the *Mine Closure Plan Guidance* (DMIRS). The rehabilitation plan shall include staging details of the rehabilitation works and any proposed bonds. **Terrestrial fauna** (20) The local government may require information or studies to address any impacts on terrestrial fauna in accordance with the *Environmental Factor Guideline – Terrestrial Fauna* (EPA). (21) Where surveys are required they shall be in accordance with the *Technical Guidance – Terrestrial Vertebrate Fauna Surveys for Environmental Impact Assessment* (EPA). **Dust** (22) The local government may require the preparation of a dust management plan in accordance with *A guideline for managing the impacts of dust and associated contaminants*

			from land development sites, contaminated sites remediation and other related activities (DWER). (23) Development is required to comply with any relevant dust local law. **Noise** (24) The local government may require the preparation of a noise management plan in accordance with the *Environmental Protection (Noise) Regulations 1997*. (25) Operating hours shall be limited to 6 am to 6 pm, Monday to Saturday (inclusive) unless varied via an approved noise management plan or otherwise approved in writing from the local government. **Odour** (26) The local government may require the preparation of an odour management plan in accordance with the *Guideline – Odour Emissions* (DWER). **Bushfire** (27) The local government may require information or studies to address bushfire risk management in accordance with *State Planning Policy 3.7 – Planning In Bushfire Prone Areas*. **Basic raw materials** (28) In considering any application the local government will have due regard to – (a) *State Planning Policy 2.4 – Basic Raw Materials*. (b) *Greater Bunbury Region Scheme Strategic Minerals and Basic Raw Materials Resource Policy* (WAPC). (c) *Basic Raw Materials Applicant's Manual* (WAPC). (29) Development is required to comply with any relevant extractive industry local law. **Traffic** (30) The local government may require information or studies to address traffic management in accordance with the *Transport Impact Assessment Guidelines* (WAPC).

			Additional Conditions for Lot 2 Banksia Rd, Crooked Brook: (31) Height: Development is not to exceed a maximum height of 130m AHD (top of waste – 128m plus 2m capping), as outlined in this provision. This height limitation will apply to any structure on site, inclusive of buildings, plant or equipment, and any temporary or permanent bulk earthworks, stockpiles occurring on site.
SU2	Lot 50 Railway Road, Waterloo	Industry (D use) Industry – Extractive (A use) Car park (A Use) Commercial Vehicle Parking (A use) Trade display (A use) Transport depot (A use) Warehouse/ storage (A use)	(1) The Industry use is limited to the development of a brickworks facility. (2) Uses other than Industry are only permitted for areas of hard standing or built development not intended to be permanent, and would not prejudice the future development of the site for a brickworks facility and extractive industry. (3) Development is to be setback and suitably screened a minimum of 20 m from all lot boundaries with landscaping incorporating native or locally acceptable species to the satisfaction of the local government. (4) Applications for Development Approval must demonstrate that the scale and design of any development does not sterilise access to or extraction of the underlying clay resource.
SU3	Lot 104 Columbus Drive, Picton East	Industry – dry (D use)	(1) The local government may only approve an application for development approval if the local government is satisfied that the development is of a type predicted to generate wastewater intended for disposal on-site at a daily volume that does not exceed 540 litres per 2,000 m^2 land area; (2) The additional site and development requirements for the General Industry zone apply to this land. (3) Subdivision will not be supported unless the land is serviced with reticulated water and sewerage.

			(4) Development is to be located outside of areas which would require the removal of vegetation.
SU4	Lot 502 Moore Road, Dardanup West	Industry – timber related (D use)	(1) The local government may only approve an application for development approval if the local government is satisfied that development is predicted to generate wastewater intended for disposal on-site at a daily volume that does not exceed 540 litres per 2,000 m^2 land area. (2) The additional site and development requirements for the General Industry zone apply to this land.
SU5	Lot 4577 Depiazzi Road, Dardanup	Industry – extractive (A use) Resource recovery centre (D use)	(1) The local government may only approve an application for development approval for a resource recovery centre if the local government is satisfied that the development is related or incidental to a composting facility. (2) The additional site and development requirements for the General Industry zone apply to this land.
SU6	Portion of Lot 609 Resta Road, Dardanup West	Agriculture – extensive (D use) Agriculture – intensive (D use)	(1) The land is subject to the *Dardanup Pine Log Sawmill Agreement Act 1992* and the local government may only approve an application for development approval if the local government is satisfied that – (a) the development is compatible with and will not restrict the operation of the sawmill; and (b) a minimum 88 m vegetated buffer along the eastern boundary is maintained.
SU7	Portion of Lot 89 Lennard Road, Burekup	Industry (P use) Agriculture – extensive (D use)	(1) The Industry use is limited to the development of a wastewater treatment plant. (2) Open-style chain mesh fencing is to be installed and maintained around the permitter of the facility to the satisfaction of the local government. (3) The development is to be suitably screened a minimum of 50 m from Lennard Road and 15 m from Catalano Road with landscaping incorporating native or locally acceptable species to the satisfaction of the local government.

			(4) Commercial vehicle access to the development is only permitted via Lennard Road. (5) The local government may only approve an application for development approval if it is satisfied that the development would not constrain the operations of the wastewater treatment plant facility.

Schedule 5 – Other state planning policies to be read as part of Scheme

Table – State planning policies to be read as part of Scheme (clause 29)

State planning policies to be read as part of Scheme
There are no other State planning policies that are to be read as part of this Scheme.

Schedule 6 – Environmental conditions

Table – Environmental conditions that apply to land in Scheme area (clause 31)

Scheme or amendment No.	Gazettal date	Environmental conditions
There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.		

Schedule 7 – Additional site and development requirements

Table – Additional requirements that apply to land in Scheme area (clause 32)

Zone	Minimum building setback			Maximum building height	Minimum landscaping (% of site area)
	Primary street	Secondary street	Rear / side		
Commercial	2 m	Nil	Nil or in accordance with the applicable R-Code where the lot adjoins a lot where the R-Codes apply	9 m or in accordance with the applicable R-Code where the lot adjoins a lot where the R-Codes apply	10%
District Centre	In accordance with an approved structure plan			30 m	In accordance with an approved structure plan
General Industry and Light Industry	10 m	3 m	Nil / 3 m to one side only	15 m	5% with a 3 m wide landscaping strip to be provided along all street frontages
Mixed Use	2 m or in accordance with the applicable R-Code for residential development	As per the applicable R-Code		As per category C of the R-Codes	10% or in accordance with the applicable R-Code for residential development
	Other requirements – (a) Car parking should be to the rear of the development; and (b) The residential component of a development which has a mixture of uses should be restricted to above the ground floor.				
Priority Agriculture	20 m			As per category B of the R-Codes	Variable
Private Community Purposes	2 m or in accordance with the applicable R-Code for residential development	As per the applicable R-Code		As per category C of the R-Codes	10% or in accordance with the applicable R-Code for residential development
Residential	In accordance with the applicable R-Code				
Rural	20 m			As per category B of the R-Codes	Variable
Rural Residential	20 m	20 m	10 m	As per category B of the R-Codes	Variable
Rural Smallholdings	20 m	20 m	10 m	As per category B of the R-Codes	Variable
Service Commercial	2 m	Nil		12 m	10%
Special Use	In accordance with Schedule 4 or to be determined by the local government where not specified				
Tourism	2 m	Nil	Nil or in accordance with the applicable R-Code where the lot adjoins a lot where the R-Codes apply	As per category C of the R-Codes	10%

Urban Development and Industrial Development	In accordance with an approved structure plan
	Other requirements – Any structure plan must address the following – (a) Wherever suitable alternatives exist, development is to be located outside of areas which would require the removal of vegetation; (b) Where suitable alternatives do not exist, a flora and fauna study may be required to determine locations where development could occur with the least possible impact. Surveys should be undertaken in accordance with the Environmental Protection Authority's relevant technical guidance document(s); (c) Any relevant issues raised in the s16(e) *Advice on areas of conservation significance in the Preston Industrial Park*, (EPA Bulletin 1282); and (d) Any relevant issues raised in the *Greater Bunbury Region Scheme – Minister for the Environment Statement 697*.

1. Parking

(a) The Table in Schedule 9 sets out the requirements relating to the minimum number of car, motorcycle / scooter and bicycle parking spaces required as part of any development.

(b) Parking spaces, vehicle manoeuvring areas, access ways and crossovers shall be designed and constructed in accordance with the relevant Australian Standards and shall be maintained to the satisfaction of the local government.

(c) The parking requirement for a land use which is not specified in the Table in Schedule 9 is to be determined by the local government having due regard to the –

(i) nature of the proposed development;
(ii) number of employees or others likely to be employed or engaged in the use of the land;
(iii) anticipated demand for visitor parking;
(iv) availability of on-street parking;
(v) method of transport that will be used to gain access to the development; and
(vi) availability of public transport.

(d) All parking requirements shall be calculated by rounding up to the nearest whole number, with the exception of motorcycle / scooter and bicycle parking spaces.

(e) Where a development is adjacent to on-street parking, the local government may approve a maximum reduction in the number of parking spaces equivalent to the number of on-street parking spaces directly adjacent to the development having due regard to those matters under subclause (c)(i) to (vi).

(f) The local government may approve car parking spaces within the road reserve adjacent to the development, and in considering an application for development approval the local government shall have due regard to the following –

(i) the width and function of the road;
(ii) the ability of the road to accommodate the parking; and
(iii) the ability of the development to accommodate on-site parking.

(g) Where car parking areas accommodate 20 vehicles or more, provision shall be made for pedestrian movement systems through the parking areas to connect with other

pedestrian movement routes in the locality.

(h) The local government may allow a 10% reduction in the amount of car parking spaces required (up to a maximum of 5 bays) where it can be justified via a travel plan. The travel plan must be prepared to the satisfaction of the local government.

(i) Where a development results in the likely demand for parking of trailers, caravans, buses and / or coaches, the local government may impose conditions requiring additional parking spaces for such vehicles to be integrated with the development.

2. Shared parking

(a) The local government may approve a proportion of the total number of the parking bays required to be shared jointly with another land use, and may only approve an application for development approval under this clause if the local government is satisfied that –

(i) the car parking arrangement will be adequate to service the proposed development;
(ii) the car parking in the locality accommodates any deficit in the required car parking bays; and
(iii) the peak demands for car parking from the land uses sharing the car parking are different and do not substantially overlap.

(b) Where the local government permits the shared use of parking, it shall require the landowners involved to prepare at their own cost, a legally binding agreement registered on the certificate of title of the land advising landowners of the reciprocal parking and the access and maintenance arrangements.

3. Cash-in-lieu of parking

(a) The local government may agree to a cash payment in lieu of all, or part, of the car parking bays as required in Schedule 9.

(b) A cash payment in lieu of providing car parking bays shall only be considered if the local government is satisfied that –

(i) there is sufficient car parking in the locality; and
(ii) a public car park exists or is planned in the immediate locality that adequately services the car parking requirements of both the general public and the proposed development.

(c) The cash-in-lieu payment shall not be less than the estimated cost of the following –

(i) constructing the car parking bays and associated manoeuvring areas (including sealing, kerbing and draining); and
(ii) the value of the land on which the car parking bays and associated manoeuvring areas are to be located with the value to be determined by an appropriately qualified land valuer to the satisfaction of the local government.

(4) Cash-in-lieu payments shall be paid into a parking fund for improvements in the locality from which the cash-in-lieu payment was received, towards car parking, public transport,

pedestrian access, cycling facilities and infrastructure by the local government, especially where these will reduce the demand for parking.

4. Loading / unloading areas

Where a development involves the delivery or dispatch of goods of any kind, a loading and unloading area will be required to be provided and the following requirements shall apply –

(a) delivery vehicles using the area must be able to enter the road in a forward direction.
(b) areas are to be located either inside buildings or to the side and / or rear of the premises and separate from any public access areas.
(c) delivery vehicles shall not obstruct the public access areas.

5. Service courts

Where a service court(s) is required to be provided for the storage and concealment of refuse disposal bins, crates and other materials of trade, the following requirements shall apply –

(a) accessible from any loading / unloading area required by subclause 4;
(b) of an area and dimension to the satisfaction of the local government but, in any event shall not be less than 10 m^2; and
(c) screened from public view to the satisfaction of the local government.

6. Landscaping

In considering the landscaping requirement of any application for development approval the following requirements shall apply –

(a) landscaping should be designed and located to improve the visual amenity of the development and should be generally located to the front of the development to enhance the streetscape.
(b) landscaping should consist of native or locally acceptable species to the satisfaction of the local government.
(c) where new on-site car parking areas are developed they are to be landscaped with shade trees at a rate of no less than 1 tree per 4 car parking bays to the satisfaction of the local government.
(d) small strips of landscaping less than 1.5 m in width are discouraged and may not be supported.

7. Building height

For the purposes of this clause, the building height limit does not apply to a chimney, mast, telecommunications infrastructure, satellite dish (not exceeding a diameter of 4 m), pole, wind turbine or signal receiving or transmitting tower. Notwithstanding, the development is to be designed, sited and/or treated to ensure that it does not adversely impact the visual amenity of the locality, as determined by the local government.

8. Repurposed / second-hand dwellings

The local government may impose conditions to ensure the external appearance and materials used in the construction of the dwelling is of an acceptable standard.

9. Commercial vehicle parking

In considering an application for development approval under this clause where commercial vehicle parking is proposed in the Residential zone the following requirements shall apply –

(a) a dwelling must be located on the lot;
(b) only 1 commercial vehicle is to be parked on the lot unless a second commercial vehicle is parked wholly within an approved outbuilding;
(c) the commercial vehicle is to be parked behind the front building line of the dwelling and effectively screened from view from the street;
(d) no part of the commercial vehicle is to be parked on any portion of a right-of-way or public road contiguous with the lot; and
(e) no servicing (major or minor) of the commercial vehicle shall be undertaken on the lot.

10. Development of lots abutting unconstructed roads or with no gazetted road access

(a) Notwithstanding any other provisions of this Scheme, development approval is required for all development abutting an unconstructed road reserve or on a lot which does not have direct frontage to a gazetted road reserve.

(b) In considering an application for development approval under this clause the local government may –

(i) refuse to grant development approval until the road has been constructed or direct access to a constructed road is provided; or
(ii) grant development approval subject to a condition requiring the applicant to contribute to the full or partial cost of constructing the road as determined by the local government; or

(c) Where gazetted road access is not available, the local government may require other such arrangements to be made for permanent access which addresses the following –

(i) permanent access being legally secured;
(ii) the location of the access;
(iii) access being constructed and maintained; and
(iv) a notification being registered on the certificate of title of the land advising landowners that the lot does not have access to a constructed public road and alternative access arrangements must be maintained, both physically and legally.

11. Workforce accommodation

An application for development approval under this clause shall be accompanied by information that addresses the following –

(a) the demonstrated need for the proposed workforce accommodation;
(b) the suitability of the site to be developed for the proposed use;
(c) the compatibility of the development with its setting including the desired future character of the locality and the need to avoid landscape impacts and land use conflicts;
(d) appropriate access and egress to the site by vehicles and pedestrians, including providing shared access where applicable;
(e) appropriate facility design and use including provision and/or access to recreation,

entertainment and community services; and

(f) a workforce management plan outlining how the workforce will be managed on the site.

12. Tree farms

(a) An application for development approval under this clause shall be accompanied by –

(i) a plantation management plan and fire management plan in accordance with the *Code of Practice for Timber Plantations in Western Australia*; and

(ii) a bushfire management plan where required under State Planning Policy 3.7 – Planning in Bushfire Prone Areas.

(b) In considering an application for development approval under this clause the local government is to have due regard to the following –

(i) the *Code of Practice for Timber Plantations in Western Australia*;

(ii) the *Guidelines for Plantation Fire Protection;*

(iii) the need to protect existing water courses and foreshore buffer areas, vegetation corridors, agricultural production, and the mitigation of wind erosion, waterlogging and salinity;

(iv) land use compatibility and the location of the tree farm in relation to land zoned and / or planned for residential, industrial and commercial uses; and

(v) the suitability of the current and future road network, particularly in regard to any future intended logging operations.

13. Dams and watercourses

(a) An application for development approval under this clause for private water supply dams which seek to –

(i) reduce or are likely to reduce the natural flow of any creek or watercourse; or

(ii) direct any stormwater, other water or liquid from any source to any creek, watercourse or wetland,

will only be approved where the local government is satisfied that there will be no adverse impacts on the creek, watercourse or wetland and / or environment of the area within which the development is proposed.

(b) No development shall impede in any way the natural water flow along any creek line or water/ drainage course.

(c) In considering an application for development approval the local government may refer the application to the Department of Water and Environmental Regulation and shall have due regard to any comments received.

14. Building envelopes / building exclusion areas

(a) All dwellings, outbuildings, on-site effluent disposal systems and other incidental development in the Rural Residential and Rural Smallholdings zones must be located within an approved building envelope or outside of an approved building exclusion area except for –

(i) the provision of a suitable access way to the development;
(ii) the provision of suitable boundary fencing as approved by the local government; and
(iii) development specifically required to implement an approved bushfire management plan or any other bushfire management requirements.

(b) Where a building envelope or building exclusion area has not been approved a local development plan may be required to be submitted with an application for development approval and the following requirements shall apply –

(i) a building envelope shall not exceed 2,000 m^2 and the area outside of a building exclusion area must contain at least one area of 2,000 m^2;
(ii) a building envelope can be in no more than 2 separate areas which in total do not exceed 2,000 m^2;
(iii) complies with the minimum setbacks of the Scheme;
(iv) the removal of remnant vegetation is to be minimised; and
(v) complies with approved bushfire management plan or any other bushfire management requirements.

(c) The local government may approve an application for development approval to relocate or vary a building envelope or building exclusion after advertising the application in accordance with clause 64 of the deemed provisions.

(d) The local government may only approve an application for development approval under subclause (c) if the local government is satisfied that –

(i) the visual amenity and rural character of the locality will not be affected to any greater extent; and
(ii) development within the proposed new building envelope will not render the protection of the property from the risk of bushfire any more difficult to achieve.

15. Renewable energy facilities

An application for development approval under this clause shall be accompanied by information that addresses the following –

(a) community consultation;
(b) environmental impacts;
(c) visual and landscape impacts;
(d) noise impacts;
(e) public and aviation safety;
(f) heritage;
(g) construction impacts; and
(h) impacts to agriculture on the lot and the surrounding area.

16. Potable water supply

(a) Where a reticulated water supply network is available, all development requiring potable water is to connect to that supply.

(b) Where a reticulated water supply network is not available –

(i) each dwelling shall be provided with a minimum 135,000 litre water storage tank that is separate from and additional to any water storage tank(s) for firefighting purposes in an approved bushfire management plan; and
(ii) for all other uses, where applicable, a sufficient quantity of potable water shall be provided to the satisfaction of the local government.

(c) All water storage tanks are to be fitted with couplings for the purposes of firefighting, to the specifications of the Department of Fire and Emergency Services.

17. Boundary Fencing

(a) For land in the Priority Agriculture, Rural, Rural Residential or Rural Smallholdings zone, fencing shall be visually permeable with an open-style, post and rail / wire design.

(b) Internal solid fencing for privacy purposes for land in subclause (a) may be permitted where it is compatible with its setting and the character of the locality.

18. Caretaker's dwelling

(a) In considering an application for development approval under this clause the following requirements shall apply –

(i) only 1 caretaker's dwelling is permitted per lot, excluding lots within a strata scheme;
(ii) the plot ratio area is limited to a maximum of 100 m^2; and
(iii) must be located so as to minimise any amenity impacts in terms of noise, dust, odour and light spill from the predominant use of the land.

(b) The local government will not recommend approval of a subdivision application that will result in a caretaker's dwelling being located solely on its own lot, separate from the predominant use of the land.

19. Stocking rates

(a) On Rural Residential zoned lots, the keeping of horses must meet all of the following requirements:
(i) the lot is a minimum 1 Ha in size;
(ii) a maximum of 1 horse per hectare;
(iii) no more than 3 horses per lot; and
(iv) keeping of horse/s is for personal use of the occupant/s only.

(b) Unless subclause (a) applies, all other stocking rates must comply with Department of Primary Industries and Regional Development stocking rate guidelines.

(c) For land in the Rural Residential or Rural Smallholding zones, where in the opinion of the local government the continued presence of animals on any portion of land is likely to contribute, or is contributing to unsatisfactory environmental impacts, the local government may require the removal of the animals for a specified period and the undertaking of remedial works.

20. Nature Based Park

An application for development approval under this clause shall be accompanied by information that addresses the following –

(a) the scale of the proposal, including but not limited to, the number of camps, maximum number of campers, access arrangements and any proposed structures;
(b) any environmental values and measures for protection and rehabilitation;
(c) waste disposal in accordance with the *Government Sewerage Policy*; and
(d) the compatibility of the development with its setting and the need to avoid land use conflicts.

21. Development in the Tourism zone

(a) The local government may approve a combination of short-term tourism accommodation and permanent residential accommodation on the same site, and may only approve an application for development approval under this clause if the local government is satisfied that –

    (i) the predominant use of the site remains for short-term tourism / holiday accommodation and other tourism uses;
    (ii) the permanent residential accommodation does not exceed 25% of the total number of accommodation units;
    (iii) the scale and design of the development complements the surrounding landscape and character of the area, with the tourism component given priority in those areas of highest tourism amenity;
    (iv) adequate separation distances and/or buffers are in place from incompatible land uses; and
    (v) the residential component is integrated with both the tourism uses and management structure of the development.

(b) Where strata titling is proposed, appropriate management arrangements should be in place (e.g. via a management statement) that restricts the maximum length of stay to 3 months in any 12 month period applied to the tourism accommodation component.

22. Separation to Sensitive Land Uses

The Shire shall have due regard to the *'Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses (EPA 2005)'* when assessing any planning proposal resulting in future development of industrial or sensitive land uses in proximity to one another.

Schedule 8 – Additional site and development requirements for areas covered by structure plan or local development plan

Table – Additional requirements that apply to land covered by structure plan or local development plan (clause 33)

No.	Description of land	Requirement
There are no additional requirements that apply to this Scheme.		

Schedule 9 – Parking

Table – Parking requirements that apply to land in Scheme area (Schedule 7 clause 1)

Use class	Car parking spaces (per m^2 floor area)	Motorcycle / scooter parking spaces	Bicycle parking spaces
Amusement parlour	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Art gallery	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Bed and breakfast	In accordance with the R-Codes plus 1 per guest bedroom.	Nil.	Nil.
Betting agency	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Brewery	1 per 20 m^2 or 1 per 4 m^2 open to the public and used for dining and/or drinking, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Bulky goods showroom	1 per 40 m^2 open to the public and used for display, sale or hire plus 1 per 80 m^2 not open to the public.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Caravan park	1 per caravan site and/or accommodation unit plus 1 per 10 sites / units for visitors.	Nil.	Nil.
Caretaker's dwelling	2	Nil.	Nil.
Child care premises	1 per 2 staff members plus 1 per 8 children the premises is designed and	Nil.	Nil.

	approved to accommodate, with a minimum of 3.		
Cinema / theatre	1 per 5 persons the premises is designed and approved to accommodate.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Civic use	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Club premises	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Community purpose	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Consulting rooms	1 per 20 m^2 or 4 per consulting room, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	Nil.
Convenience store	1 per 20 m^2.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Educational establishment	1 per classroom plus 1 per 10 students.	1 for every 20 car parking spaces with a minimum of 2.	1 per 10 students.
	As determined by the local government for a tertiary establishment.		
Exhibition centre	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Family day care	In accordance with the R-Codes plus 1.		
Fast food outlet	1 per 4 m^2 open to the public and used for dining and/or drinking, plus 10 queuing spaces for	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.

	drive-through facility.		
Freeway service centre	100	1 for every 20 car parking spaces	1 for every 20 car parking spaces
Fuel depot	1 per 100 m^2 or 1 per employee, whichever is the greater.	Nil.	Nil.
Funeral parlour	1 per employee plus 1 per 4 m^2 used for public assembly.	1 for every 20 car parking spaces with a minimum of 2.	Nil.
Garden centre	1 per 40 m^2 open to the public and used for display, sale or hire plus 1 per 80 m^2 not open to the public.	1 for every 20 car parking spaces with a minimum of 2.	Nil.
Grouped dwelling	In accordance with the R-Codes.		
Holiday accommodation	In accordance with the R-Codes.		
Holiday house	In accordance with the R-Codes.		
Home business	In accordance with the R-Codes plus 1 per employee not a member of the occupier's household.		
Home store	In accordance with the R-Codes plus 2.		
Hotel	1 per accommodation unit plus 1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Industry	1 per 100 m^2 or 1 per employee, whichever is the greater.	Nil.	Nil.
Industry – cottage	In accordance with the R-Codes plus 1 per employee not a member of the occupier's household plus 1.		
Industry – extractive	1 per employee.	Nil.	Nil.
Industry – light	1 per 75 m^2 or 1 per employee, whichever is the greater, plus 1 per 30 m^2 used for wholesale or retail.	Nil.	Nil.
Industry – rural	1 per employee plus 1.	Nil.	Nil.
Liquor store – large	1 per 20 m^2.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Liquor store – small	1 per 20 m^2.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Lunch bar	1 per 4 m^2 open to the public and used for dining.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Market	1 per 40 m^2.	1 for every 20 car	1 for every 20 car

		parking spaces with a minimum of 2.	parking spaces with a minimum of 2.
Medical centre	1 per 20 m^2 or 4 per consulting room, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Motel	1 per accommodation unit plus 1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Motor vehicle, boat or caravan sales	1 per 200 m^2 of premises open to the public and used for display, sale or hire plus 1 per 2 staff members plus 4 per service bay (if applicable).	Nil.	Nil.
Motor vehicle repair	4 per service bay plus 1 per 2 staff members.	Nil.	Nil.
Motor vehicle wash	4 per wash bay plus 1 per 2 staff members.	Nil.	Nil.
Multiple dwelling	In accordance with the R-Codes.		
Nature based park	1 per camp site plus 1 per employee not a member of the occupier's household.	Nil.	Nil.
Nightclub	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Office	1 per 40 m^2.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Park home park	1 per accommodation unit plus 1 per 10 units for visitors plus 1 per employee.	Nil.	Nil.
Place of worship	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.

Reception centre	1 per 20 m^2 or 1 per 4 m^2 open to the public and used for dining and/or drinking, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Recreation – private	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Repurposed dwelling	In accordance with the R-Codes.		
Residential aged care facility	In accordance with the R-Codes.	Nil.	Nil.
Restaurant / café	1 per 20 m^2 or 1 per 4 m^2 open to the public and used for dining and/or drinking, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Restricted premises	1 per 20 m^2.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Road house	1 per employee plus 1 per accommodation unit plus parking spaces for each separate uses (e.g. service station, fast food outlet, restaurant / café etc.)		
Rural home business	In accordance with the R-Codes plus 1 per employee not a member of the occupier's household plus 1 for retail sale, display or hire.		
Rural pursuit / hobby farm	In accordance with the R-Codes plus 1 per employee not a member of the occupier's household.		
Second-hand dwelling	In accordance with the R-Codes.		
Serviced apartment	1 per accommodation unit plus 1 per 15 m^2 not used for accommodation purposes.	Nil.	Nil.
Service station	4 per service bay plus 1 per employee.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Shop	1 per 20 m^2.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Single house	In accordance with the R-Codes.		
Small bar	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.

	greater.		
Tavern	1 per 20 m^2 or 1 per 4 persons the premises is designed and approved to accommodate, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Tourist development	1 per accommodation unit plus 1 per 15 m^2 not used for accommodation purposes.	Nil.	Nil.
Trade display	1 per 40 m^2 of premises open to the public and used for display, sale or hire plus 1 per 80 m^2 of premises not open to the public.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Trade supplies	1 per 40 m^2 of premises open to the public and used for display, sale or hire plus 1 per 80 m^2 of premises not open to the public.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Transport depot	1 per employee.	Nil.	Nil.
Veterinary centre	1 per 20 m^2 or 4 per consulting room, whichever is the greater.	1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.
Warehouse / storage	1 per 50 m^2 of premises open to the public and used for display, sale or hire plus 1 per 100 m^2 of premises not open to the public.	Nil.	Nil.
Winery		1 for every 20 car parking spaces with a minimum of 2.	1 for every 20 car parking spaces with a minimum of 2.

Note: Motorcycle / scooter and bicycle parking is not required in the Priority Agriculture, Rural, Rural Residential and Rural Smallholdings zones.

Schedule 10 – Special control areas

Table – Special control areas in Scheme area (Part 5)

Name of area	Purpose and objectives	Additional provisions
SCA1 Public drinking water source area	Purpose: To identify and protect public drinking water source areas. Objectives – (a) provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use. (b) identify land that has been designated as a public drinking water source area. (c) implement additional planning provisions that are designed to address water quality and public health risks in a public drinking water source area.	(1) All development requires the development approval of the local government and shall be subject to the local government's discretion notwithstanding that the use may be permitted elsewhere in the Scheme. (2) In considering an application for development approval the local government shall refer the application to the Department of Water and Environmental Regulation and shall have due regard to any comments received. (3) In considering an application for development approval the local government shall have due regard to the following – (a) Department of Water and Environmental Regulation *Water quality protection note no. 25 Land use compatibility tables for public drinking water source areas*; and (b) Department of Water and Environmental Regulation *Dardanup Water Reserve drinking water source protection plan*. (4) The local government may only approve an application for development approval which has the potential to impact detrimentally on the quality and quantity of public drinking water supplies, if the local government is satisfied that such impacts can be satisfactorily managed.
SCA2 Ferguson Valley tourism area	Purpose: To identify areas where opportunities for tourism development are encouraged. Objectives – (a) to encourage the sustainable growth	(1) Development approval is not required for the erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or group dwelling – (a) an outbuilding; (b) an external fixture; (c) a boundary wall or fence; (d) a patio; (e) a pergola;

	of tourism within the Ferguson Valley area. (b) to ensure that tourism-based uses are undertaken in a coordinated and well considered manner, and are supported by necessary infrastructure provision. (c) to protect the existing rural and lifestyle land uses within the area from the encroachment of non-complementary or conflicting land uses. (d) to ensure that appropriate tourism uses are able to operate without unreasonable constraint being imposed by surrounding rural uses. (e) to maintain the natural and rural character of the area to be enjoyed by visitors, landowners and residents of the area. (f) to ensure that the development provides a bona fide tourism function and does	(f) a verandah; (g) a deck; (h) a garage; (i) a carport; (j) a swimming pool; (k) shade sails. provided the following conditions are satisfied in relation to the works – (i) the works comply with the deemed-to-comply provisions of the R-Codes and/or the general development requirements specified in this Scheme. (ii) the works are not located in a heritage-protected place. (2) An application for development approval for tourism related uses shall be accompanied by information that addresses the following – (a) any impacts on environmental values which may require surveys to be conducted to determine locations where development could occur with the least possible impact. Surveys should be undertaken in accordance with the Environmental Protection Authority's relevant technical guidance documents. (b) the impact on adjacent and surrounding properties from the generation of noise, dust, vibration or visual impact from the development. (c) sufficient setbacks, screening and buffers to limit the imposition of any restriction on adjacent land uses. (d) the suitability of the road network to be used by visitors to meet the anticipated demand generated by the development. (e) service infrastructure to meet the projected demand based on the nature of the development. (f) how the development is designed to protect the visual amenity of the area from key vantage points and areas of public realm through the retention of existing vegetation, and the planting of additional vegetation to assist in screening the development and

	not facilitate otherwise unsuitable residential development.	reinforcing the landscape and rural aesthetic. (g) bushfire risk management.
SCA3 Development Contribution Areas	Purpose: To designate areas where a Development Contribution Plan shall apply. Objectives – The objectives for preparing a development contribution plan for a development contribution area are as outlined in State Planning Policy 3.6.	Development contribution areas are shown on the Scheme Map as DCA with a number and included in Schedule 11.
SCA4 Flood prone area *Note: The designation of particular parts of the Scheme area as flood prone areas should not be interpreted to imply that areas outside the designated areas are necessarily free from risk associated with flood or extreme rainfall events.*	Purpose: To identify river floodplain areas at risk of being flooded. Objectives – (a) to ensure future development provides an acceptable level of flood protection for health and safety of people, damage to property and community infrastructure. (b) to assist the natural flood carrying capacity of floodplains by ensuring any development maintains the free passage and temporary storage of floodwaters. (c) to ensure development is	(1) All development requires the development approval of the local government and shall be subject to the local government's discretion notwithstanding that the use may be permitted elsewhere in the Scheme. (2) In considering an application for development approval the local government may refer the application to the Department of Water and Environmental Regulation and shall have due regard to any comments received. (3) In considering any application the local government shall have due regard to the *Greater Bunbury Region Scheme Floodplain Management Policy*. (4) local government may only approve an application for development approval which has the potential to impact detrimentally on the quality and quantity of public drinking water supplies, if the local government is satisfied that such impacts can be satisfactorily managed.

	appropriately located to avoid adverse impacts of flooding.	
SCA5 Strategic minerals and basic raw materials area	Purpose: To identify areas that contain mineral resources and basic raw materials of State or regional significance. Objectives – (a) to prevent strategic resources from being sterilised from incompatible development and land uses. (b) to encourage the mining of strategic resources in accordance with acceptable environmental standards. (c) to promote the rehabilitation and restoration of mining and extraction sites after works have been completed, in a manner consistent with the long-term use of the land.	(1) Development approval is not required for the erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or group dwelling – (a) an outbuilding; (b) an external fixture; (c) a boundary wall or fence; (d) a patio; (e) a pergola; (f) a verandah; (g) a deck; (h) a garage; (i) a carport; (j) a swimming pool; (k) shade sails. provided the following conditions are satisfied in relation to the works – (i) the works comply with the deemed-to-comply provisions of the R-Codes and/or the general development requirements specified in this Scheme. (ii) the works are not located in a heritage-protected place. (2) In considering an application for development approval the local government may refer the application to the Department of Mines, Industry Regulation and Safety and shall have due regard to any comments received. (3) In considering any application the local government shall have due regard to the *Greater Bunbury Region Scheme Strategic Minerals and Basic Raw Materials Resource Policy*.
SCA 6 Wastewater treatment plant buffer area	Purpose: To identify buffer areas for infrastructure facilities and prevent land use conflict. Objectives – (a) to protect infrastructure facilities from	(1) All development requires the development approval of the local government and shall be subject to the local government's discretion notwithstanding that the use may be permitted elsewhere in the Scheme. (2) In considering an application for development approval the local government may refer the application to the Water Corporation, or any other relevant authority, and shall have due regard to any comments received.

	encroachment by incompatible land uses that would adversely affect efficient operations. (b) to avoid land use conflict between infrastructure facilities and sensitive land uses. (c) to promote compatible and non-sensitive land uses in buffer areas.	(3) In considering any application the local government shall have due regard to the *Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses* (EPA). (4) The local government may only approve an application for development approval which is consistent with the purpose of the buffer and does not constrain the operations of the buffered infrastructure facility.
SCA 7 Waste Disposal Site Buffer Area	Purpose: to identify buffer areas for Waste Disposal Sites and prevent land use conflict. Objectives - (a) To control development within close proximity of a Waste Disposal site which may be considered a nuisance or offensive by virtue of noise, dust, gas, odour, fumes, lighting overspill and health concerns. (b) To avoid incompatible and/or sensitive land use or development within the Waste Disposal site buffer area. (c) To protect sensitive land uses	(1) All development requires the development approval of the local government and shall be subject to the local government's discretion notwithstanding that the use may be permitted elsewhere in the scheme. (2) In considering an application for development approval the local government may refer the application to any relevant authority and shall have due regard to any comments received. (3) In considering any application the local government shall have due regard to the *Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses (EPA).* (4) The local government may only approve an application for development approval which is consistent with the purpose of the buffer.

	from emissions associated with waste disposal sites.	

Schedule 11 – Development contribution plans

Table – Development contribution areas in Scheme area (Part 7 of the *Planning and Development (Local Planning Schemes) Regulations 2015*)

Reference No.	**DCP 1**
Area Name	**DCA 1 - DARDANUP TOWNSITE EXPANSION AREA**
Relationship to other planning instruments	The development contribution plan generally conforms to the – • Strategic Community Plan. • Long Term Financial Plan. • Dardanup Townsite Expansion Strategy. • Dardanup Townsite Community Facilities Plan.
Infrastructure and administrative items to be funded	1. <u>Community centre and outdoor play area</u> (i) New facility to be located at the existing Civic Centre on Little Street adjoining the Hall and Shire offices. (ii) Single storey of approximately 170 m² of standard finishes containing kitchen, toilets, main activity area, office space and infant health clinic. (iii) Outdoor play area of approximately 140 m² to include 1.8 m high chain mesh surrounding fence, turf and reticulation. (iv) Costs are inclusive of – • planning and design; • construction of facility; • external services within 3 m of building; and • contingency to cover exclusions such as external services beyond 3 m of building; and unforeseen expenditure. 2. <u>Dardanup oval hard courts</u> (i) Upgrade lighting for all 5 courts. (ii) Upgrade surface to 3 courts. (iii) Remark surface to 3 courts. (iv) Costs are inclusive of – • planning and design; • installation and undertaking of works; • external services within 3 m of building; and • contingency to cover exclusions such as a requirement to upgrade switchboard for new lighting and unforeseen expenditure. 3. <u>Dardanup oval club rooms</u> (i) Extension of approximately 94 m² (10.4 m x 9 m) of standard construction and basic finishes to include new change rooms and new public toilets. (ii) Verandahs of approximately 54 m² (9 m x 3 m x 2 m) with concrete floor surface. (iii) Costs are inclusive of – • planning and design; • construction of building; • external services within 3 m of building; and • contingency to cover exclusions such as external services beyond 3 m of building and unforeseen expenditure. 4. <u>Dardanup oval car park</u>

	(i) Upgrade surface and line-mark existing car parking area of approximately 20 bays. (ii) Construct and line-mark existing informal grassed car parking area of approximately 70 bays. (iii) Costs are inclusive of – • planning and design; • construction of car parking; • stormwater drainage; • minimal landscaping; and • contingency to cover exclusions such as additional sand fill for stormwater drainage purposes and unforeseen expenditure. 5. <u>Public library</u> (i) Extension of approximately 40 m². (ii) Costs are inclusive of – • planning and design; • construction of extension; • external services within 3 m of building; • fit-out with bookshelf units; and • contingency to cover exclusions such as external services beyond 3 m of building and unforeseen expenditure. 6. <u>Administrative costs</u> (i) Costs to prepare and administer the plan during the period of operation inclusive of – • legal expenses; • valuation fees; • proportion of staff salaries; and • computer software or hardware to administer plan. (ii) Costs to prepare and review estimates. (iii) Costs to prepare and review cost apportionment schedule. (iv) Valuation costs.
Method for calculating contributions	(a) The development contribution plan identifies the needs of the community infrastructure to be upgraded to cater for the future additional population as a result of the Dardanup Townsite Expansion Strategy. This calculation excludes – (i) The demand for the infrastructure generated by the existing population; (ii) Any upgrading works required to the infrastructure as maintenance; and (iii) Ongoing maintenance of the infrastructure. (b) Infrastructure items (as referenced above) 1,2, 3 and 5 are apportioned one-third local government, one-third developer and one-third external funding such as grants. (c) The infrastructure item (as referenced above) at 4 will not qualify for external funding and therefore the costs are apportioned equally between the local government and the developer. (d) The developer is also liable to pay 100% of the administration costs at subclause (1)(f). (e) The developer contribution will be calculated based on their proportion of the total net development contribution area as

	follows: **cost contribution = developer apportioned cost x developer % of total net development contribution area**
Period of operation (lifespan)	2013 – 2023 (10 Years)
Priority and timing	(a) Community centre and outdoor play area (2017/2018) (b) Dardanup oval hard courts (2017/2018) (c) Dardanup oval club rooms (2020/2021) (d) Dardanup oval car parking (2020/2021) (e) Public library (2020/2021)
Review process	(i) The plan will be reviewed five (5) years from the date of gazettal of the local planning scheme, or earlier should the local government consider it appropriate having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing. (ii) The estimated Infrastructure costs in this plan will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index (as provided by Rawlinsons Australian Contribution Handbook), direct quotation or as provided by a suitably qualified person.
Participants and contributions	In accordance with the Cost Contribution Schedule adopted by the Local Government for DCA 1.
Reporting requirements	• Annual review of DCP • A status report (annual report) in a manner and form approved by the Western Australian Planning Commission.

Adoption

Council Resolution to Advertise Local Planning Scheme

Adopted by resolution of the Council of the **Shire of Dardanup** at the Ordinary Meeting of Council held on **15 December 2021**.

A SCHONFELDT
CHIEF EXECUTIVE OFFICER

T GARDINER
SHIRE PRESIDENT

Council Resolution to Support Scheme for Approval

Council resolved to support approval of the draft Scheme of the **Shire of Dardanup** at the Ordinary Meeting of Council held on **26 June 2024**.

The Common Seal of the **Shire of Dardanup** was hereunto affixed by authority of resolution of the Council in the presence of:

A SCHONFELDT
CHIEF EXECUTIVE OFFICER

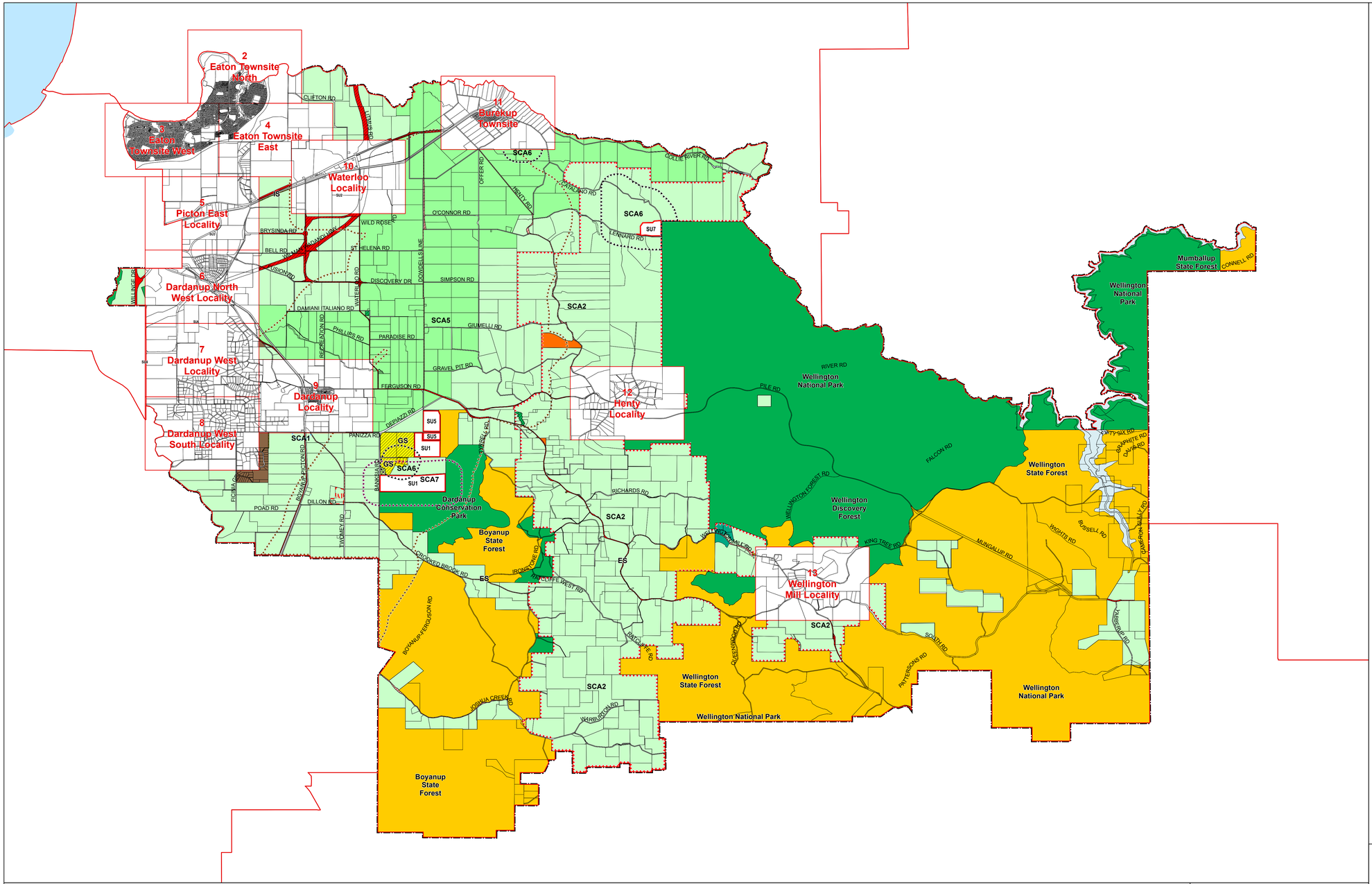
T GARDINER
SHIRE PRESIDENT

WAPC Recommended for Approval

D BRASH **Date: 22 November 2024**
Delegated under S.16 of the *Planning and Development Act 2005*

Approval Granted

J CAREY **Date: 14 May 2025**
MINISTER FOR PLANNING



LEGEND

REGION SCHEME RESERVES (MRS)

- Other regional roads
- Port installations
- Primary regional roads
- Railways
- Regional open space
- State forests
- Waterways
- A — Public purposes - airport
- HS — Public purposes - high school
- H — Public purposes - hospital
- P — Public purposes - prison
- PU — Public purposes - public utilities
- SU — Public purposes - special uses
- TS — Public purposes - technical school
- U — Public purposes - university

LOCAL SCHEME RESERVES

- Public purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Local road
- Primary distributor road
- District distributor road
- Civic and community
- Drainage/waterway
- Environmental conservation reserve
- Foreshore
- Local distributor road
- Public open space
- Railways
- Special purpose reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District centre
- General industry
- Industrial development
- Light industry
- Mixed use
- Priority agriculture
- Private community purposes
- Residential
- Rural
- Rural residential
- Rural smallholdings
- Service commercial
- Special use
- Tourism
- Urban development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Boundary
- Local Government Boundary
- AI — Additional uses
- SU1 — Special use area
- R20 — R Codes
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3/SCA4 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer
- Oceans/Waterways

Department of Planning, Lands and Heritage

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Shire of Dardanup

Local Planning Scheme No. 9

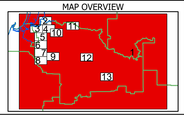
(District Scheme)

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MAP OVERVIEW



Authorised: T.Servaas

Plot Date: 25 September 2026

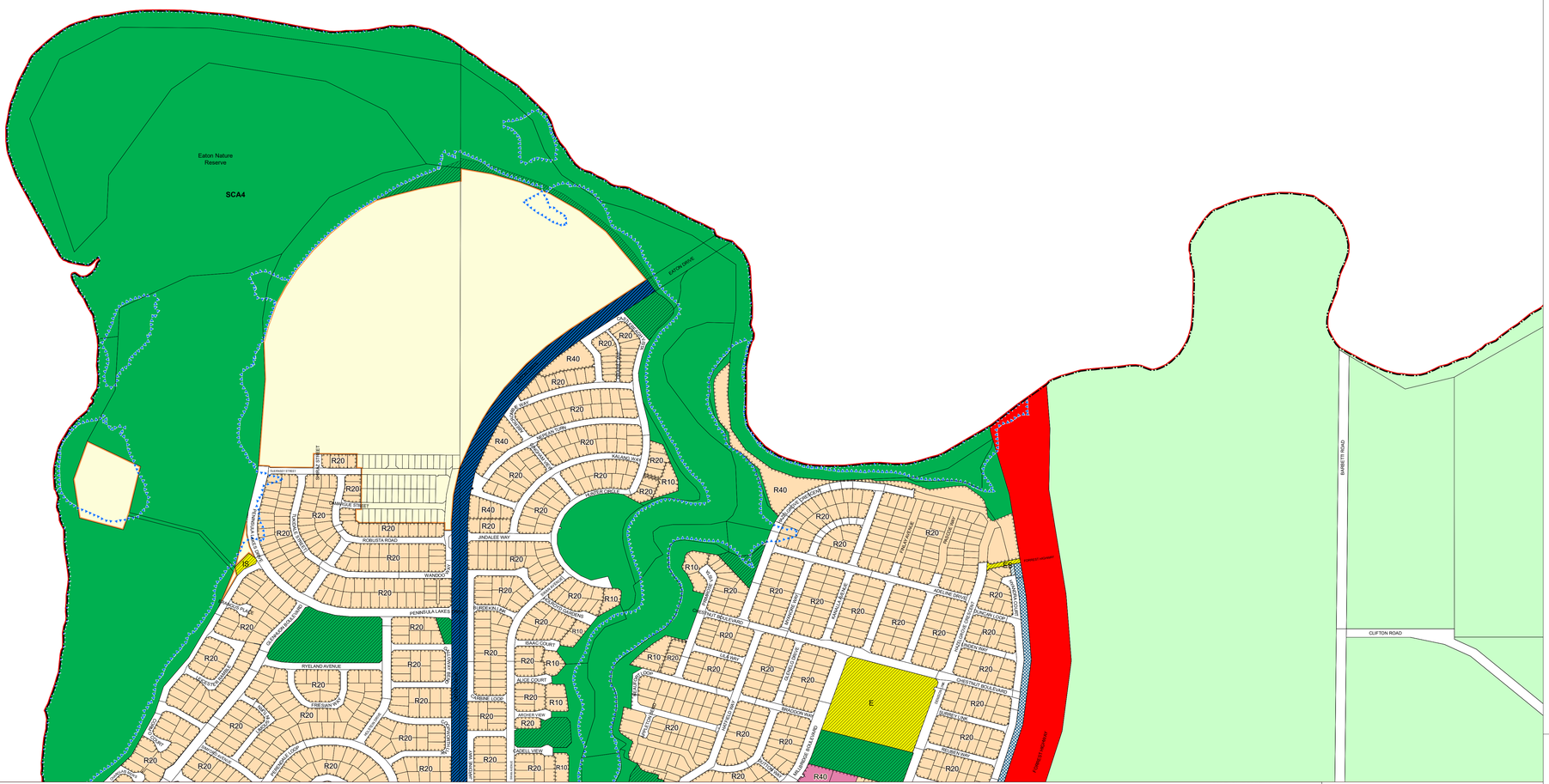
G.Gazette: Monday, 23 June 2025

Local Planning Scheme Map No. 1 of 13
MAP: Dardanup Overall

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
- A — Public Purposes - Airport
- HS — Public Purposes - High School
- H — Public Purposes - Hospital
- P — Public Purposes - Prison
- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
- TS — Public Purposes - Technical School
- U — Public Purposes - University

LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Railways
- Special Purpose Reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District Centre
- General Industry
- Industrial Development
- Light Industry
- Mixed Use
- Priority Agriculture
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Service Commercial
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 — R Codes
- AI — Additional Uses
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

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Shire of Dardanup

Local Planning Scheme No. 9

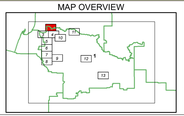
(District Scheme)

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MAP OVERVIEW



Authorised: T.Servaas

Plot Date: 23 June 2025

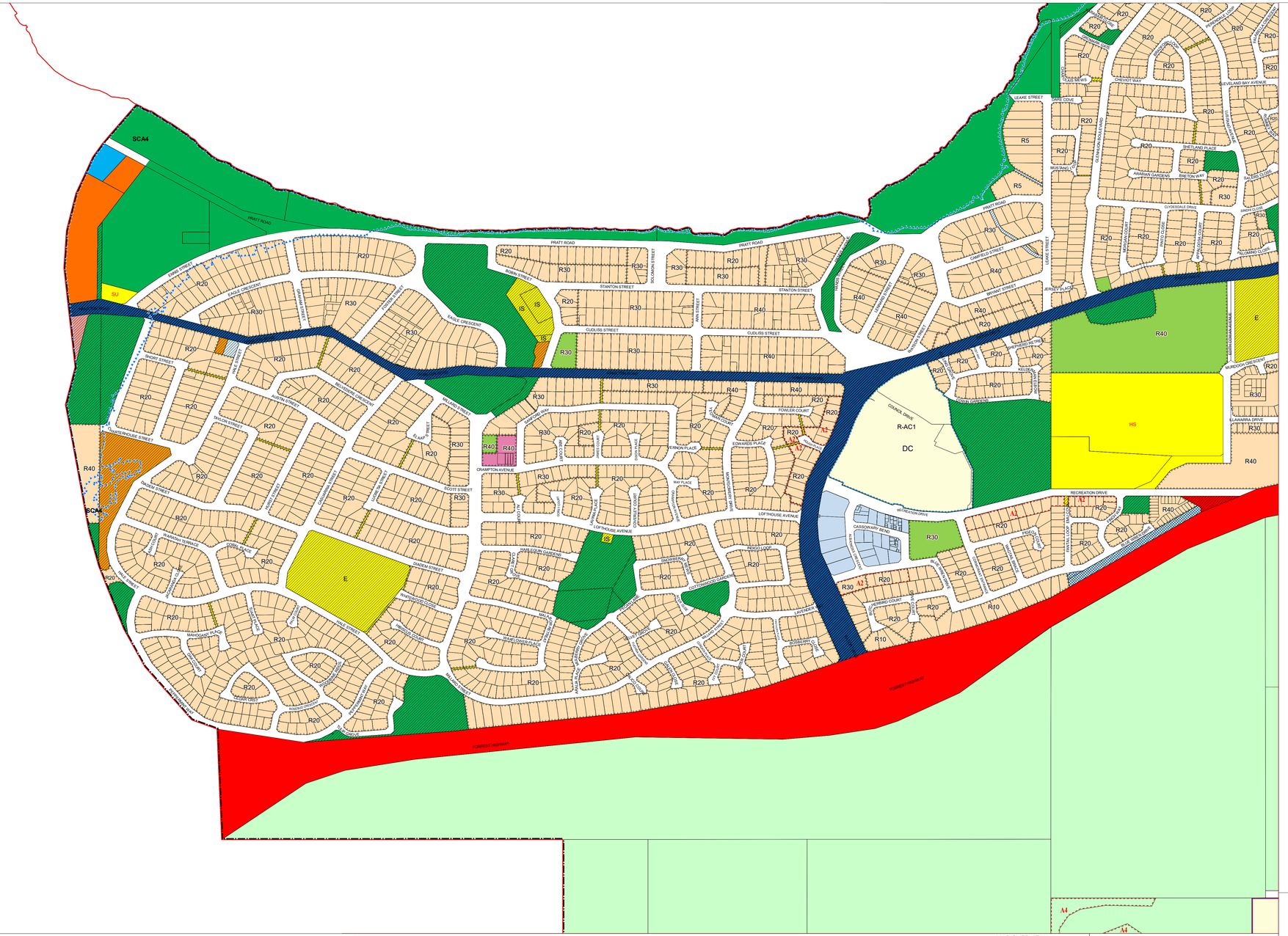
G.Gazette: 23 June 2025

Local Planning Scheme Map No. 2 of 13
MAP: Eaton Townsite North

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
- A — Public Purposes - Airport
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- H — Public Purposes - Hospital
- P — Public Purposes - Prison
- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
- TS — Public Purposes - Technical School
- U — Public Purposes - University

LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Purposes
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- IS — Infrastructure Services
- Railways
- Special Purpose Reserve

LOCAL SCHEME ZONES

- Commercial
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- General Industry
- Industrial Development
- Light Industry
- Mixed Use
- Priority Agriculture
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Service Commercial
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 — R Codes
- A1 — Additional Uses
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

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Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)

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MAP OVERVIEW

Authorised: T.Servaas

Plot Date: 23 June 2025

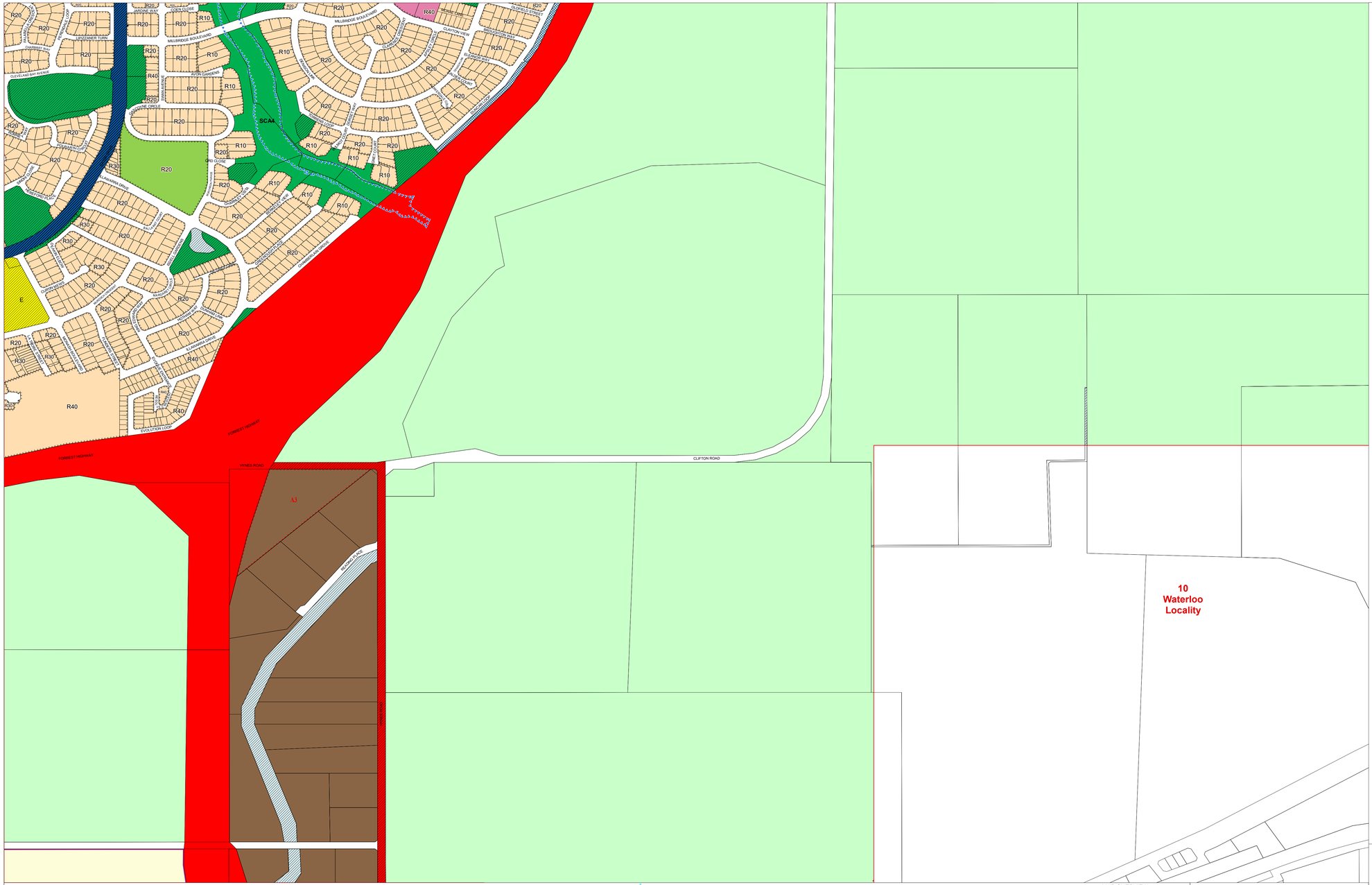
G.Gazette: 23 June 2025

Local Planning Scheme Map No. 3 of 13
MAP: Eaton Townsite West

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
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- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
- TS — Public Purposes - Technical School
- U — Public Purposes - University

LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Railways
- Special Purpose Reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District Centre
- General Industry
- Industrial Development
- Light Industry
- Mixed Use
- Priority Agriculture
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Service Commercial
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

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- Local Government Boundary
- R20 — R Codes
- A1 — Additional Uses
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

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Department of Planning, Lands and Heritage.

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)

N

0 100 200 300 400

Meters

MAP OVERVIEW

Authorised: T.Servaas

Plot Date: 23 June 2025

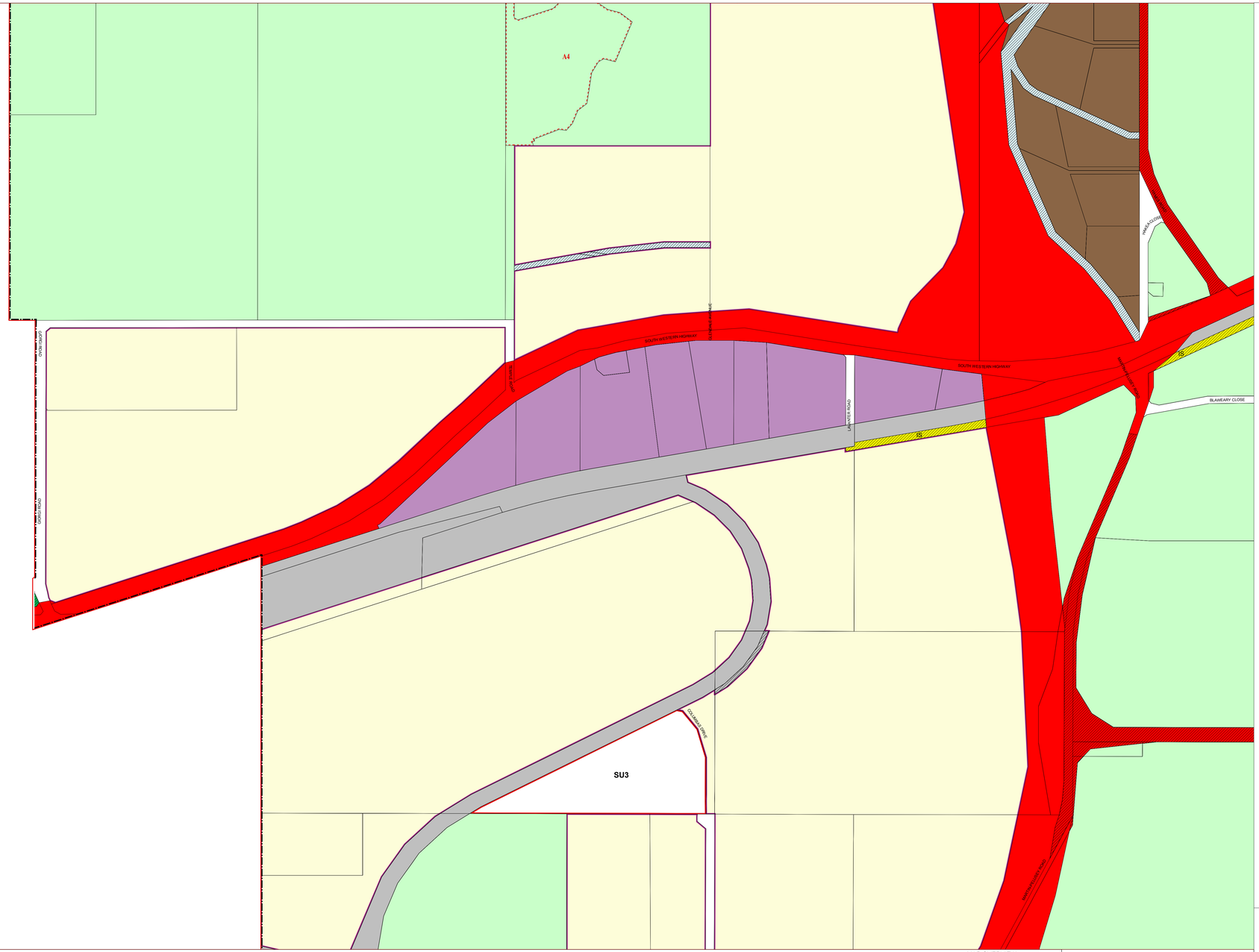
G.Gazette: 23 June 2025

Local Planning Scheme Map No. 4 of 13
MAP: Eaton Townsite East

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
- A — Public Purposes - Airport
- HS — Public Purposes - High School
- H — Public Purposes - Hospital
- P — Public Purposes - Prison
- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
- TS — Public Purposes - Technical School
- U — Public Purposes - University

LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Railways
- Special Purpose Reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District Centre
- General Industry
- Industrial Development
- Light Industry
- Mixed Use
- Priority Agriculture
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Service Commercial
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 — R Codes
- A1 — Additional Uses
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

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Shire of Dardanup

Local Planning Scheme No. 9

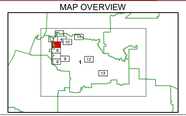
(District Scheme)

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Meters

MAP OVERVIEW



Authorised: T.Servaas

Plot Date: 23 June 2025

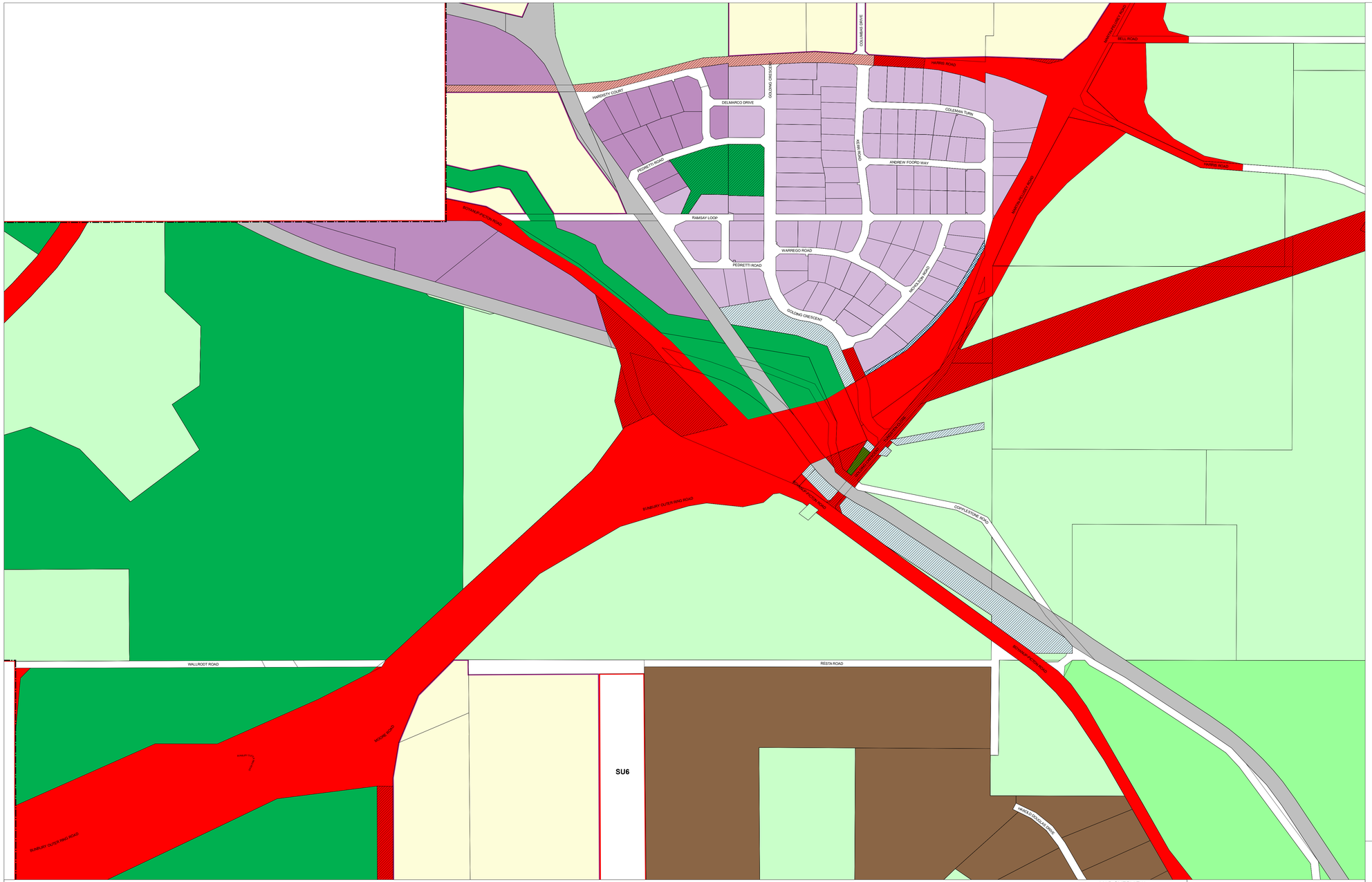
G.Gazette: 23 June 2025

Local Planning Scheme Map No. 5 of 13
MAP: Picton East Locality

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
- A — Public Purposes - Airport
- HS — Public Purposes - High School
- H — Public Purposes - Hospital
- P — Public Purposes - Prison
- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
- TS — Public Purposes - Technical School
- U — Public Purposes - University

LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Railways
- Special Purpose Reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District Centre
- General Industry
- Industrial Development
- Light Industry
- Mixed Use
- Priority Agriculture
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Service Commercial
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 — R Codes
- AI — Additional Uses
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

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GOVERNMENT OF WESTERN AUSTRALIA

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Produced by Data Analytics,
Department of Planning, Lands and Heritage.

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)

N

0 100 200 300 400

Meters

MAP OVERVIEW

Authorised: T.Servaas

Plot Date: 23 June 2025

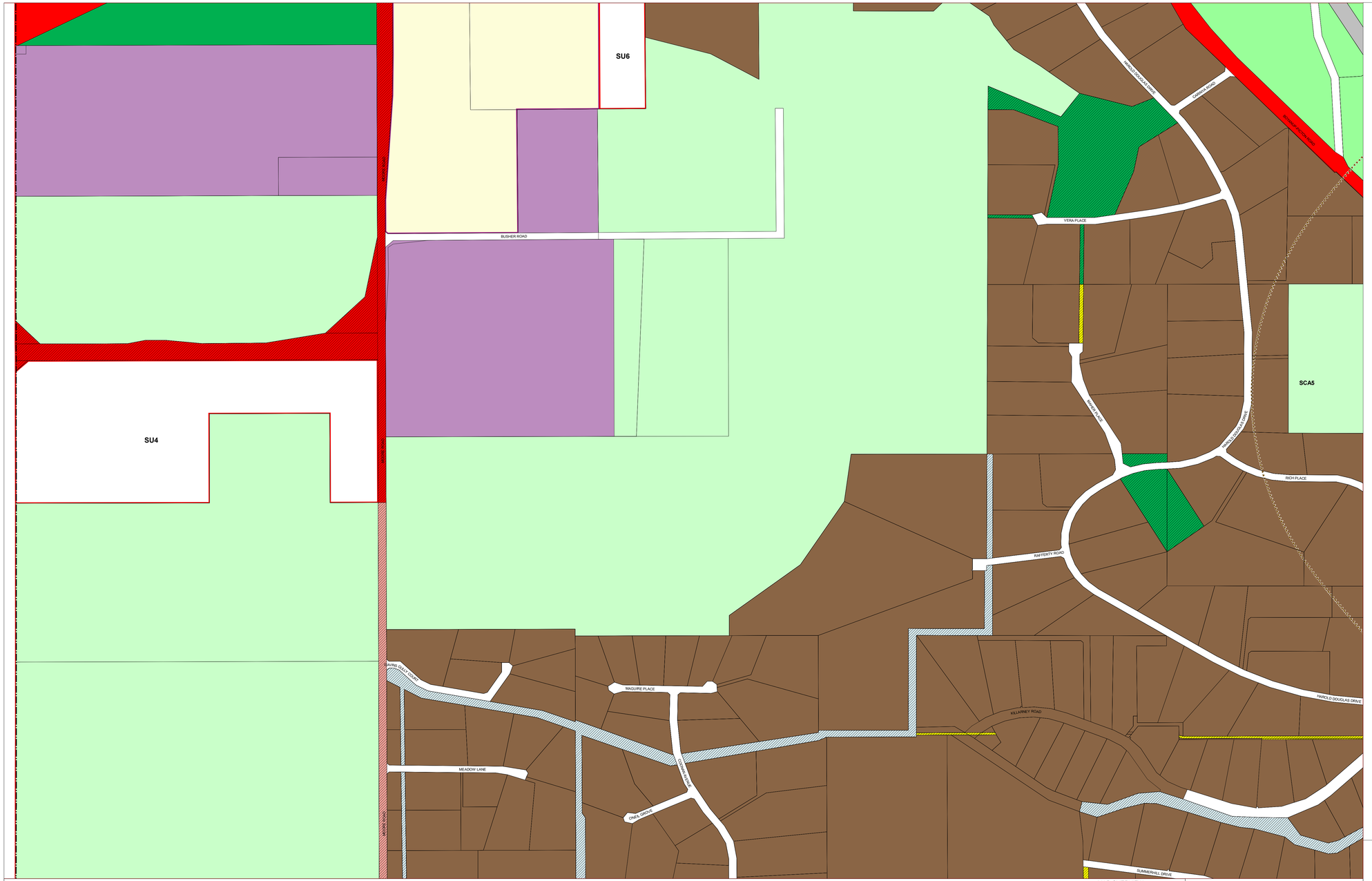
G.Gazette: 23 June 2025

Local Planning Scheme Map No. 6 of 13
MAP: Dardanup North West Locality

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
- A — Public Purposes - Airport
- HS — Public Purposes - High School
- H — Public Purposes - Hospital
- P — Public Purposes - Prison
- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
- TS — Public Purposes - Technical School
- U — Public Purposes - University

LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Railways
- Special Purpose Reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District Centre
- General Industry
- Industrial Development
- Light Industry
- Mixed Use
- Priority Agriculture
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Service Commercial
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 — R Codes
- AI — Additional Uses
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

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Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)

N

0 100 200 300 400

Meters

Authorised: T.Servaas

Plot Date: 23 June 2025

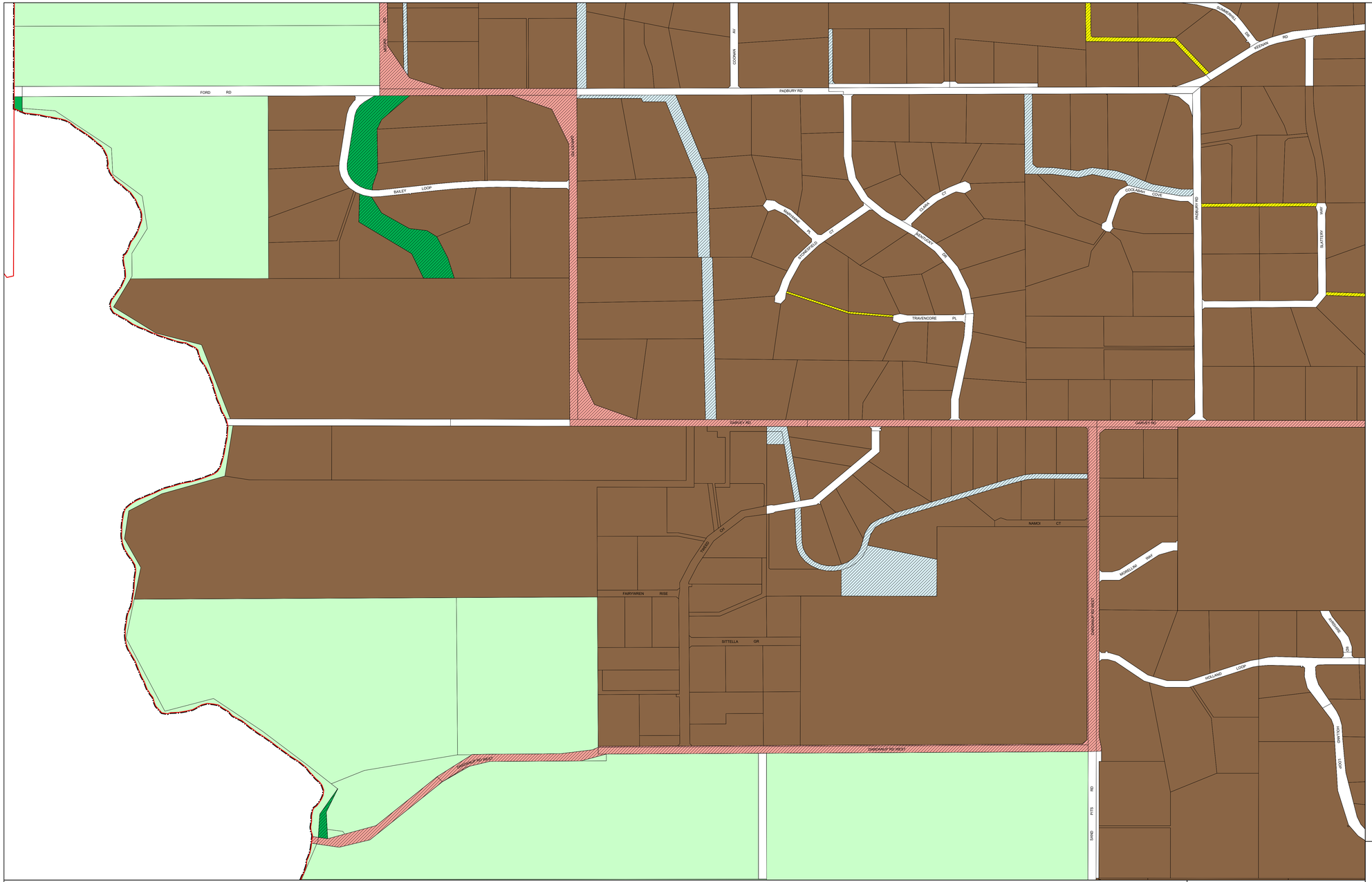
G.Gazette: 23 June 2025

Local Planning Scheme Map No. 7 of 13
MAP: Dardanup West Locality

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (MRS)

- Other regional roads
- Port installations
- Primary regional roads
- Railways
- Regional open space
- State forests
- Waterways
- A — Public purposes - airport
- HS — Public purposes - high school
- H — Public purposes - hospital
- P — Public purposes - prison
- PU — Public purposes - public utilities
- SU — Public purposes - special uses
- TS — Public purposes - technical school
- U — Public purposes - university

LOCAL SCHEME RESERVES

- Public purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Local road
- Primary distributor road
- District distributor road
- Civic and community
- Drainage/waterway
- Environmental conservation reserve
- Foreshore
- Local distributor road
- Public open space
- Railways
- Special purpose reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District centre
- General industry
- Industrial development
- Light industry
- Mixed use
- Priority agriculture
- Private community purposes
- Residential
- Rural
- Rural residential
- Rural smallholdings
- Service commercial
- Special use
- Tourism
- Urban development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Boundary
- Local Government Boundary
- AI — Additional uses
- SU1 — Special use area
- R20 — R Codes
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3/DCA1 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer
- Oceans/Waterways

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

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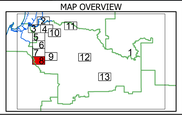
Produced by Data Analytics,
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Meters

MAP OVERVIEW



Authorised: T.Servaas

Plot Date: 25 September 2026

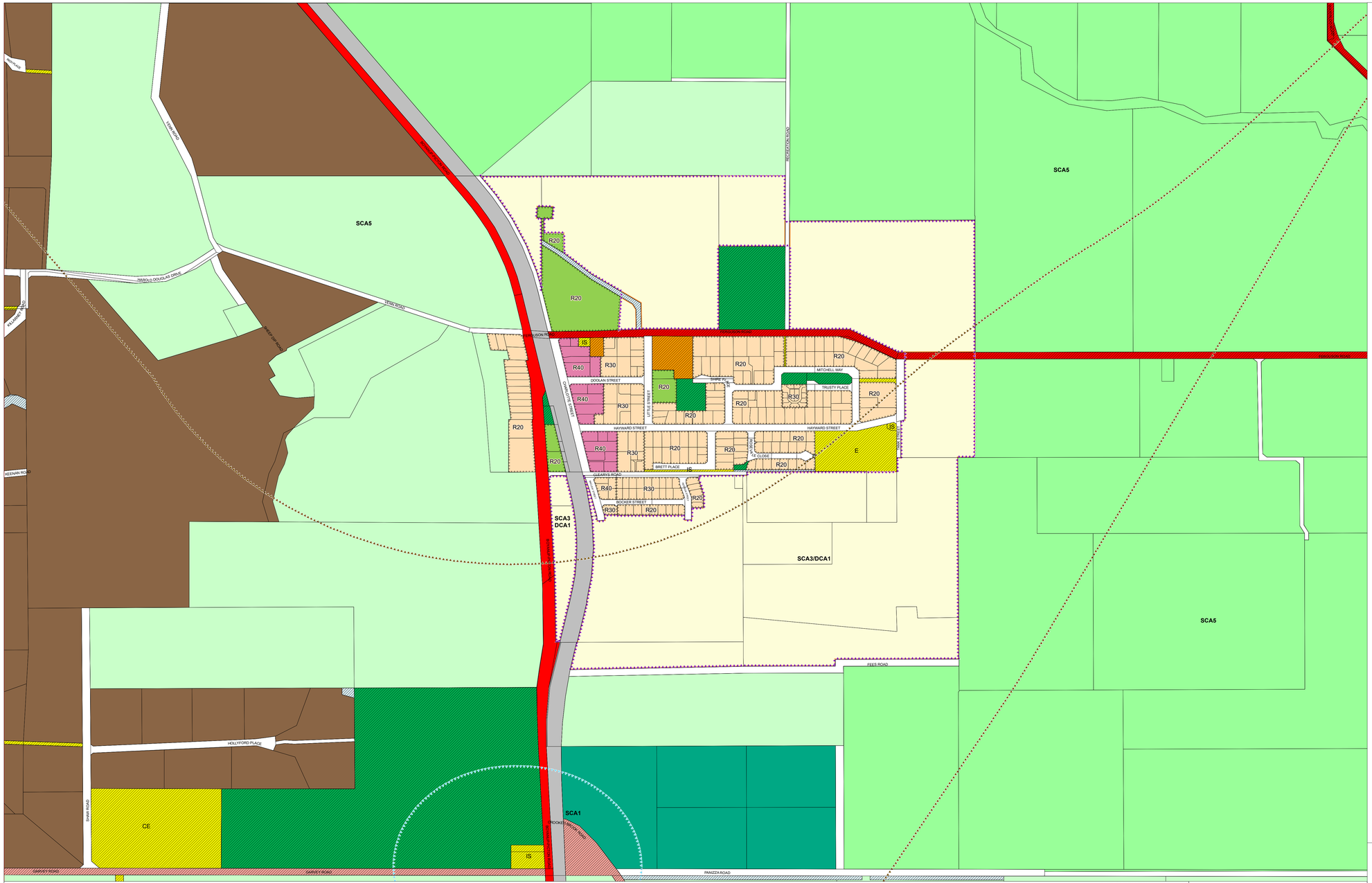
G.Gazette: Monday, 23 June 2025

Local Planning Scheme Map No. 8 of 13
MAP: Dardanup West South Locality

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
- A — Public Purposes - Airport
- HS — Public Purposes - High School
- H — Public Purposes - Hospital
- P — Public Purposes - Prison
- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
- TS — Public Purposes - Technical School
- U — Public Purposes - University

LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Railways
- Special Purpose Reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District Centre
- General Industry
- Industrial Development
- Light Industry
- Mixed Use
- Priority Agriculture
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Service Commercial
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 — R Codes
- AI — Additional Uses
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

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Shire of Dardanup

Local Planning Scheme No. 9

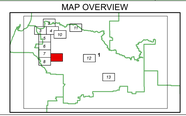
(District Scheme)

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Meters

MAP OVERVIEW



Authorised: T.Servaas

Plot Date: 23 June 2025

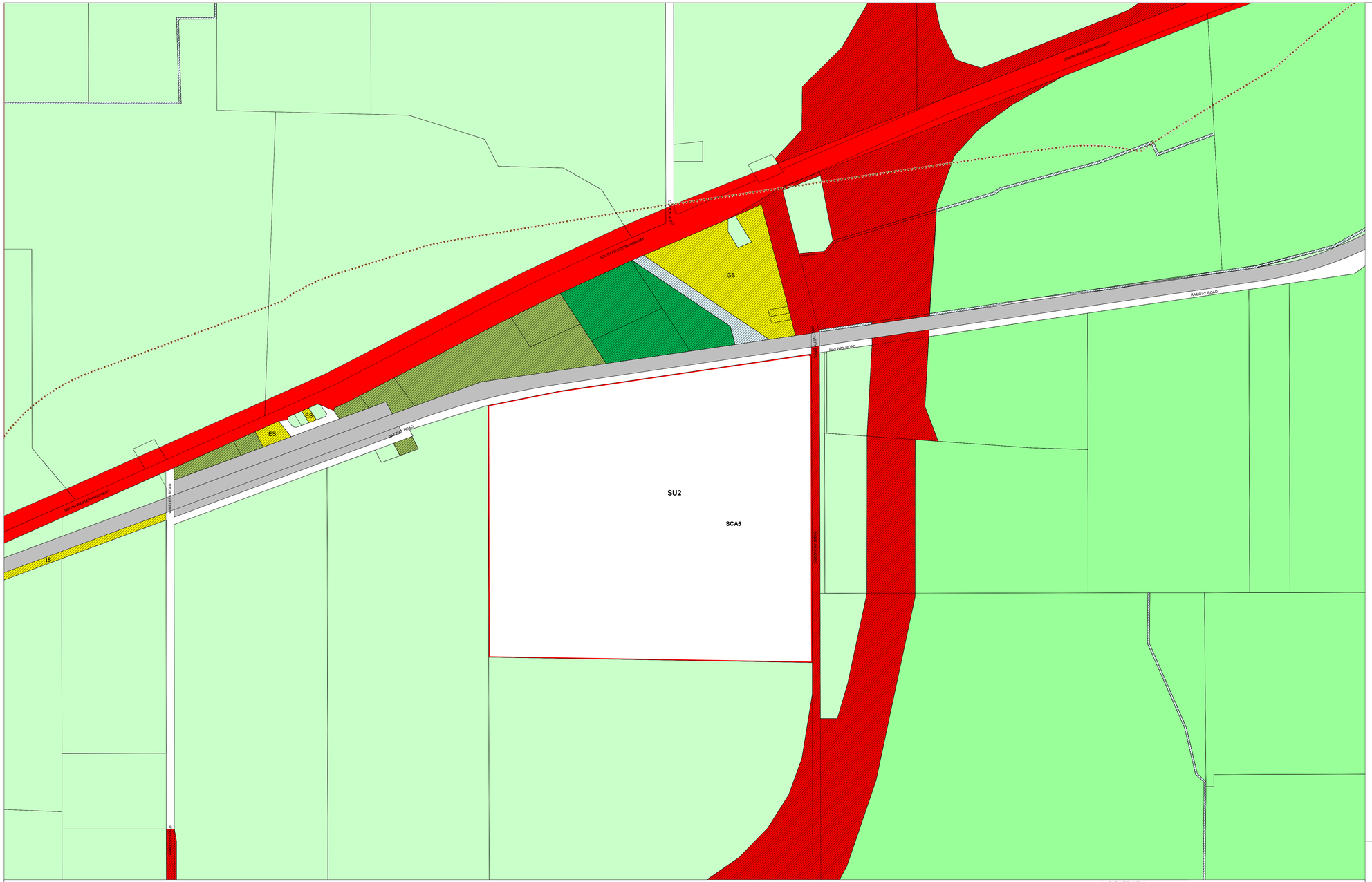
G.Gazette: 23 June 2025

Local Planning Scheme Map No. 9 of 13
MAP: Dardanup Locality

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
- A — Public Purposes - Airport
- HS — Public Purposes - High School
- H — Public Purposes - Hospital
- P — Public Purposes - Prison
- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
- TS — Public Purposes - Technical School
- U — Public Purposes - University

LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Railways
- Special Purpose Reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District Centre
- General Industry
- Industrial Development
- Light Industry
- Mixed Use
- Priority Agriculture
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Service Commercial
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 — R Codes
- AI — Additional Uses
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

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Shire of Dardanup

Local Planning Scheme No. 9

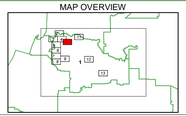
(District Scheme)

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Meters

MAP OVERVIEW



Authorised: T.Servaas

Plot Date: 23 June 2025

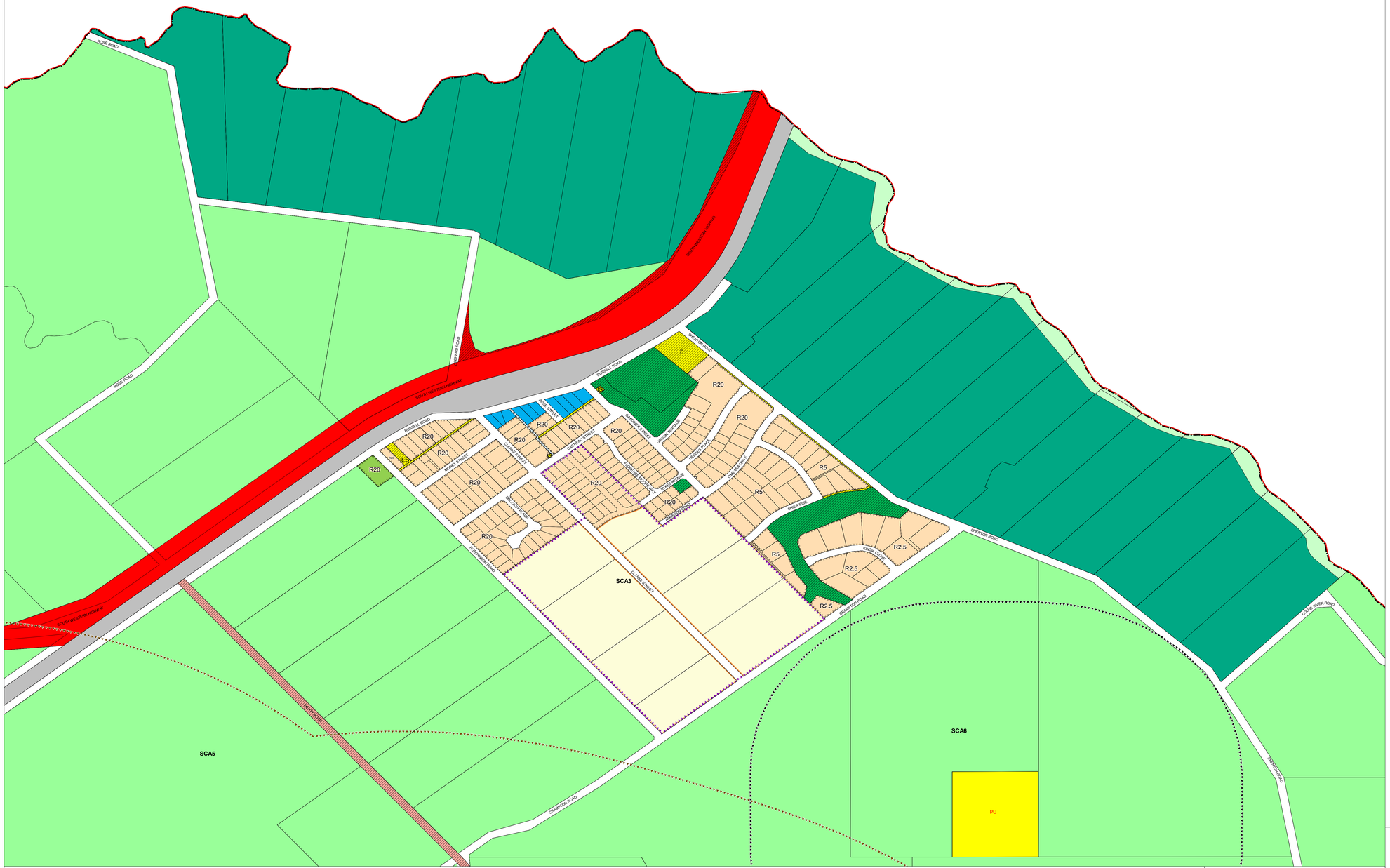
G.Gazette: 23 June 2025

Local Planning Scheme Map No. 10 of 13
MAP: Waterloo Locality

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
- A — Public Purposes - Airport
- HS — Public Purposes - High School
- H — Public Purposes - Hospital
- P — Public Purposes - Prison
- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
- TS — Public Purposes - Technical School
- U — Public Purposes - University

LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Railways
- Special Purpose Reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District Centre
- General Industry
- Industrial Development
- Light Industry
- Mixed Use
- Priority Agriculture
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Service Commercial
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 — R Codes
- AI — Additional Uses
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

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Shire of Dardanup

Local Planning Scheme No. 9

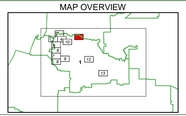
(District Scheme)

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Meters

MAP OVERVIEW



Authorised: T.Servaas

Plot Date: 23 June 2025

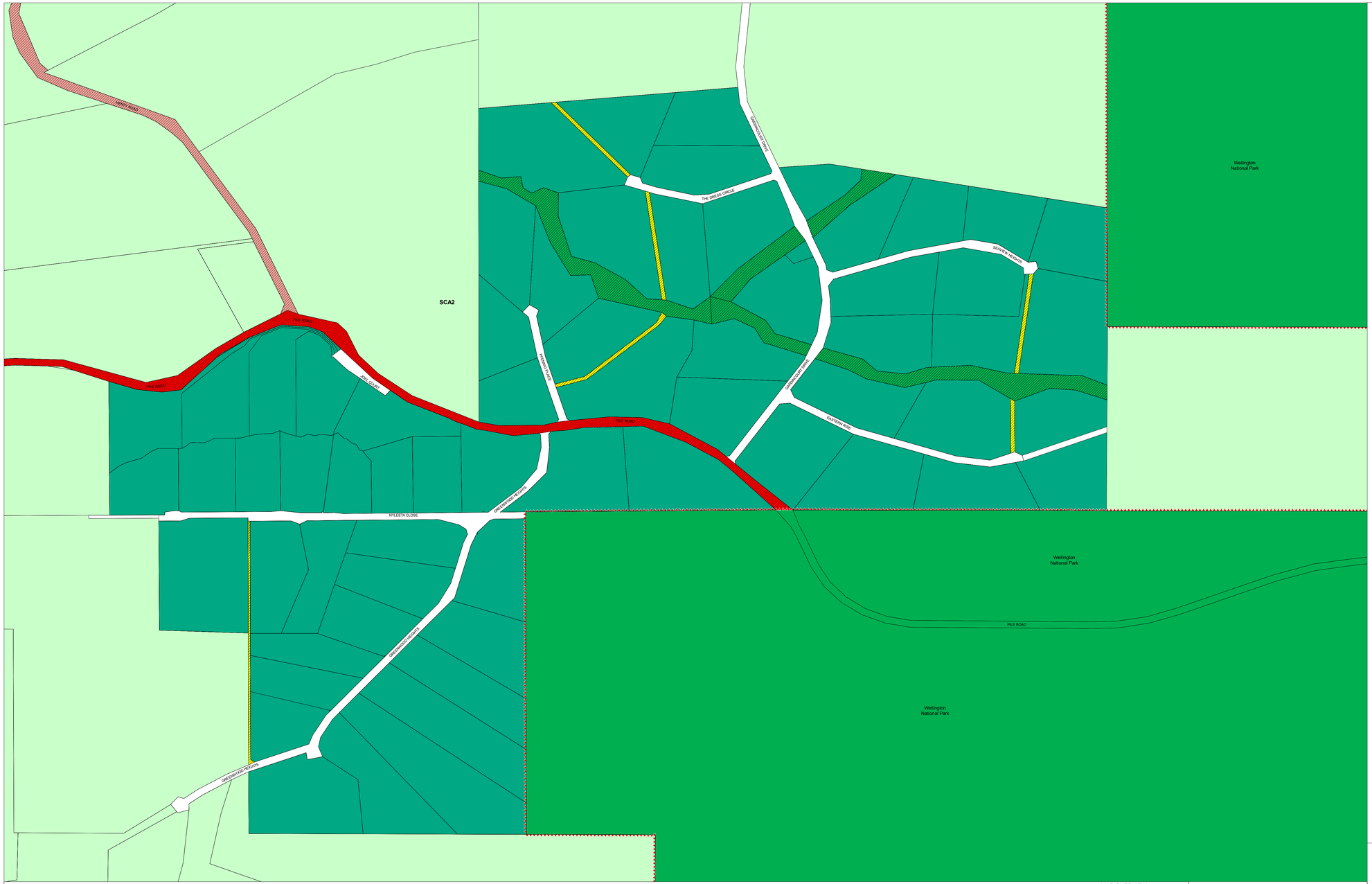
G.Gazette: 23 June 2025

Local Planning Scheme Map No. 11 of 13
MAP: Burekup Townsite

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGEND

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
- A — Public Purposes - Airport
- HS — Public Purposes - High School
- H — Public Purposes - Hospital
- P — Public Purposes - Prison
- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
- TS — Public Purposes - Technical School
- U — Public Purposes - University

LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Public Purposes
- CE — Cemetery
- E — Education
- ES — Emergency Services
- GS — Government Services
- IS — Infrastructure Services
- Railways
- Special Purpose Reserve

LOCAL SCHEME ZONES

- Commercial
- DC — District Centre
- General Industry
- Industrial Development
- Light Industry
- Mixed Use
- Priority Agriculture
- Private Community Purposes
- Residential
- Rural
- Rural Residential
- Rural Smallholdings
- Service Commercial
- Special Use
- Tourism
- Urban Development

OTHER CATEGORIES

(see scheme text for additional information)

- Scheme Area Boundary
- Local Government Boundary
- R20 — R Codes
- AI — Additional Uses
- SCA1 — Special Control Area - Public Drinking Water Source Area
- SCA2 — Special Control Area - Ferguson Valley Tourism Area
- SCA3 — Special Control Area - Development Contribution Area
- SCA4 — Special Control Area - Flood Prone Area
- SCA5 — Special Control Area - Strategic Minerals and Basic Raw Material
- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

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Shire of Dardanup

Local Planning Scheme No. 9

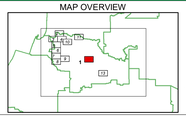
(District Scheme)

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MAP OVERVIEW



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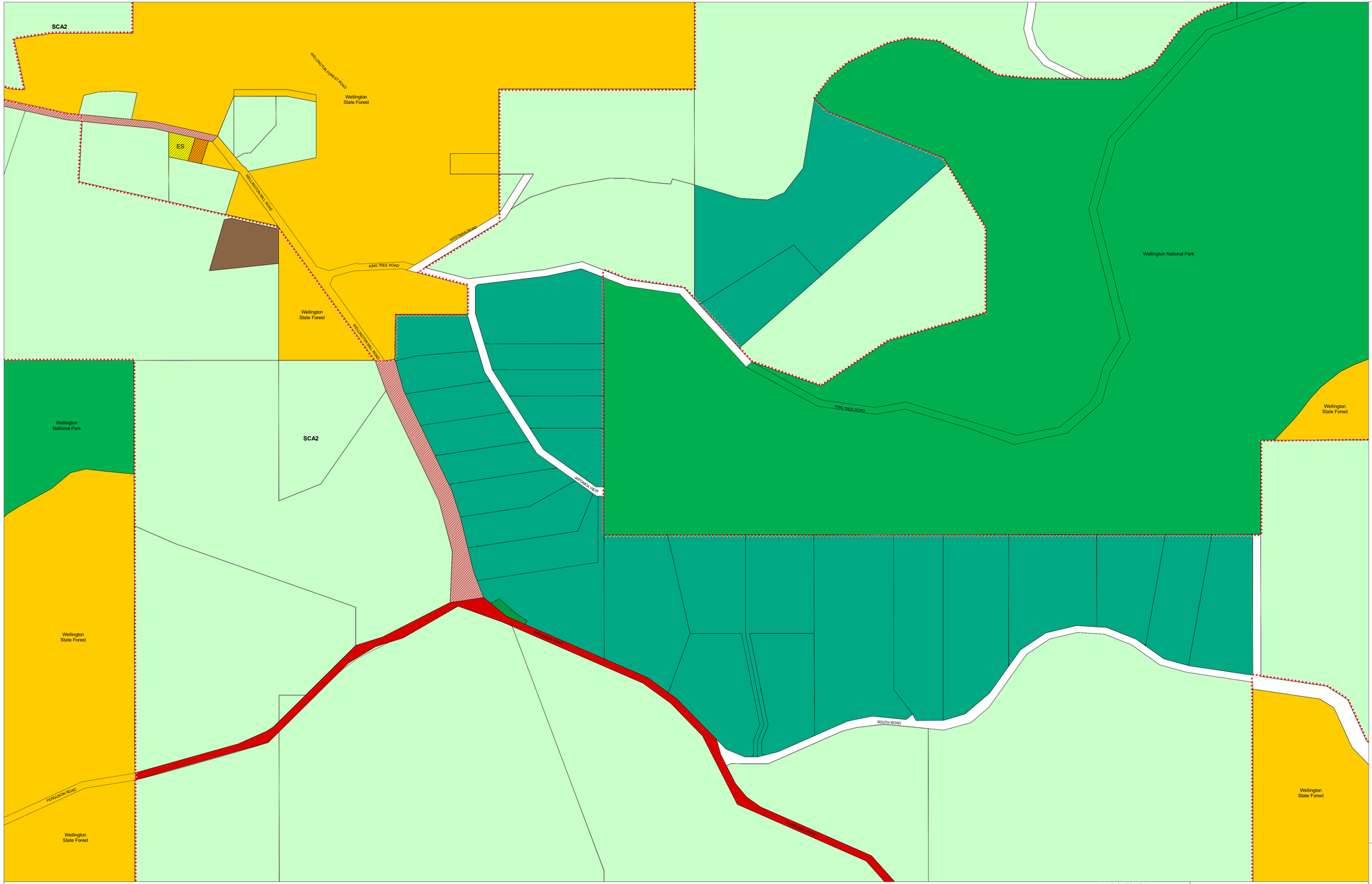
G.Gazette: 23 June 2025

Local Planning Scheme Map No. 12 of 13
MAP: Henty Locality

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)



LEGE

REGION SCHEME RESERVES (GBRS)

- Other Regional Roads
- Regional Open Space
- Port Installations
- Primary Regional Roads
- Railways
- State Forests
- Waterways
- Public Purposes
- A — Public Purposes - Airport
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- P — Public Purposes - Prison
- PU — Public Purposes - Public Utilities
- SU — Public Purposes - Special Uses
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LOCAL SCHEME RESERVES

- Civic and Community
- Drainage/Waterway
- Environmental Conservation
- Foreshore
- Public Open Space
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
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LOCAL SCHEME ZONES

- Commercial
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OTHER CATEGORIES

(see scheme text for additional information)

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- SCA6 — Special Control Area - Wastewater Treatment Plant Buffer
- SCA7 — Special Control Area - Waste Disposal Site Buffer

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Shire of Dardanup

Local Planning Scheme No. 9

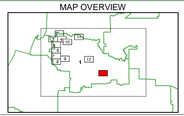
(District Scheme)

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Meters

MAP OVERVIEW



Authorised: T.Servaas

Plot Date: 23 June 2025

G.Gazette: 23 June 2025

Local Planning Scheme Map No. 13 of 13
MAP: Wellington Mill Locality

Shire of Dardanup

Local Planning Scheme No. 9

(District Scheme)