

[GO TO CONTENTS PAGE](#)

SHIRE OF CORRIGIN

Local Planning Scheme No. 2

Updated to include AMD 6 GG 22/05/18



Department of Planning,
Lands and Heritage

Prepared by the
Department of Planning, Lands and Heritage

Original Town Planning Scheme Gazettal
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SHIRE OF CORRIGIN LPS 2 - TEXT AMENDMENTS

AMD NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
	21/03/00			Gazetted 21 March 2000
2	14/09/07	2/10/07	DH	Schedule 3 - deleting all reference to Lot 229 Kirkwood Street, Corrigin Townsite.
1	13/02/09	25/02/09	DH	Part 5 - inserting new clause "5.7 Outline Development Plan". Adding new schedule "Schedule 12 - Rural Residential and Residential Zones" and inserting R Res Area No. 1 "That part of the Shire of Corrigin described as Lot 3 of Avon Location 16025 Bruce rock-Corrigin Road (Certificate of Title 2075/471) therein.
5	30/08/17	2/10/17	MLD	Scheme consolidation and update to reflect the <i>Planning And Development (Local Planning Schemes) Regulations 2015</i>
4	01/12/17	05/12/17	GM	Rezoned the northern portion of Lot 53 Kunjin Street (corner Corrigin-Kondinin Road), Corrigin comprising an area of approximately 5.69 hectares from 'Rural Residential' zone to 'Special Use' zone. Amended table 2 - Special Use Zones by adding Special Use No. 9. Amended Part 6 – Interpretations by adding the definition for 'Agricultural Machinery Display, Sales & Repairs'. Amended the Scheme Map accordingly.
6	22/05/18	23/05/18	HB	Recode all lots classified 'Residential' zone in the Corrigin townsite from R12.5 to R20. Amend the Scheme Maps. Delete the sentence in clause 4.2 and replace with new clause wording.

PART 1 - PRELIMINARY	1
1.1 CITATION.....	1
1.2 COMMENCEMENT	1
1.3 SCHEME REVOKED	1
1.4 NOTES DO NOT FORM PART OF SCHEME.....	1
1.5 RESPONSIBILITY FOR SCHEME	1
1.6 SCHEME AREA.....	1
1.7 CONTENTS OF SCHEME.....	1
1.8 PURPOSES OF SCHEME	1
1.9 AIMS OF SCHEME.....	2
1.10 RELATIONSHIP WITH LOCAL LAWS	2
1.11 RELATIONSHIP WITH OTHER LOCAL PLANNING SCHEMES	2
1.12 RELATIONSHIP WITH REGION PLANNING SCHEME	2
PART 2 - RESERVES.....	3
2.1 REGIONAL RESERVES.....	3
2.2 LOCAL RESERVES	3
2.3 ADDITIONAL USES FOR LOCAL RESERVES	4
PART 3 - ZONES AND USE OF LAND	5
3.1 ZONES	5
3.2 ZONING TABLE	7
<i>Table 1 - Zoning table.....</i>	<i>8</i>
3.3 INTERPRETING ZONING TABLE	9
3.4 ADDITIONAL USES.....	10
3.5 RESTRICTED USES	10
3.6 SPECIAL USE ZONES.....	11
<i>Table 2 - Special use zones in Scheme area</i>	<i>11</i>
3.7 NON-CONFORMING USES.....	12
3.8 CHANGES TO NON-CONFORMING USE.....	12
3.9 REGISTER OF NON-CONFORMING USES	12
PART 4 - GENERAL DEVELOPMENT REQUIREMENTS	14
4.1 R-CODES	14
4.2 MODIFICATION OF R-CODES	14
4.3 STATE PLANNING POLICY 3.6 TO BE READ AS PART OF SCHEME	14
4.4 MODIFICATION TO STATE PLANNING POLICY 3.6.....	14
4.5 OTHER STATE PLANNING POLICIES TO BE READ AS PART OF SCHEME.....	14
4.6 ENVIRONMENTAL CONDITIONS.....	14
4.7 ADDITIONAL SITE AND DEVELOPMENT REQUIREMENTS	15
<i>Table 3 - Zone/Use Development Table – General.....</i>	<i>15</i>
4.8 VARIATIONS TO SITE AND DEVELOPMENT REQUIREMENTS	26
4.9 RESTRICTIVE COVENANTS	26
PART 5 - SPECIAL CONTROL AREAS.....	28
5.1 SPECIAL CONTROL AREAS	28
<i>Table 4: Special control areas in Scheme area.....</i>	<i>28</i>
PART 6 - TERMS REFERRED TO IN SCHEME.....	29
DIVISION 1 - GENERAL DEFINITIONS USED IN SCHEME	29

DIVISION 2 - LAND USE TERMS USED IN SCHEME	30
SCHEDULES.....	39
SCHEDULE 1 - SIGNAGE AND ADVERTISEMENTS FOR WHICH DEVELOPMENT APPROVAL NOT REQUIRED.....	39
SCHEDULE 2 - CAR PARKING LAYOUT SPECIFICATIONS	41
SCHEDULE 3 - VISUAL TRUNCATION STANDARDS	42
SCHEDULE 4 - USE OF SETBACK AREAS IN ZONES OTHER THAN RESIDENTIAL.....	43
SCHEDULE 5 - RURAL RESIDENTIAL AND RESIDENTIAL ZONES	44
SCHEDULE A - SUPPLEMENTAL PROVISIONS TO THE DEEMED PROVISIONS	45

PART 1 – PRELIMINARY

1.1 CITATION

This local planning scheme is the Shire of Corrigin Scheme No.2.

1.2 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*.

1.3 SCHEME REVOKED

The following local planning scheme is revoked -

Name: Shire of Corrigin Town Planning Scheme No.1
Gazettal date: 18 January 1963

1.4 NOTES DO NOT FORM PART OF SCHEME

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

1.5 RESPONSIBILITY FOR SCHEME

The Shire of Corrigin 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.

1.6 SCHEME AREA

This Scheme applies to the area shown on the Scheme Map which comprises sheets 1 to 7 set out in Appendix 1.

1.7 CONTENTS OF SCHEME

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);
- (b) the supplemental provisions contained in Schedule A; and
- (c) the Scheme Map (sheets 1 to 7).

1.8 PURPOSES OF SCHEME

The purposes of this Scheme are to -

- (a) zone the Scheme Area for the purposes described in the Scheme;
- (b) formulate development control provisions and adopt policies to enable the local government to realistically and responsibly manage development and the environment throughout the urban and rural sectors of the Shire;
- (c) secure the amenity, health and convenience of the Scheme area and the inhabitants thereof;
- (d) preserve, protect and enhance the Corrigin Urban Townscape, buildings, places and objects of heritage value;
- (e) make provisions as to the nature and location of buildings and the size of lots when used for certain purposes;

- (f) make provision for other matters necessary and incidental to town planning and development in general; and
- (g) assist the implementation of the State Planning Strategy and other relevant regional policies.

1.9 AIMS OF SCHEME

The aims of this Scheme are -

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

1.10 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.

1.11 RELATIONSHIP WITH OTHER LOCAL PLANNING SCHEMES

There are no other local planning schemes of the Shire of Corrigin which apply to the Scheme area.

1.12 RELATIONSHIP WITH REGION PLANNING SCHEME

There are no region planning schemes which apply to the Scheme area.

PART 2 - RESERVES

2.1 REGIONAL RESERVES

There are no regional reserves in the Scheme area.

2.2 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 for each local reserve are as follows:

(a) Environmental Conservation

- (i) To ensure proper management procedures are in place to protect the biodiversity of identified conservation areas for the future;
- (ii) To protect areas identified with biodiversity and conservation values from development and subdivision; and
- (iii) To provide for areas requiring improved environmental management measures or upgrades due to degradation or inappropriate use.

(b) Public Open Space

- (i) To provide for formal and structured recreational activities and sporting facilities that are deemed appropriate to service surrounding residents;
- (ii) To provide for passive recreational uses, parklands, amenities and buffer areas that are deemed appropriate for use and enjoyment by surrounding residents; and
- (iii) To provide for drainage purposes in a park setting.

(c) Public Purposes

- (i) To provide for a range of essential physical and community infrastructure facilities, civic and cultural uses and other purposes as required to service urban development; and
- (ii) To protect land from activities considered inappropriate to the successful continued use of public purposes, civic and cultural facilities.

(d) Regional Distributor Road

- (i) To provide land and facilities for major road purposes and associated activities; and
- (ii) To protect land from activities considered inappropriate to the successful continued operation of major road infrastructure.

- (e) District Distributor Road
 - (i) 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.
- (f) Local Road
 - (i) To set aside land required for local road purposes.
- (g) Railways
 - (i) To provide land and facilities for railway purposes and associated activities; and
 - (ii) To protect land from activities considered inappropriate to the successful continued operation of railway infrastructure.

2.3 ADDITIONAL USES FOR LOCAL RESERVES

There are no additional uses for land in local reserves that apply to this Scheme.

PART 3 - ZONES AND USE OF LAND

3.1 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 -
 - (a) Residential Zone
 - (i) That the zone be predominantly residential in use;
 - (ii) That any non-residential uses permitted under the provisions of the Scheme shall be of service to, compatible in character with and of a scale and operation which is not detrimental to the predominant residential use;
 - (iii) That any non-residential use which the local government may at its discretion permit in the Residential zone, shall not detract from the amenity of the area or adversely affect the lifestyle expected in a predominantly residential environment; and
 - (iv) That all residential development within the zone shall be of a standard that does not adversely affect the overall amenity of other residential development in the zone.
 - (b) Commercial Zone
 - (i) To encourage development of a high visual, functional and environmental standard, serving both town and rural residents and the development of new buildings and or the modification/ restoration of existing buildings in a manner which is compatible with the existing or planned streetscape in terms of scale, height, design, building materials, location and visual facade appearance;
 - (ii) To promote convenient and safe shopping facilities and relate these to the wide variety of civic, service, business, entertainment and social functions of the town centre;
 - (iii) To encourage the wide range of compatible uses within a compact/accessible town centre which are necessary to promote this as a vibrant functional sector in the everyday life of the community it services; and
 - (iv) To provide for safe pedestrian movement and the safe and efficient flow of traffic and the adequate provision of car parking facilities.
 - (c) General Industry Zone
 - (i) Encourage the consolidation and improvement of industrial development into an area which has been appropriately located and serviced for that purpose;
 - (ii) Protect the amenity of zones abutting the Industrial zone via the establishment of landscaped buffers and the imposition of landscape and setback land use conditions on any development approval issued for industrial development; and
 - (iii) Ensure that no person erects a building in this zone unless the facade of the building is constructed of and/or clad in a building material, to a design and specification approved by the local government.

(d) Rural Zone

- (i) To ensure that a right of vehicular access unfettered as to time, place and circumstance exists to any land which is the subject of any application for development approval;
- (ii) To ensure the preservation of the rural character and rural appearance of land within the zone;
- (iii) To protect the economic viability of Rural zoned land via support only for subdivision or re-subdivision which enables the retention or promotion of lot or location sizes, which relate to the general farming activity in any particular locality of the Scheme Area;
- (iv) To preserve and protect the natural undeveloped land areas throughout the zone and to provide for the planting of trees and other suitable vegetation via the imposition of conditions on any development approval issued, in order to assist in balancing the greenhouse effect, provide shade, prevent erosion, reduce salinity and provide habitats for native fauna;
- (v) To ensure that natural drainage patterns/catchments throughout the Scheme Area are paid regard to via the appropriate location of man-made drainage/contour bank networks which will require the development approval of the local government prior to construction; and
- (vi) The construction of no more than one single dwelling house on any lot or location, unless the local government grants its development approval for additional farm manager or employee accommodation.

(e) Rural Residential Zone

- (i) To provide for 'rural' smallholdings and a low density residential living environment in close proximity to the Corrigin urban area;
- (ii) To enable persons to work on the land on which they reside, provided the location of any development proposed pays regard to the overall amenity of the zone and the land use proposed is not of an industrial nature;
- (iii) To ensure that all lots with an area of less than two (2) hectares shall be connected to a reticulated scheme water supply and that where no reticulated scheme water supply is available, lots with a minimum area of two (2) hectares will be recommended provided they have a potable water supply agreed to by the local government;
- (iv) To ensure that no development will be granted development approval on any lot within the zone unless a single dwelling exists on the lot, or is to be constructed as the first stage of the development proposal, in a location no closer than 10 metres to any lot frontage, 10 metres to any rear boundary or 5 metres to any side boundary;
- (v) To ensure that all buildings to be constructed on any lot will be of a material approved by the local government and all roof and where approved, wall cladding will be finished in non-reflective material (e.g. colorbond);
- (vi) To ensure that all fencing proposed on any lot is to be of material and located in a position approved by the local government;
- (vii) To ensure that no person shall erect or cause to be erected any building excluding a single residence nearer than 20 metres to the front street boundary, 10 metres to the rear boundary and 5 metres to any side boundary of a lot;

- (viii) To ensure that in the case where a lot has more than one street frontage, local government discretion is used to consider the construction of buildings nearer to the street frontage nominated by the local government, but not nearer than 10 metres to that street or streets;
- (ix) To ensure that, where the local government deems it necessary, all development and/or building on a specified lot, is located within a building envelope, which has an area no greater than 1,000 square metres and which is located on the lot in a position approved by the local government.
- Where a building envelope is described on a lot, the criteria detailed in clause 31(10) will apply;
- (x) To ensure that, no person shall use or permit to be used the land within either 20 metres from lot frontage and 10 metres as may be approved in (vii) above, except for one or more of the following purposes -
- The construction of a single residence and associated outbuildings;
 - A means of access and or egress;
 - Landscaping;
 - If permission is granted by the local government in writing, advertising and trade display;
- (xi) To ensure that all parking or loading and unloading of vehicles associated with any on-site activity other than those of a single residential nature, is to take place in the lot area contained behind the 20 metre building line from the lot frontage;
- (xii) To ensure that no unsightly material or equipment, which could detract from the amenity of the area in general or adjoining properties in a particular, is to be stored on-site unless it is screened in a manner acceptable to the local government;
- (xiii) To ensure via a condition of development approval that the planting of a minimum of (20) twenty drought resistant native trees capable of growing to a height of at least 5 metres, is undertaken on each lot in a position agreed to by the local government; and
- (xiv) To ensure that any advertising sign proposed on a lot is only approved if it complies with the sign specifications as they relate to a Home Occupation activity as laid down in Part 6.
- (f) Special Use Zone
- (i) In controlling development within a Special Use zone, notwithstanding any other provision of the Scheme, the local government may at its discretion specify additional site requirements in regard to lot area, minimum effective frontage, development type and style, plot ratio, car parking, setbacks and any other provision affecting the development of a Special Use zoned lot, for the purpose permitted under the provisions of the Scheme.

3.2 ZONING TABLE

The zoning table for this Scheme is as follows –

Table 1 - Zoning table

USE AND DEVELOPMENT CLASS	ZONES				
	Residential	Commercial	General Industry	Rural	Rural Residential
Abattoir	X	X	X	A	X
Agriculture - extensive	X	X	X	P	X
Agriculture - intensive	X	X	X	D	D
Ancillary accommodation	D	X	X	D	D
Animal establishment	X	X	X	D	X
Animal husbandry - intensive	X	X	X	D	X
Bed & breakfast	D	D	X	D	D
Bulky goods showroom	X	P	I	X	X
Cabin	X	X	X	A	X
Caravan park	A	A	X	A	A
Caretaker's dwelling	I	I	I	I	I
Car park	I	I	I	I	I
Chalet	X	X	X	A	X
Child care premises	A	P	X	A	A
Civic use	D	P	X	D	D
Club premises	X	P	D	A	D
Consulting rooms	A	P	D	X	A
Convenience store	A	P	X	X	X
Educational establishment	D	D	D	D	D
Exhibition centre	X	P	X	A	X
Fuel depot	X	X	D	A	X
Garden centre	X	A	D	D	X
Guest house	D	D	X	D	D
Holiday accommodation	D	D	X	D	D
Holiday house	D	X	X	D	D
Home business	D	D	X	D	D
Home occupation	D	D	X	D	D
Home office	P	P	X	P	P
Hotel	X	D	X	X	X
Industry - cottage	D	D	X	D	D
Industry - extractive	X	X	D	D	X
Industry	X	X	P	X	X
Industry - light	X	X	P	X	X
Industry - primary production	X	X	X	D	X
Medical centre	A	P	X	D	D
Mining operations	X	X	X	D*	X
Motel	X	P	X	X	X

USE AND DEVELOPMENT CLASS	ZONES				
	Residential	Commercial	General Industry	Rural	Rural Residential
Motor vehicle, boat or caravan sales	X	D	D	X	X
Motor vehicle repair	X	D	P	X	X
Office	X	P	I	I	I
Park home park	A	X	X	A	X
Place of worship	D	D	D	D	D
Recreation - private	X	D	D	A	X
Repurposed dwelling	D	D	X	D	D
Residential - single house	P	D	X	P	P
Residential - grouped dwelling	D	D	X	X	X
Restricted premises	X	A	X	X	X
Rural pursuit	X	X	X	P	D
Second-hand dwelling	D	D	X	D	D
Service station	X	P	D	X	X
Shop	X	P	X	X	X
Telecommunications infrastructure	A	D	D	D	D
Trade display	X	D	I	X	I
Transport depot	X	X	P	D	I
Veterinary centre	X	D	D	D	D

*Mining operations' covered by the *Mining Act 1978* are exempt from the requirement for development approval and will be determined in accordance with the *Mining Act 1978*.

3.3 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 predominate 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 giving notice in accordance with clause 64 of the deemed provisions;
X	means that the use is not permitted by this Scheme.

Notes:

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 one application is made for both the carrying out of works on, and the use of, land. For development on land that does not require development approval see clause 61 of the deemed provisions.*
 2. *In considering an application for development approval, the local government will have regard to clause 67 of the deemed provisions.*
- (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 give notice 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 a use of land is identified in a zone as being a class X use, the local government must refuse an application for development approval for that use in that zone unless -
- (a) the development approval application relates to land that is being used for a non-conforming use; and
 - (b) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use.
- (7) 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) structure plan;
 - (b) an activity centre plan;
 - (c) a local development plan.

3.4 ADDITIONAL USES

There are no additional uses for zoned land that apply to this Scheme.

3.5 RESTRICTED USES

There are no restricted uses which apply to this Scheme.

3.6 SPECIAL USE ZONES

- (1) Table 2 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.

Table 2 - Special use zones in Scheme area

No.	Description of land	Special use	Conditions
1.	Lot 422 (Reserve 27307) Dry Well Road, Corrigin Townsite	<ul style="list-style-type: none"> Golf club premises Uses ancillary to the permitted use. 	<ul style="list-style-type: none"> As determined by the local government.
2.	Lots 226 & 227 Lynch Street, Corrigin Townsite	<ul style="list-style-type: none"> Place of public worship Uses ancillary to the permitted use. 	<ul style="list-style-type: none"> As determined by the local government. Lot amalgamation to be considered prior to further development.
3.	Lot 228 Kirkwood Street, Corrigin Townsite	<ul style="list-style-type: none"> Agcare Rural Centre Private School Uses ancillary to the permitted use. 	<ul style="list-style-type: none"> As determined by the local government. Lot amalgamation to be considered prior to further development.
4.	West Part of Lot 178 Kirkwood Street, Corrigin Townsite	<ul style="list-style-type: none"> Masonic Lodge Aged Persons Village Uses ancillary to the permitted use. 	<ul style="list-style-type: none"> As determined by the local government.
5.	Lots 151 (Reserve 17799), 152 & 153 cnr Lynch & Jose Streets, Corrigin Townsite	<ul style="list-style-type: none"> Place of public worship Uses ancillary to the permitted use. 	<ul style="list-style-type: none"> As determined by the local government.
6.	Lot 4 cnr Kunjin & Boyd Streets, Corrigin Townsite	<ul style="list-style-type: none"> Motel Tourist Accommodation Uses ancillary to the permitted use. 	<ul style="list-style-type: none"> As determined by the local government.
7.	Lot 200 Kunjin Street, Corrigin Townsite	<ul style="list-style-type: none"> Roadhouse Uses ancillary to the permitted use. 	<ul style="list-style-type: none"> As determined by the local government.
8.	Part Lot 53 Kunjin Street, Corrigin Townsite	<ul style="list-style-type: none"> Tourist Accommodation 	<ul style="list-style-type: none"> As determined by the local government.
9.	<p>The northern portion of Lot 53 Kunjin Street (corner Corrigin-Kondinin Road), Corrigin comprising an area of approximately 5.69 hectares.</p> <p><i>AMD 4 GG 01/12/17</i></p>	<ul style="list-style-type: none"> Agricultural Machinery Display, Sales & Repairs. Caretakers Dwelling. Uses ancillary to the permitted uses. 	<ul style="list-style-type: none"> Set back of all buildings and works associated with Agricultural Machinery Display, Sales & Repairs (not including water tanks) to the western boundary is to be a distance of not less than 10m and landscaped to the satisfaction of Council. Set back of caretakers dwelling to reflect Schedule No. 4, item 5. No openings to buildings associated with Agricultural Machinery Display, Sales & Repairs to be established fronting the western boundary. All other standards and conditions to be determined by Council.

- (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.

3.7 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.

3.8 CHANGES TO NON-CONFORMING USE

- (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.

3.9 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;
 - (b) make a copy of the register available for public inspection during business hours at the offices of the local government; and
 - (c) may publish a copy of the register on the website of the local government.
- (4) 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

4.1 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 make a copy of the R-Codes available for public inspection during business hours at the offices of the local government and may publish a copy of the R-Codes on the website of the local government.
- (3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within boundaries of the area shown on the Scheme Map.
- (4) The R-Codes apply to an area if the area has a coding number superimposed on it in accordance with subclause (3).

4.2 MODIFICATION OF R-CODES

- (1) Land zoned for residential use within the Corrigin townsite is subject to an R20 density coding. However, notwithstanding any other provision of the Scheme, where a lot within the Corrigin townsite is zoned Residential, is larger than 1,500m² and reticulated water and sewerage services can be provided -
 - (a) the local government may, for the purpose of urban consolidation, consent to grouped dwellings being developed on that lot at a maximum density of R40, subject to advertising of the development application pursuant to clause 64 of the deemed provisions; and
 - (b) in considering an application for development approval lodged pursuant to sub-clause (a) the local government shall have due regard for those matters set out in clause 67 of the deemed provisions, with particular reference to the objectives of the Residential zone and any relevant local planning policy.

AMD 6 GG 22/5/18

4.3 STATE PLANNING POLICY 3.6 TO BE READ AS PART OF SCHEME

- (1) State Planning Policy 3.6 - Development Contributions for Infrastructure, modified as set out in clause 28, is to be read as part of this Scheme.
- (2) The local government -
 - (a) must make a copy of State Planning Policy 3.6 available for public inspection during business hours at the offices of the local government; and
 - (b) may publish a copy of State Planning Policy 3.6 on the website of the local government.

4.4 MODIFICATION TO STATE PLANNING POLICY 3.6

There are no modifications to State Planning Policy 3.6.

4.5 OTHER 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 the Scheme.

4.6 ENVIRONMENTAL CONDITIONS

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

4.7 ADDITIONAL SITE AND DEVELOPMENT REQUIREMENTS

(1) General site and development requirements

- (a) Table 3 sets out the site and development requirements for various land uses which may be supplemented by the local government's specific requirements.
- (b) The local government in determining applications for any development may require such development to comply generally with the standards required for various land uses as required in Table 3 to ensure the scale, nature, design, general appearance and impact of such uses is compatible with the objectives of the zone in which the development is proposed and the general purposes and aims of the Scheme.
- (c) The site and development requirements for the development of uses not referred to in Table 3 shall be in accordance with the local government's specific requirements in each particular case.

Table 3 - Zone/Use Development Table – General

Zone	Use	Minimum Lot Area (m ²)	Minimum Effective Frontage (m)	Minimum Boundary Setbacks (m)			Minimum Car Parking Spaces	Minimum Land-scaping	Other Requirements
				Front	Rear	Side			
1. Residential	Residential All other Permitted Uses	See R-Codes (R12.5 standards) As listed in this Schedule or as determined by the local government.							
2. Commercial	Residential	See R-Codes (R12.5 standards)							
	Commercial	-	-	11 or 20	7.5	Nil or 2 if abutting a Residential Zone	1 per 10m ² of gross leasable area	-	Schedule 4 applies
	Shop	-	-	11 or 20	7.5	Nil or 2 if abutting a Residential Zone	1 per 10m ² of gross leasable area	-	Schedule 4 applies
	Office	-	-	11 or 20	7.5	Nil or 2 if abutting a Residential Zone	1 per 10m ² of gross leasable area	-	-
	Hotel	10,000 (1 ha)	80	20	15	10/ storey	1 per bedroom + 1 per 3m ² of Public Area	25	-
	Tavern	4,000	40	20	15	10/ storey	1 per 3m ² of Public Area	25	-
	Motel	4,000	80	20	15	10/ storey	1.5 per motel unit	20	-
	Educational Establishment	To be determine d by the local governme nt	30	20	10	5/ storey	As determined by the local government	As determined by the local government	As determined by the local government
	Service Station	1,500 (Roadhou se 2,000)	25	11 or 20	7.5	5	20	As determined by the local government	Boundary setbacks apply to pumps, canopies & buildings.
	Public Place of Worship	2,000	20	11 or 20	7.5	2	1 per 5 seats	50	Schedule 4 applies
	All Other Permitted Uses	As listed in this Schedule or as determined by the local government							
3. General	General Industry	2,000	25	11 or 20	7.5	5 on one side	As determined by the local	As determined	Schedule 4 applies

Industry							government	by the local government	
	Light Industry	1,000	25	11 or 20	7.5	5 on one side	As determined by the local government	As determined by the local government	Schedule 4 applies
	All other Permitted Uses	As listed in this Schedule or as determined by the local government							
4. Rural	Rural	Based on locally acceptable farm units	200	15	15	5	As determined by the local government	As determined by the local government	As determined by the local government
	All other Permitted Uses	As listed in this Schedule or as determined by the local government							
5. Rural Residential	Any Permitted Use	10,000 (1 ha) with reticulated water supply or 20,000 (2 ha) without reticulated water supply	-	10	10	5	As determined by the local government	As determined by the local government	Schedule 4 applies or as determined by the local government
6. Special Use	Any Permitted Use	As required under this Schedule or by the local government based on the predominant use in the locality in which the use is to be located.							
Notes:									
1. For car parking criteria refer to clause 31(2) and Schedule 2.									
2. For all outbuildings (i.e. setbacks, size, construction type etc.) refer to Clause 31(14). Where the provisions of clause 31 (14) do not apply to a given proposal then all outbuilding setbacks will be as specified in this table.									
3. For landscaping criteria refer to clause 31(3).									

(2) Car parking requirements

- (1) The minimum car parking spaces for particular uses are listed in Table 3. Land and buildings shall not be used or developed -
 - (a) for any use mentioned in Table 3 unless off street parking is provided in accordance with the requirements set out therein; or
 - (b) for any use not mentioned in Table 3 unless off street parking is provided, as determined by the local government.
- (2) All off street car parking spaces shall be -
 - (a) Designed and laid out generally in accordance with the minimum specifications set out in Schedule No.2;
 - (b) Paved, marked, drained and maintained to the satisfaction of the local government; and
 - (c) Integrated with any existing adjoining car park.
- (3) Where an owner can demonstrate to the satisfaction of the local government that there is not the demand for the number of car parking spaces specified in Table 3, landscaping may be provided in lieu of car parking spaces not constructed and the landscaping shall be included in calculations as car parking but not as landscaping.
- (4) In the Town Centre Zone where a developer can satisfy the local government that the minimum car parking requirements cannot be provided on the site, the local government may accept a cash payment in lieu of the provision of car parking spaces, but subject to the requirements of this clause -
 - (a) A cash-in-lieu payment shall not be less than the estimated cost to the landowner of providing and constructing the parking spaces required by the Scheme, plus the value estimated by the Valuer General, or by a licensed Valuer appointed by the local government

of that area of his land which would have been occupied by the parking spaces; and

- (b) Payments made under this clause shall be paid into a special fund to be used to provide public car parks and the local government may use this fund to provide public car parks anywhere in the immediate vicinity as and when required.
- (5) The local government may approve an application for development where the number of car parking spaces proposed to be provided is less than the number required pursuant to the Scheme provided -
- (a) The applicant can demonstrate that other off street parking facilities are available to be shared with other land uses operating at different times and provided;
 - (b) The local government is satisfied that no conflict will occur in the operation of land uses for which the joint use of parking facilities is proposed; and
 - (c) Landowners who request sharing of parking facilities enter into a legal agreement for reciprocal rights of access to parking facilities.

(3) Landscaping requirements

- (1) The minimum landscaping requirement detailed in Table 3 or referred to elsewhere in the Scheme means an open area designed, developed and maintained as garden planting and areas for pedestrian use. At the discretion of the local government natural bushland, swimming pools and areas under covered ways may be included within the landscaping requirement, however, garbage collection, handling spaces and other open storage areas shall not be included. In considering the landscaping requirement of any application for development approval, the following criteria shall apply -
- (a) Access driveways between a street alignment and any buildings may be included in the landscaping requirement but otherwise car parking areas and driveways shall not be included;
 - (b) The local government may in a landscaped area restrict the use of concrete, gravel, pebble and similar hard materials and require in lieu thereof, the planting of drought resistant trees and shrubs of a type that require little maintenance;
 - (c) Except where the provisions of the Scheme specify otherwise, a requirement of the landscaping of any development is that one native or locally acceptable tree capable of growing to a height of at least five (5) metres shall be planted for every ten (10) square metres of landscape area. The local government may relax this requirement in the case of residential land use;
 - (d) Landscaping required pursuant to this Scheme or pursuant to a conditional development approval shall be carried out at the time of the development or at such other time as may be agreed in writing between the developer and the local government and shall thereafter be permanently maintained to the satisfaction of the local government; and
 - (e) A landscaping strip with a minimum width of two (2) metres shall be provided between car parking areas and adjoining street boundaries.

(4) Development of land without constructed/dedicated road frontage or access

In considering an application for development approval in respect of land abutting an unconstructed road or a lot or location which does not have frontage to a constructed road, the local government may -

- (a) refuse the application until the road has been constructed or access by means of a constructed road is provided; or
- (b) grant approval to the application subject to a condition requiring the applicant to pay a sum of money in or towards the cost of constructing the road or part thereof and any other condition it considers fit to impose; or
- (c) grant the application subject to the following conditions, or any other conditions the local government see fit to impose:
 - Arrangements are to be made for permanent access, to the satisfaction of the local government;
 - The location of any legal access shall be to the satisfaction of the local government;
 - Access must be constructed and maintained to the satisfaction of the local government;
 - A notification is to be placed on the title of the land alerting landowners that the lot does not have access to a constructed public road and alternative access arrangements must be maintained, both physically and legally.

(5) Waste disposal and untidy sites

- (1) Land within the Scheme Area -
 - (a) Shall not be used for the purpose of storage or the disposal of rubbish or industrial wastes (whether liquid or solid) without the written approval of the local government; and
 - (b) Shall be maintained to a visual standard commensurate with that generally prevailing in the vicinity and the local government may by written notice require the owner, occupier or lessee of any land to undertake such works as may be necessary to upgrade or restore the condition of the land to a standard acceptable to the local government.

(6) Land liable to flooding

In any zone laid down under the Scheme the local government may refuse to grant a development approval or building permit for any building or development located on land which is considered by the local government as being liable to flooding or inundation.

(7) Access for loading and unloading of vehicles

No person shall use a building for business or industry or for any purpose for which a licence has been granted under the Liquor Control Act 1988 unless there is provided a paved accessway for vehicles from a street to the rear of the building for the purpose of loading and unloading. The accessway shall be so constructed that vehicles using it may return to a street in forward gear.

(8) Traffic entrances

- (1) The local government may refuse to permit more than one vehicular entrance or exit to or from any lot. The local government may require separate entrances and exits; or may require that entrances and exits be placed in positions nominated by it, if it considers such provision necessary to avoid or to reduce traffic hazards.
- (2) Access to a lot for vehicles shall not be permitted directly to or from major roads where access is available from side or rear streets.

- (3) Where access to a lot abutting a major road is available only from that road, parking, servicing and circulation areas within the lot shall be designed and constructed so as to allow unhindered movement within the lot and to enable vehicles to enter and leave the site in forward gear.
 - (4) In the case of access to any road which is the responsibility of Main Roads Western Australia, that agency shall be consulted prior to the construction/modification or closure of any vehicular access to such road.
- (9) **Development of lots with more than one street frontage**
- (1) In the case of all zones except the Residential zone, the local government shall decide to which street frontage the street setback shall be applied and allow up to a 50% reduction in the street frontage setback to the other street provided that adequate sight lines for traffic are maintained and the requirements of Clause 37 are complied with.
- (10) **Building Envelopes**
- (1) Within any zone prescribed under the Scheme and notwithstanding any other provisions laid down under the Scheme, the local government may, in specific instances, require that all development on a lot is to only take place within a building envelope on that lot, which is located in a position approved by the local government after due regard is paid to the setback provisions of the Scheme and the geographical and physical criteria of the lot concerned.
 - (2) Where a Building Envelope is designated on a lot, no clearing of flora shall be permitted outside the building envelope except for the following -
 - (a) the removal of flora which is dead, diseased or dangerous;
 - (b) the provision of a firebreak which is located in a position approved by the local government; or
 - (c) the provision of access to the building envelope, in a location approved by the local government.
 - (3) No building envelope is to have an area which is greater than 25% of the total lot area. Where that 25% is greater than 3,000m², the maximum building envelope area permitted is 3,000 m².
- (11) **Visual truncation - corner lots and vehicular access ways**
- (1) Except with the approval of the local government, no building, wall, fence or other form of visual obstruction greater than 0.75 metres in height, measured from the natural ground level at the boundary, shall be constructed or placed on a lot within a 15 metre truncation of a street corner as depicted in Schedule 3 or within a 3 metre by 1.5 metre truncation of a vehicular access way as depicted in Schedule 3.
- (12) **Use of residential zoned land between a street reserve boundary and any building setback line**
- (1) On Residential Zoned land, except as specified elsewhere in the Scheme or the R-Codes, no person shall use the land between the street alignment and the front setback otherwise than for -
 - (a) gardens, landscaping and building associated with the same;
 - (b) access driveways; and
 - (c) the parking of any motor vehicle or caravan for periods of not more than eight (8) hours consecutively.

(13) Home occupation

- (1) The local government shall not permit a Home Occupation as defined in Part 6 of this Scheme unless development approval is granted.
- (2) Any development approval granted for this activity will be valid for a period of twelve (12) months only and any extension of the development approval for a further period of twelve (12) months must be the subject of a written application to the local government for a renewal of the same.
- (3) The local government's development approval to carry on a Home Occupation shall, apart from any specific conditions imposed by the local government, be subject to the following general conditions -
 - (a) The development approval shall be personal to the applicant and shall not be transferred to or assigned to any other person;
 - (b) The development approval shall be cancelled if there is a change in the occupier of the land in respect of which the development approval was issued;
 - (c) The person to whom the development approval is granted by the local government to carry on a Home Occupation shall not carry on those activities at any premises other than the land in respect of which the local government's development approval is granted;
 - (d) If a Home Occupation has been carried on with the development approval of the local government and if in the opinion of the local government such Home Occupation is causing a nuisance or annoyance to owners or occupiers of land in the neighbourhood, the local government may withdraw the development approval granted by it and after such withdrawal, no person shall upon the subject land carry on a Home Occupation unless a further development approval to do so, is granted by the local government.

(14) Outbuildings - setbacks, size and construction type

- (1) Within all Residential, Rural Residential, Town Centre or Special Use zoned land and on Rural zoned lots with an area of two (2) hectares or less, development approval may be granted to outbuildings appurtenant to any dwelling provided all boundary setbacks and building separation requirements have been complied with, the building is of single storey construction, located behind any dwelling on site and provided the proposed development complies with the following -
 - (a) In the Residential, Town Centre and Special Use zones of the Shire where the lot size is 1,500m² or less in area -
 - (i) Non-masonry construction where the total non-masonry outbuilding area does not exceed 55m² and the total outbuilding area does not exceed 75m²;
 - (ii) Masonry construction and/or where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 75m² and no parapet wall is greater in length than eight (8) metres;
 - (iii) Wall height of any outbuildings not to exceed three (3) metres, this height limitation also applies to parapet walls – in the case of gable roof construction the maximum building height is not to exceed four (4) metres;
 - (iv) Prior to considering a parapet wall construction on any boundary, the applicant will present the local government with written agreement to the same by any affected adjoining

- landowner;
- (v) No development approval will be granted for any outbuildings on any Residential zoned lot which does not contain a residence;
 - (vi) The applicant providing the local government with a written undertaking that the outbuilding constructed will only be used for the purpose permitted within the zone in which it is located under the provisions of the Scheme;
 - (vii) Any application for development approval which does not comply with the above shall be referred to the local government for consideration.
- (b) In the Residential, Rural Residential, Town Centre and Special Use zones where the lot size is over 1,500m², and on Rural zoned lots with an area of two (2) hectares or less -
- (i) Non-masonry zincalume construction where the total zincalume outbuilding area does not exceed 55m² and the total outbuilding area does not exceed 130m²;
 - (ii) Non-masonry colorbond construction where the total colorbond outbuilding area does not exceed 75m² and the total outbuilding area does not exceed 130m²;
 - (iii) Masonry construction and/or where the total outbuilding area has walls constructed of the same materials and appearance as the house and does not exceed 130m²;
 - (iv) Wall height of any outbuilding not to exceed four (4) metres, this height limitation also applies to parapet walls - in the case of a gable roof construction the maximum building height is not to exceed five (5) metres;
 - (v) Prior to considering a parapet wall construction the applicant will present the local government with written agreement to the same by any affected adjoining landowner;
 - (vi) The applicant providing the local government with a written undertaking that the outbuilding constructed will only be used for the purpose permitted within the zone in which it is located under the provisions of the Scheme;
 - (vii) Any application for development approval which does not comply with the above shall be referred to the local government for consideration.
- (c) Outbuilding setbacks from boundaries in Residential, Rural Residential, Town Centre, Special Use or Rural zones -
- (i) Brick construction - Garages, Patios, Pergolas, Sheds and all other outbuildings except Carports -
 - (a) In the Residential, Town Centre or Special Use zones, if attached to a dwelling, one (1) metre from side boundaries with eaves not closer than 0.75 metres to a side boundary, measured from the outer edge of the gutter. Setback to the rear boundary to be as specified for the dwelling under the R-Codes.
 - (b) If detached from a dwelling, the outbuilding shall be at least 1.8 metres clear of the dwelling, one (1) metre from a side boundary, 1.2 metres from the rear boundary, with eaves not closer than 0.75 metres to a side boundary, measured from the outer edge of the gutter.

- (c) Outbuilding setbacks from Boundaries in the Rural and Rural Residential zones shall be as specified in Table 3.
- (ii) Metal or Wood Framed Construction - Garages, Patios, Pergolas, Sheds and all other outbuildings except Carports -
 - (a) In the Residential, Town Centre or Special Use zones garages, sheds and all other outbuildings except patios and pergolas are to be detached from and at least 1.8 metres clear of the dwelling and any leach drains. Clearance to side and rear boundaries and to any septic tanks on-site is to be at least 1.2 metres. Patios and pergolas are to be setback at least 1.2 metres from any lot boundary unless otherwise approved by the local government.
 - (b) In the Rural and Rural Residential zones garages, sheds and all other outbuildings except patios and pergolas, are to be detached from and at least 1.8 metres clear of the dwelling and any leach drains and 1.2 metres clear of any septic tank. All boundary setbacks to be as specified in Table 3.
- (iii) Carports
 - (a) In the case of the Residential, Town Centre and Special Use zones, columns of brick or steel may be erected on a boundary provided no more than four (4) columns are used and roofing including guttering is at least 0.75 metres clear of the boundary. Beams shall be of steel where within 0.75 metres of a boundary and a dividing fence forming a side wall of the carport shall not be higher than 1.8 metres. Timber framed carports shall be sited 1.2 metres clear of all boundaries.
 - (b) In the Rural and Rural Residential zones all boundary setbacks are to be as specified in Table 3.
- (iv) Corner Lots
 - (a) In the case of a Residential, Town Centre or Special Use zoned corner lot, where an outbuilding is constructed in brick or clad in colorbond the local government may permit a setback of 3.75 metres to the minor street. Where an outbuilding is clad in zincalume a setback of 7.5 metres to the minor street shall apply.
 - (b) In the case of a corner lot which is zoned other than Residential, Town Centre or Special Use the setback to the minor street shall be the same as the frontage setback laid down in Table 3.
- (v) For setbacks of outbuildings in all other zones for the Shire, refer to Table 3.

(15) Appearance of buildings and second-hand buildings

- (1) No person shall without first having obtained the development approval of the local government erect or commence to erect a building which by virtue of colour or type of materials, architectural style, height, bulk or ornamental or general appearance has in the opinion of the local government an exterior design which is out of harmony with the exterior designs of existing buildings or is likely to injure the amenity of the locality.

- (2) The use of second-hand material to clad the exterior of any building is not permitted unless development approval has been granted by the local government.
- (3) Notwithstanding subclause (15)(2) above the local government will only permit the external cladding of a building to be constructed of second-hand material if, in the opinion of the local government, the use of such material will not detrimentally affect the amenity of the locality.
- (4) Notwithstanding anything elsewhere appearing in the Scheme but subject to paragraph (c) of this subclause, the placement of a relocated second-hand dwelling or building is not permitted on any lot unless –
 - (a) In the opinion of the local government such dwelling or building is in a satisfactory condition and will not detrimentally affect the amenity of the locality.
 - (b) An applicant for a building permit for such dwelling or building lodges a cash bond for an amount agreed to by the local government and enters into an agreement to the satisfaction of the local government to reinstate the dwelling or building to an acceptable standard of presentation as determined by the local government within twelve (12) months of the issue of a building permit; and
 - (c) Within the Corrigin townsite north of Kunjin Street and east of a line designated by Kirkwood Street and/or a line which represents the northern projection of that road reserve, the placement of a second-hand dwelling or building shall not be permitted on any lot.
- (5) All buildings and the land on which they are located are to be maintained to a visual standard acceptable to the local government and in a manner which preserves the amenity of the surrounding area. The local government may by written notice require the owner, occupier or lessee of any land to undertake such work as may be necessary to upgrade or restore the condition of the land and any building located thereon to a standard agreed to by the local government.

(16) Building height and privacy

- (1) No site shall be developed or building constructed to contain more than two (2) storeys or exceed 10 metres in height. The local government may however use its discretion and vary these requirements if it can be assured that any height variation proposed will not affect the privacy enjoyed by neighbouring developments and is sympathetic with the scale and character of the surrounding built environment.

(17) General policy statements

- (1) General Townscape Policy - Corrigin Urban Area
In considering any application for subdivision or development approval within this area, the local government shall have regard to the townscape of Corrigin which is being progressively promoted and developed by the local government and community at large.
- (2) General Townscape, Landscape and Development Improvement Policy
Notwithstanding the specific provisions of the Scheme or any General Policies detailed within the same, the local government shall in considering any development proposal have regard to any systems area designated by the Department of Environment Regulation and/or any Townscape and/or Soil

Conservation Plan which relates to land within the scheme area and may impose conditions relating to the following -

- (a) The need to protect and rehabilitate water courses and catchment areas;
- (b) The need for the preservation of existing trees and nature corridors and the planting of additional trees and other vegetation within all zones and reservations within the scheme area, in order to provide shade, aesthetic pleasure, reduce roadside noise, provide habitats for natural fauna, reduce salinity in soil, prevent erosion and assist in the proper balancing of the Greenhouse effect;
- (c) The height, bulk and location of buildings in order to preserve a streetscape, enhance views, preserve local character and the amenity of the area generally;
- (d) The preservation of areas or buildings of architectural or historic interest and the development of land abutting the same;
- (e) The amenity of the zone and the possible resulting need to either refuse to support the subdivision of land within the zone, or approve the development of a project submitted for consideration.

(3) General Policy - Rural Residential Zone

In considering applications for development approval in the Rural Residential zone the local government shall have regard to -

- (a) The need to provide for a service to the local community, in association with on-site single residential development, which must be constructed as the visual frontage of each lot;
- (b) The need to ensure that the provision of such a service does not cause injury to, or adversely affect the overall amenity of the community, from a living, visual or operational point of view;
- (c) The need to ensure that any project proposed in the zone is not industrial in nature and does not require the provision of any essential service main of a greater capacity than normally required in the Residential zone;
- (d) The need to continuously achieve a desirable 'Built Environment' which realistically pays regard to the amenity values of any adjoining resident;
- (e) The amenity of the zone and the possible resulting need to either, refuse to support the subdivision of land within the zone, or approve the development of a project submitted for consideration.

(4) General Local Rural Policy

In considering any support for the subdivision and/or development of Rural zoned land within the scheme area, the local government shall in addition to the provisions of the Scheme, have regard to -

- (a) The objectives for the Rural zone laid down in Clause 16(2)(d);
- (b) Possible conflict between incompatible land uses as a result of subdivision and/or development within the Rural zone;
- (c) The fact that the existence of more than one dwelling house on a Rural zoned lot/location should not be construed as a basis for the local government's support to the subdivision of the lot/location;
- (e) Inappropriate subdivision and/or development generating problems relating to land drainage, water supply, bush fire safety and inadequate road access which could result in additional cost to the community at large.

(18) **Flora Preservation and Planting**

The subclauses which follow relate to flora preservation and planting for the purpose of conserving and enhancing the natural beauty, convenience and amenity of all road and other reservations within the scheme area and also each zone defined under the Scheme, in order to assist the local government to realise the following benefits -

- Rehabilitation of Rural zoned land
 - Reduction of soil salinity
 - Reduction of erosion
 - Provision of habitats for native fauna
 - Provision of aesthetic pleasure
 - Reduction of roadside noise
 - Visual amenity of the locality
- (1) No natural vegetation shall be cleared from any Crown reservation or removed from any road reservation in the scheme area whether or not such reservation has been developed with a constructed roadway, without the written approval of the local government and/or any other responsible authority.
- (2) In considering any rezoning or development proposal in any zone specified on the Scheme Map, the local government may at its discretion unless otherwise specified in the provisions of the Scheme, require the preservation and or planting of flora as a condition of rezoning and/or development approval.
- (3) Areas of Flora Preservation and Planting will be detailed in the minimum landscaping requirements for any development proposal submitted for the local government's consideration.
- (4) Within any area approved for flora preservation purposes as a condition of development approval, no indigenous flora may be felled without the approval of the local government, except -
- (a) Where the flora is dead, diseased or dangerous;
 - (b) For the purpose of a firebreak required by a Regulation or Bylaw except that in order to preserve the amenity of the area the local government may at its discretion vary the position of any required firebreak to avoid destruction of vegetation or due to the physical features of the subject land.
- (5) The local government may, by notice served upon individual landowners or upon a subdivider of land within a Rural zone, require the preservation of groups and/or corridors of flora and thereafter no landowner shall cut, remove or otherwise destroy any such flora unless the local government rescinds the notice or orders.
- (6) The local government requires any land developer or landowner via a signed Statement of Undertaking to advise future land holders and/or successors in

Title, of the restrictions in relation to the clearing and drainage of the land and the protection of natural vegetation as laid down under the provisions of the Scheme.

(19) **Requirement for Consultation to Commence Mining**

- (1) In considering proposals to commercially extract minerals, the local government may exercise its discretion to inform the Minister for Mines and Petroleum and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme.
- (20) To the extent that a requirement referred to in subclauses (1)-(19) is inconsistent with a requirement in the R-Codes, an activity centre plan, a local development plan or a State or local planning policy the requirement referred to in subclauses (1)-(19) prevails.

4.8 VARIATIONS TO SITE AND DEVELOPMENT REQUIREMENTS

- (1) In this clause -
additional site and development requirements means requirements set out in clause 31.
- (2) The local government may approve an application for a development approval that does not comply with an additional site and development requirement.
- (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 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 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.

4.9 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 dwellings unless it gives notice of the application for development approval in accordance with clause 64 of the deemed provisions.

PART 5 - SPECIAL CONTROL AREAS

5.1 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 are set out in Table 4.

Table 4: Special control areas in Scheme area

SCA No.	Name	Purpose	Additional provisions
1.	Wastewater Treatment Plant Buffer	<p>(a) To guide and control land use and development within the Corrigin wastewater treatment plant buffer as shown on the Scheme Map as SCA1; and</p> <p>(b) To ensure that development and use of any land located within the buffer is compatible with any existing or proposed future development and use of the wastewater treatment plant.</p>	<p>Application requirements Despite any other provisions in this Scheme, development approval is required for all land use and development, including a single house, within SCA1.</p> <p>Relevant considerations In considering any application for development approval on land partly or wholly within SCA1 the local government is to have due regard to –</p> <p>(a) Whether the proposal is compatible with any existing or proposed future development and use of the wastewater treatment plant;</p> <p>(b) Any advice or recommendations received from the Water Corporation or any other agency consulted; and</p> <p>(c) Any other planning consideration the local government considers relevant.</p> <p>Referral of applications Prior to determining an application for any development partly or wholly within the wastewater treatment plant buffer area the local government shall refer with the Water Corporation or any other agency it considers necessary or appropriate.</p>

PART 6 - TERMS REFERRED TO IN SCHEME

DIVISION 1 - GENERAL DEFINITIONS USED IN SCHEME

1. Terms used

- (1) If a word or expression used in this Scheme is listed in this clause the meaning of the word is as set out below -

building envelope	means the area of land within which all buildings and effluent disposal facilities on a lot must be contained.
building height	in relation to a building - (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections as that term is defined in the R-Codes.
commencement day	means the day this Scheme comes into effect under section 87(4) of the Act.
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 meaning given in the Building Code.
frontage	in relation to a building - (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the road alignment at the front of a lot and, if a lot abuts 2 or more roads, the one to which the building or proposed building faces.
incidental use	means a use of premises which is consequent on, or naturally attaching, appertaining or relating to the predominant use.
minerals	has the meaning given in the <i>Mining Act 1978</i> section 8(1).
net lettable area or nla	means the area of all floors within the internal finished surfaces of permanent walls but does not include the following areas - (a) stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas; (b) lobbies between lifts facing other lifts serving the same floor; (c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building; (d) areas set aside for the provision of facilities or services to the floor or building where those facilities are not for the exclusive use of occupiers of the floor or building.
non-conforming use	has the meaning given in the <i>Planning and Development Act 2005</i> section 172.

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

36. 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 set out below -

abattoir	means premises used commercially for the slaughtering of animals for the purposes of consumption as food products.
agricultural machinery display, sales & repairs	means land and buildings used for the display, sale, maintenance and mechanical repair of new and second-hand agricultural/farming equipment, machinery and vehicles. <i>AMD 4 GG 01/12/17</i>
agriculture - extensive	means premises used for the raising of stock or crops but does not include agriculture - intensive or animal husbandry - intensive.
agriculture - intensive	means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with any of the following – <ul style="list-style-type: none"> (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 – <ul style="list-style-type: none"> (a) that are open to the public; and (b) that are used predominantly for amusement by means of amusement machines; 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 pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) or other livestock in feedlots, sheds or rotational pens.
art gallery	means premises that are open to the public and where artworks are displayed for viewing or sale.
bed and breakfast	means a dwelling – <ul style="list-style-type: none"> (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 <i>Racing and Wagering Western Australia Act 2003</i> .
bulky goods showroom	means premises - <ul style="list-style-type: none"> (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes - <ul style="list-style-type: none"> (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 - <ul style="list-style-type: none"> (i) a large area is required for the handling, display or storage of the goods; or (ii) vehicular access to the premises is required for the purpose of collection of purchased goods.
cabin	means a dwelling forming part of a tourist development or caravan park that is – <ul style="list-style-type: none"> (a) an individual unit other than a chalet; and (b) designed to provide short-term accommodation for guests.
caravan park	means premises that are a caravan park as defined in the <i>Caravan Parks and Camping Grounds Act 1995</i> section 5 (1).
caretaker's dwelling	means a dwelling on the same site as a building, operation or plant, and occupied by a supervisor of that building, operation or plant.
car park	means premises used primarily for parking vehicles whether open to the public or not but does not include – <ul style="list-style-type: none"> (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.

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.
child care premises	means premises – (a) at which an education and care service as defined in the <i>Education and Care Services National Law (Western Australia)</i> , other than a family day care service, is provided; or (b) at which a child care service as defined in the <i>Child Care Services Act 2007</i> 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.
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 <i>Education and Care Services National Law (Western Australia)</i> is provided.
fast food outlet / lunch bar	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.

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 to prepare and store bodies for burial or cremation and/or 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.
guest house	means a dwelling or part of a dwelling occupied by a person but containing rooms used to accommodate short-term guests for hire or reward.
holiday accommodation	means 2 or more dwellings on one lot used to provide accommodation for holiday or temporary purposes 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, a chalet, a guest house or a short-term accommodation unit.
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 that - (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; 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	<p>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 that -</p> <ul style="list-style-type: none"> (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 m²; and (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and (e) does not involve the retail sale, display or hire of any goods; and (f) does not - <ul style="list-style-type: none"> (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	<p>means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation -</p> <ul style="list-style-type: none"> (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	<p>means a shop attached to a dwelling that -</p> <ul style="list-style-type: none"> (a) has a net lettable area not exceeding 100 m²; and (b) is operated by a person residing in the dwelling.
hospital	<p>means premises used as a hospital as defined in the <i>Hospitals and Health Services Act 1927</i> section 2(1).</p>
hotel	<p>means premises the subject of a hotel licence other than a small bar or tavern licence granted under the <i>Liquor Control Act 1988</i> including any betting agency on the premises.</p>
industry	<p>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 -</p> <ul style="list-style-type: none"> (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	<p>means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which -</p> <ul style="list-style-type: none"> (a) does not cause injury to or adversely affect the amenity of the neighbourhood; (b) where operated in a residential zone, does not employ any person other than a member of the occupier's household; (c) is conducted in an outbuilding which is compatible with the principal uses to which land in the zone in which it is located may be put; (d) does not occupy an area in excess of 50 square metres; and (e) does not display a sign exceeding 0.2 square metres in area;
industry - extractive	<p>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 -</p> <ul style="list-style-type: none"> (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	<p>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.</p>
industry - primary production	<p>means premises used -</p> <ul style="list-style-type: none"> (a) to carry out a primary production business as that term is defined in the <i>Income Tax Assessment Act 1997</i> (Commonwealth) section 995-1; or (b) for a workshop servicing plant or equipment used in primary production businesses.
liquor store - large	<p>means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of more than 300 m².</p>
liquor store - small	<p>means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of not more than 300 m².</p>
mining operations	<p>means premises where mining operations, as that term is defined in the <i>Mining Act 1978</i> section 8(1), is carried out.</p>
medical centre	<p>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.</p>
motel	<p>means premises, which may be licensed under the <i>Liquor Control Act 1988</i> -</p> <ul style="list-style-type: none"> (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	<p>means premises used to sell or hire motor vehicles, boats or caravans.</p>

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 retreading of tyres.
motor vehicle wash	means premises primarily used to wash motor vehicles.
nightclub	means premises the subject of a nightclub licence granted under the <i>Liquor Control Act 1988</i> .
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 <i>Caravan Parks and Camping Grounds Regulations 1997</i> Schedule 8.
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.
repurposed dwelling	means a building or structure not previously used as a single house which has been repurposed for use as a dwelling.
resource recovery centre	means premises other than a waste disposal facility used for the recovery of resources from waste.
restaurant / cafe	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 <i>Liquor Control Act 1988</i> .
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 <i>Classification (Publications, Films and Computer Games) Act 1995</i> (Commonwealth); and (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or (c) smoking-related implements.

rural home business	<p>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 -</p> <ul style="list-style-type: none"> (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 m²; and (d) does not involve the retail sale, display or hire of any goods; 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 more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight.
rural pursuit	<p>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 -</p> <ul style="list-style-type: none"> (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	<p>means a dwelling that has previously been in a different location, and has been dismantled and transported to another location, but does not include a new modular home or transportable dwelling.</p>
serviced apartment	<p>means a group of units or apartments providing -</p> <ul style="list-style-type: none"> (a) self-contained accommodation for short-stay guests with no guest accommodated for periods totalling more than 3 months in any 12 month period; and (b) any associated reception or recreational facilities.
service station	<p>means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for -</p> <ul style="list-style-type: none"> (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	<p>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.</p>
small bar	<p>means premises the subject of a small bar licence granted under the <i>Liquor Control Act 1988</i>.</p>
tavern	<p>means premises the subject of a tavern licence granted under the <i>Liquor Control Act 1988</i>.</p>
telecommunications infrastructure	<p>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.</p>

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 - <ul style="list-style-type: none"> (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 - <ul style="list-style-type: none"> (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 <i>Carbon Rights Act 2003</i> 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 the storage of goods, equipment, plant or materials; or the display or the sale by wholesale of goods.
waste disposal facility	means premises used - <ul style="list-style-type: none"> (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 facility on a commercial scale.
wind farm	means premises used to generate electricity by wind force and any associated turbine, building or other structure but does not include anemometers or turbines used primarily to supply electricity for a domestic property or for private rural use.
winery	means premises used for the production of viticultural produce and associated sale of the produce.

SCHEDULES

SCHEDULE 1 - SIGNAGE AND ADVERTISEMENTS FOR WHICH DEVELOPMENT APPROVAL NOT REQUIRED

LAND USE AND/OR DEVELOPMENT	EXEMPTED SIGN (includes the change of posters on poster signs and applies to non-illuminated signs unless otherwise stated)	MAXIMUM AREA OF EXEMPTED SIGN
Dwellings	One professional name plate as appropriate	0.2sqm
Home Occupation	One advertisement describing the nature of the home occupation	0.2sqm
Places of Worship, Meeting Halls and Places of Public Assembly	One advertisement detailing the function and/or the activities of the institution concerned.	0.2sqm
Cinemas, Theatres and Drive-in Theatres	Two signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed	Each advertisement sign not to exceed 5sqm
Shops, Showrooms and other uses appropriate to a Shopping Area	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building subject to compliance with the requirements of the Signs Hoarding and Bill Posting Bylaws.	N/A
Industrial and Warehouse Premises	<p>A maximum of 4 advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building whether or not those signs are connected to a pole, wall or other building.</p> <p>A maximum of two free-standing advertisement signs not exceeding 5m in height above ground level.</p>	<p>Total area of any such advertisements shall not exceed 15sqm</p> <p>Maximum permissible total area shall not exceed 10sqm & individual advertisement signs shall not exceed 6sqm.</p>
Showroom, race courses, major racing tracks, sports stadia, major sporting grounds and complexes	All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned either from other private land or from public places and streets,	N/A
Public Places and Reserves	<p>(a) Advertisement signs (illuminated and non-illuminated) relating to the functions of government, a public authority or local government excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body; and</p> <p>(b) Advertisement signs (illuminated or non-illuminated) required for the management or control of traffic on any</p>	N/A

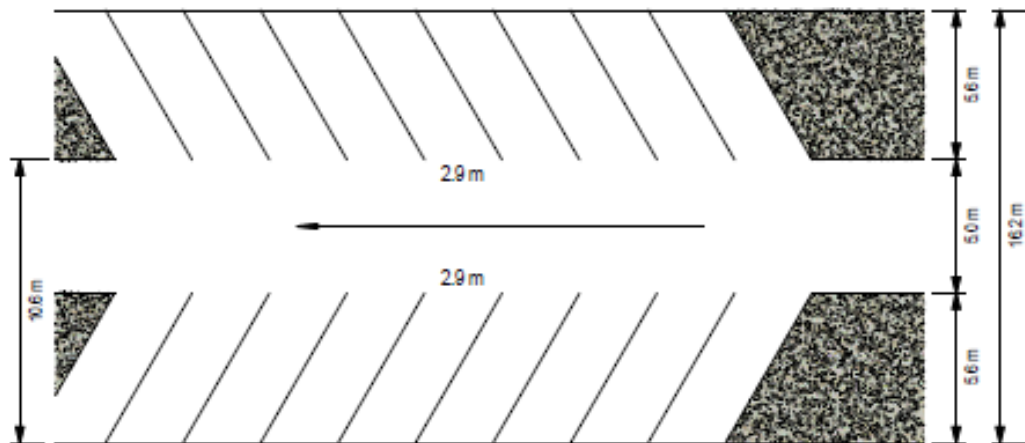
LAND USE AND/OR DEVELOPMENT	EXEMPTED SIGN (includes the change of posters on poster signs and applies to non-illuminated signs unless otherwise stated)	MAXIMUM AREA OF EXEMPTED SIGN
	<p>public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a government department, public authority or a local government; and</p> <p>(c) Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.</p>	
Railway Property and Reserves	Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon a railway station.	No sign shall exceed 2sqm in area
Advertisements within Buildings	Advertisements placed or displayed within buildings which cannot ordinarily be seen by a person outside of those buildings.	N/A
All classes of buildings other than single family dwelling	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2sqm

SCHEDULE 2 - CAR PARKING LAYOUT SPECIFICATIONS

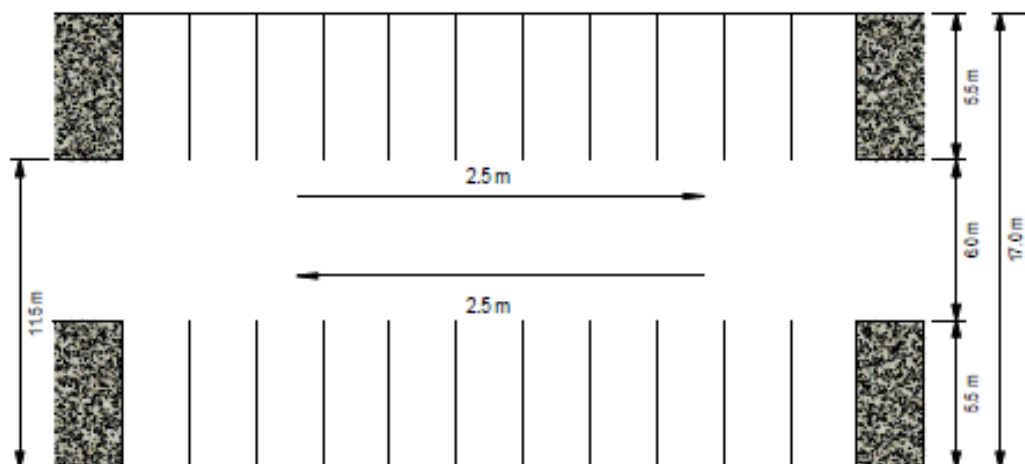
45° PARKING



60° PARKING

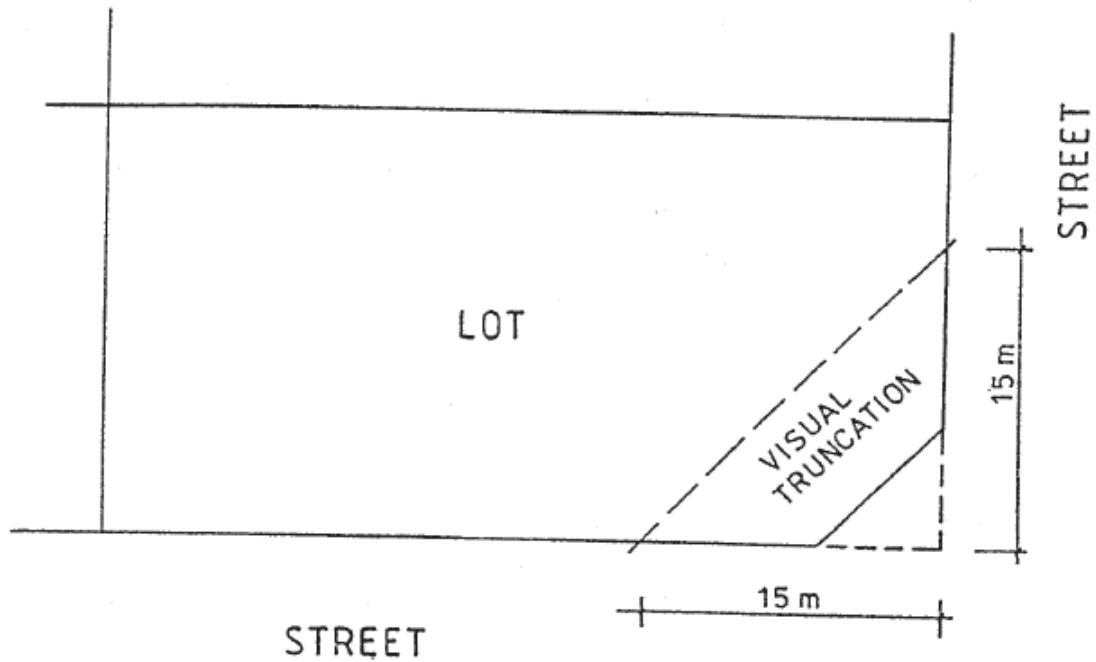


90° PARKING

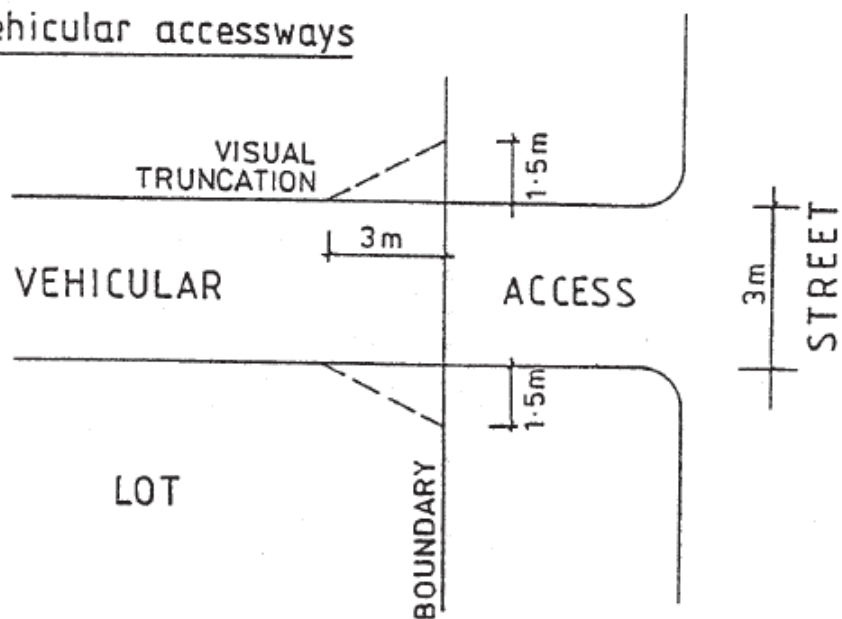


SCHEDULE 3 - VISUAL TRUNCATION STANDARDS

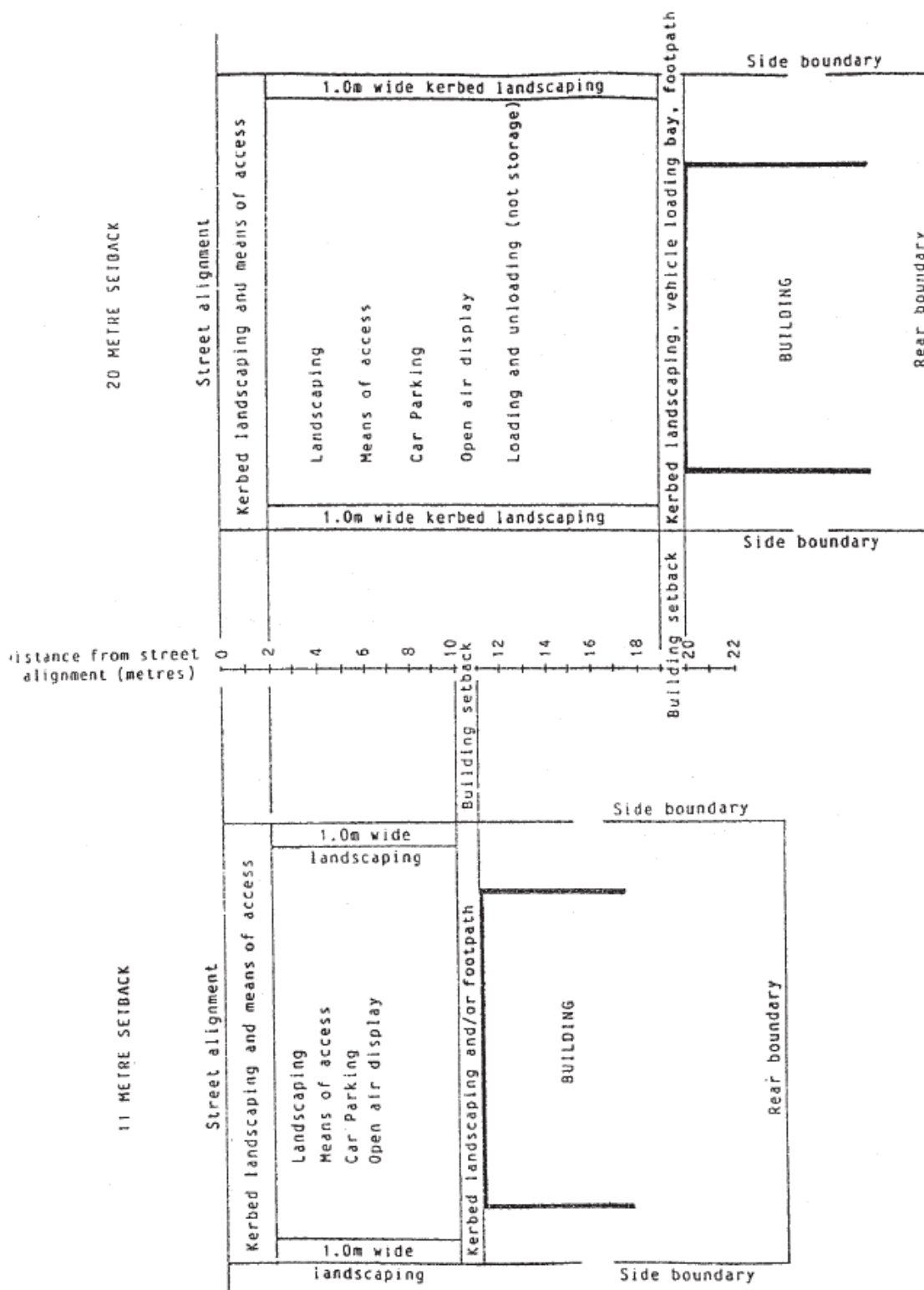
corner lots



vehicular accessways



SCHEDULE 4 - USE OF SETBACK AREAS IN ZONES OTHER THAN RESIDENTIAL



Notes:

1. The above diagrams are examples of 11 metre and 20 metre front setback usage.
2. The local government may approve setbacks other than those detailed above where a development proposal is being undertaken in sympathy with the Corrigin townscape urban area and the local townscape and/or if the local government is of the opinion that a lesser setback will not adversely affect the amenity of the locality or adjoining development.

SCHEDULE 5 - RURAL RESIDENTIAL AND RESIDENTIAL ZONES

SPECIFIED AREA	SPECIAL PROVISIONS
<p>R RES1 - That part of the Shire of Corrigin described as Lot 3 of Avon Location 16025 Bruce Rock - Corrigin Road (Certificate of Title Volume 2075 Folio 471).</p>	<p>(a) Subdivision Subdivision and development of Lot 3 shall generally be in accordance with a Local Structure Plan prepared and adopted under Part 4 of the deemed provisions. The Structure Plan shall –</p> <ul style="list-style-type: none"> (i) Support low density residential and rural subdivision; (ii) Have regard to topography and address the requirement to preserve and/or rehabilitate the landscape values pertaining to the locality; (iii) Have regard to the natural drainage of the local catchment area and accommodate the on-site disposal of stormwater generated from dwellings developed within the site. <p>(b) Development Criteria See clause 16(2)(e) (Rural Residential zone objectives) for land zoned Rural Residential and clause 16(2)(a) (Residential zone objectives) in this Scheme for land zoned Residential.</p> <p>(c) Land Use Control As specified in Table 1 – Zoning Table and clause 16(2)(e) (Rural Residential zone objectives) for land zoned Rural Residential and clause 16(2)(a) (Residential zone objectives) in this Scheme for land zoned Residential.</p> <p>(d) Servicing All residential and rural residential lots of four (4) hectares and less shall be provided with a reticulated water supply.</p> <p>(e) Other These provisions are to be read in conjunction with the Scheme requirements for the Rural Residential and Residential zones. Where conflict exists, the conditions of this Schedule will prevail.</p>

SCHEDULE A - SUPPLEMENTAL PROVISIONS TO THE DEEMED PROVISIONS

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

Clause 61(1)

- (k) the erection or installation of a sign or advertisement of a class specified in Schedule 1 of this Scheme that applies in respect of the sign unless the sign is to be erected or installed -

 - (i) on a place included on a heritage list prepared in accordance with this Scheme; or
 - (ii) on land located within an area designated under this Scheme as a heritage area.
- (l) the erection or extension of a single house on a lot if a single house is a permitted ("P") use in the zone (where the R-Codes do not apply) in which that lot is located, where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:


 - (i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or
 - (ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*; or
 - (iii) included on a heritage list prepared in accordance with this Scheme; or
 - (iv) within an area designated under the Scheme as a heritage area; or
 - (v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29; or
 - (vi) abutting an unconstructed road or a lot or location which does not have frontage to a constructed road.
- (m) the erection or extension of an outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house if a single house is a permitted ("P") in the zone (where the R-Codes do not apply) where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:

 - (i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or
 - (ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*; or
 - (iii) included on a heritage list prepared in accordance with this Scheme; or
 - (iv) within an area designated under the Scheme as a heritage area; or
 - (v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29 or;
 - (vi) abutting an unconstructed road or a lot or location which does not have frontage to a constructed road.
- (n) the erection of a boundary fence in a zone where the R-Codes do not apply.
- (o) the carrying out of any works on, in, over or under any street or road by a public authority acting pursuant to the provision of any Act.
- (p) the carrying out of works urgently necessary to ensure public safety, for the safety or security of plant or equipment or for the maintenance of essential services.

COUNCIL RESOLUTION TO ADVERTISE CONSOLIDATED LOCAL PLANNING SCHEME NO. 2

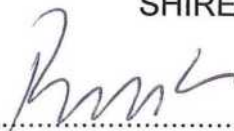
Adoption by resolution of the Council of the Shire of Corrigin at the Ordinary Meeting of the Council held on the 20th day of May, 2014.

Lynette Baker



SHIRE PRESIDENT

Rob Paull



COUNCIL RESOLUTION TO SUPPORT CONSOLIDATED LOCAL PLANNING SCHEME NO. 2 FOR APPROVAL

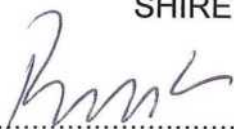
Council resolved to support approval of the Consolidated Local Planning Scheme No. 2 at the Ordinary Meeting of the Council held on the 15th day of November 2016 and the Common Seal of the Shire of Corrigin was hereunto affixed by the authority of a resolution of the Council in the presence of:

Lynette Baker



SHIRE PRESIDENT

Rob Paull


CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

Pam Baskind

APPROVAL GRANTED



Rita Saffioti


MINISTER FOR PLANNING