

CITY OF KARRATHA

Local Planning Scheme No. 8

Updated to include AMD 56 GG 16/06/2023



Prepared by the
Department of Planning, Lands & Heritage

Original Local Planning Scheme Gazettal
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CITY OF KARRATHA LPS 8 - TEXT AMENDMENTS

AMDT NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
				Capture completed 23/8/00
1	24/08/01	22/08/01	DH	Adding Appendix 6 - Additional uses and additional use for land "Anderson & Lambert Roads, Karratha".
6	03/02/04	05/02/04	DH	Part 3 – Zoning Table – amending classification of “Caretaker’s Dwelling” in the “Industry” and “Industrial Development” zones from a “~” use, being “a development that is not permitted by the Shire” to an “AA: use, meaning that “the development is not permitted unless Council has granted planning approval. Part 6 – incorporating a new sub-clause “6.15 Caretaker’s Dwellings. Appendix 1 – replacing the existing definition for “Caretaker’s Dwelling” with new definition.
10	06/06/08	23/06/08	DH	Appendix 6 - delete Additional use A2 and replace with new entry "A2 De Witt Loc 126" together with relevant special conditions. <i>Note" at time of carrying out amendment there was no existing Additional Use No. 2.</i>
14	22/09/09	05/10/09	DH	Appendix 6 - adding Additional Use Area "3 "20.09 hectares of UCL adjacent to Lease I123393" together with relevant conditions of use.
18	18/10/10	21/02/11	NM	Edited by the Shire – Details unknown.
19	20/05/11	20/06/11	NM	Inserted Additional Use No. 04 into Appendix 6 – Additional Uses.
20	22/11/11	29/11/11	NM	Modified Development Areas 5 & 9 within Appendix 7 to include Special Condition number 5.
25	12/10/12	29/10/12	NM	Inserted DA 42 into Appendix 7.
29	18/03/14	09/04/14	ML	Amended 'Appendix 7-Development Areas' to include DA40, DA41 and DA47
30	18/03/14	09/04/14	ML	Amended 'Appendix 7 – Development Areas' to include DA43 and DA44
34	05/12/14	07/04/15	MLD	Reclassify land parcels from the 'Parks, Recreation and Drainage' reserve to 'Urban Development' zone. Amend 'APPENDIX 7 - DEVELOPMENT AREAS'
32	24/02/15	16/04/15	MLD	Amended 'Appendix 7 – Development Areas' to include DA51 and DA52
33	27/03/15	04/05/15	MLD	Rezoned Lot 4 Jager Street from 'Rural' to 'Industrial', and a portion of the Unallocated Crown Land from 'Rural' to 'Road Reserve'. Inserted Appendix 9 - Restricted Uses Schedule.
36	21/08/15	27/08/15	MLD	Amend the text of Appendix No.6 Additional Use 2 - Lot 126 on DP183297, Warlu Way, Karratha - Removal of Special Conditions
37	22/15/15	22/01/16	RO	Deleting clause 7.5.1, 7.5.2 and 7.5.3 and delete all reference to the storm surge risk special control area throughout the scheme text. Deleting reference to the storm surge risk special control area on the scheme maps. Amending the first part of clause 4.1.3. Inserting a new clause 4.1.5. Inserting a new clause 6.17.
38	15/11/16	18/01/17	GM	Rezoned part Lot 550 (P60246), part Lot 552 (P60246), part Lot 561 (P74721) and Lots 4540 and 4542 (P189072) from 'Parks, Recreation and Drainage', 'District Roads' and 'City Centre: Precinct 2 - Commercial' to 'Public Purpose – Health'. Rezoned part Lot 550 (P60246), part Lot 593 (P71801), Unallocated Crown Land (UCL) and part of Balmoral Road reserve from 'Parks, Recreation and Drainage' and 'District Roads' to 'Public Purpose - Community'. Rezoned part Lot 550 (P60246), part Lot 557 (P67222), part Lot 560 (P74721) and Lot 4536 (P217474) from 'Parks, Recreation and Drainage', 'District Roads' and 'Public Purpose: Waste Disposal and Treatment' to 'City Centre: Precinct 2 - Commercial' and 'City Centre Precinct 4 - Accommodation'. Realigned the boundary of 'City Centre: Precinct 2 - Commercial' and 'City Centre: Precinct 4 – Accommodation' to generally follow the current and

				<p>future cadastre of this portion of the City Centre as shown on the Scheme Amendment Map.</p> <p>Rezoned part Lot 550 (P60246), part Lot 554 (P60246), part Lots 560 and 561 (P74721) and UCL from 'Parks, Recreation and Drainage' to 'District Roads' and 'Public Purpose: Waste Disposal and Treatment'.</p> <p>Rezoned part Lot 550 (P64459), part Lot 550 (P60246) and part Lot 561 (P74721) from 'District Roads' and 'City Centre: Precinct 2 - Commercial' to 'Parks, Recreation and Drainage'.</p> <p>Amended the Scheme Map accordingly.</p>
41	15/11/16	18/01/17	GM	<p>Reclassified Lot 362 (Reserve 46194) Wickham Drive, Wickham from 'Public Purposes - Health' and 'Parks, Recreation and Drainage' to 'Town Centre'.</p> <p>Scheme Map amended accordingly.</p>
42	14/7/17	17/07/17	MLD	<p>Rezone the western portion of Bulgarra from Residential R30 to Residential R40; and</p> <p>Amending the Scheme Maps accordingly.</p>
43	14/07/17	17/07/17	GM	<p>Reclassified Lot 4615 (Reserve 30602) Searipple Road, Bulgarra from 'Public Purposes - Education' local scheme reservation to 'Urban Development' zone.</p> <p>Scheme Map amended accordingly.</p> <p>Amended Appendix 7 – Development Areas to include DA 27, Lot 4615 Bayview Rd, Bulgarra.</p>
45	06/02/18	08/02/18	GM	<p>Rezoned Lot 70 (No. 65) Tambrey Drive, Nickol from 'Mixed Business' to 'Residential R60' with Additional Use of 'Short Stay Accommodation' (A5).</p> <p>Scheme Map amended accordingly.</p> <p>Appendix 6 – Additional Uses amended by inserting A5 – Lot 70 on Plan 40129.</p>
46	15/06/18	16/06/18	HB	<p>Replace all references to Shire of Roebourne or Roebourne's with City of Karratha or City of Karratha's. Shire or Shire's with City or City's. Council, The Council or the Council with local government.</p> <p>Replace all references to Town Planning Scheme with Local Planning Scheme.</p> <p>Replace all references to planning approval and planning applications with development approval and development applications.</p> <p>Replace all references to development plan, Development Plan or endorsed development plan with structure plan, Structure Plan or approved structure plan.</p> <p>Replace all references to Residential Design Codes or R Codes with R-Codes, except for provision 6.1.1 in PART VI - DEVELOPMENT REQUIREMENTS of the Scheme.</p> <p>On page 5, replace...The Act, makes the following Town Planning Scheme for...with ...the Act, makes the following local planning scheme for.</p> <p>Modify the index on page 6 and 7 to: remove or modify all clauses and parts from the index which will be removed from the Scheme or modified by this Amendment.</p> <p>Replace 6.2 RESIDENTIAL DESIGN COES with 6.2 R-CODES.</p> <p>Delete Appendices 2, 5 and 8 from the Appendix List and renumber the other appendices.</p> <p>Modify clause 1.1 CITATION.</p> <p>Modify clause 1.4 CONTENTS OF THE SCHEME.</p> <p>Modify point (e) of clause 1.5 PURPOSES OF SCHEME.</p> <p>Modify subclause 1.9.1 of clause 1.9 INTERPRETATION.</p> <p>Modify clause 2.1 CATEGORIES.</p> <p>Modify clause 2.2 DEVELOPMENT AND USE OF RESERVATIONS</p> <p>Modify subclause 3.2.2 of clause 3.2 ZONING TABLE.</p> <p>Delete subclause 3.2.3 from clause 3.2 ZONING TABLE.</p> <p>Update the Zoning Table for: Home Occupation, Transient Workforce Accommodation, and replace all instances of ...to be in accordance with an endorsed Development Plan in the Urban Development and Industrial Development columns with ...shall have due regard to an approved structure plan.</p> <p>Modify Note 3 in subclause 3.2.4 of clause 3.2 Zoning Table.</p> <p>Modify subclause 3.2.5 of clause 3.2 ZONING TABLE.</p> <p>Modify point (b) of subclause 3.2.6 of clause 3.2 ZONING TABLE Deleting</p>

				<p>all of PART IV - USE AND DEVELOPMENT OF LAND.</p> <p>Modify the title of PART V - DEVELOPMENT OBJECTIVES AND LAND USE PLANNING POLICY to delete AND LAND USE PLANNING POLICY.</p> <p>Delete clause 5.1: LOCAL LAND USE PLANNING POLICIES from PART V - DEVELOPMENT OBJECTIVES AND LAND USE PLANNING POLICY, and renumber clauses.</p> <p>Changing the title of clause 5.2 DEVELOPMENT PLANS to 5.2 STRUCTURE PLANS.</p> <p>Modify subclause 5.2.1 to 5.2 DEVELOPMENT PLANS.</p> <p>Delete subclauses 5.2.4 to 5.2.11 from clause 5.2 DEVELOPMENT PLANS.</p> <p>Modify clause 5.9 KARRATHA OBJECTIVES.</p> <p>Changing the title of PART VI - DEVELOPMENT REQUIREMENTS to PART VI - GENERAL DEVELOPMENT REQUIREMENTS.</p> <p>Changing the title of clause 6.2 RESIDENTIAL DESIGN CODES to 6.2 R-CODES.</p> <p>Modify the text of subclause 6.2.1.</p> <p>Modify subclause 6.2.3 of clause 6.2.</p> <p>Modify subclause 6.2.5 of clause 6.2.</p> <p>Modify subclause 6.3.1 of clause 6.3.</p> <p>Modify subclause 6.3.2 of clause 6.3.</p> <p>Modify subclause 6.3.3 of clause 6.3.</p> <p>Modify subclause 6.4.1 of clause 6.4.</p> <p>Delete subclauses 6.4.2 and 6.4.3 from clause 6.4 URBAN DEVELOPMENT ZONE, and renumber clauses.</p> <p>Modify sub-clause 6.4.5 of clause 6.4</p> <p>Changing the title of 6.5 TRANSIENT WORKFORCE ACCOMMODATION to 6.5 WORKFORCE ACCOMMODATION.</p> <p>Modify subclause 6.5.1 to replace transient workforce accommodation with work force accommodation.</p> <p>Modify subclause 6.5.2 to replace transient workforce accommodation with work force accommodation.</p> <p>Modify subclauses 6.5.3 and 6.5.4 to replace transient workforce accommodation with work force accommodation.</p> <p>Modify subclause 6.6.1 of clause 6.6 COMMERCIAL ZONES Modify subclause 6.6.2 of clause 6.6 COMMERCIAL ZONES.</p> <p>Delete sub-clause 6.6.3 from clause 6.6 COMMERCIAL ZONES, and renumber the clauses.</p> <p>Modify subclause 6.6A.2 of clause 6.6A CITY CENTRE.</p> <p>Modify subclause 6.6A.3 of clause 6.6A CITY CENTRE.</p> <p>Modify sub-clause 6.6A.4 of clause 6.6A CITY CENTRE.</p> <p>Modify subclause 6.7.1 of clause 6.7 INDUSTRY.</p> <p>Modify subclause 6.7.2 of clause 6.7 INDUSTRY.</p> <p>Modify subclause 6.7.5 of clause 6.7 INDUSTRY.</p> <p>Modify subclause 6.7.7 of clause 6.7 INDUSTRY.</p> <p>Delete subclauses 6.7.11, 6.7.12 and 6.7.13 from clause 6.7 INDUSTRY, and renumber the subclause.</p> <p>Retain and reword subclause 6.8.2 of clause 6.8 RURAL ZONES, and delete sub-clauses 6.8.3 and 6.8.4 from clause 6.8 RURAL ZONES.</p> <p>Delete clauses 6.9 HERITAGE MATTERS and 6.11 CONTROL OF ADVERTISEMENTS from the Scheme, and renumber clauses.</p> <p>Modify subclause 7.1.1 of clause 7.1 OPERATION OF SPECIAL CONTROL AREAS and renumber accordingly.</p> <p>Changing the title of clause 7.2 DEVELOPMENT AREAS to '7.2 STRUCTURE PLAN AREAS'.</p> <p>Modify subclause 7.2.1 of 7.2 DEVELOPMENT AREAS and renumber accordingly.</p> <p>Delete subclause 7.2.3.4 of clause 7.2 DEVELOPMENT AREAS.</p> <p>Delete subclauses 7.2.4 to 7.2.15 of clause 7.2 DEVELOPMENT AREAS.</p> <p>Retain subclause 7.3A.2 of clause 7.3A INDUSTRY BUFFERS.</p> <p>Delete clause 7.5 STORM SURGE RISK AREA, and renumber clauses.</p> <p>Delete subclause 7.6.2 of clause 7.6 COSSACK HISTORIC TOWN, and renumber subclauses.</p> <p>Modify subclause 7.7.3 of clause 7.7 DAMPIER SALT to replace 'Environmental Protection Act' with 'Environmental Protection Act 1986'.</p> <p>Modify sub-clause 7.8.3 of clause 7.8 WITHNELL BAY to replace Department of Environment and Conservation with Department of Water and Environmental Regulation.</p> <p>Modify point (c) of clause 8.1 NON-CONFORMING USE RIGHTS to replace 'Planning and Development Act' with 'Planning and Development Act 2005'.</p> <p>Modify subclause 8.2.2 of clause 8.2 EXTENSIONS AND CHANGES TO A NON-CONFORMING USE to replace '...with clause 4.3.3.' with '...with Part 8 of the deemed provisions'.</p>
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				<p>Modify subclause 8.4.2 of clause 8.4 DISCONTINUANCE OF NON-CONFORMING USE to replace 'Planning and Development Act' with 'Planning and Development Act 2005'.</p> <p>Delete PART IX – ADMINISTRATION from the Scheme.</p> <p>Insert a new 'SCHEDULE A – SUPPLEMENTAL PROVISIONS' in the Scheme after the Adoption and Final Approval page</p> <p>Delete the following general definitions from APPENDIX 1 – DICTIONARY OF DEFINED TERMS, in their entirety:</p> <p>Act; advertisement; amenity; Building Code of Australia; and development plan;</p> <p>Modify the general definitions in APPENDIX 1 – DICTIONARY OF DEFINED TERMS.</p> <p>Delete the land use definition for 'owner' from APPENDIX 1 – DICTIONARY OF DEFINED TERMS, in its entirety.</p> <p>Modify the land use definitions in APPENDIX 1 – DICTIONARY OF DEFINED TERMS</p> <p>Delete APPENDIX 2 – APPLICATIONS FOR PLANNING APPROVAL for the Scheme, and renumber appendices.</p> <p>Delete APPENDIX 5 – NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING APPROVAL for the Scheme, and renumber appendices.</p> <p>Change the title of APPENDIX 7 – DEVELOPMENT AREAS to 'APPENDIX 7 – STRUCTURE PLAN AREAS'.</p> <p>Modify APPENDIX 7 – DEVELOPMENT AREAS to:</p> <p>(a) replace all references to 'Detailed Area Plans' with 'Local Development Plans'; and (b) delete all instances of the following clause throughout Appendix 7 (in relation to DA1, DA3, DA5 to DA7, DA9, DA10, DA12 to DA22, DA25 and DA42):</p> <p>'The provisions of the Scheme shall apply to the land classified under the Development Plan, in accordance with clause 7.2.11.4.', in its entirety.</p> <p>Delete APPENDIX 8 – MATTERS TO BE ADDRESSED BY DEVELOPMENT PLANS, and renumber the appendix.</p>
47	15/01/19	30/01/19	MLD	<p>Add to Appendix No. 4 the following additional use – A6 - Lot 200 (2) Walcott Way, Bulgarra.</p> <p>Update the scheme maps accordingly.</p>
39	04/10/19	09/10/19	GM	<p>Amending the Zoning Table by deleting the Transient Workforce Accommodation zone.</p> <p>Inserting into the Zoning Table the following permissibility into the 'Workforce Accommodation' row.</p> <p>Replacing Clause 5.5.</p> <p>Amending clause 5.7.2 by deleting the sentence "Workforce accommodation is not permitted" under the heading Accommodation Precinct.</p> <p>Amending Appendix 3 – Car Parking Requirements by deleting reference to transient workforce accommodation and replacing the provisions.</p> <p>Amending Appendix 4 – Additional Uses, Additional Use' Entry No. A4 by replacing all the terms 'transient workforce accommodation' with 'workforce accommodation'.</p> <p>Rezoning Lots 3799 and 4644 Rankin Road, Karratha from Transient Workforce Accommodation to Urban Development.</p> <p>Rezoning Lots 1, 2, 5, 10, 550, 570, 1060, 1062, 1068 – 1071 and 3776 – 3779 Mooligunn Road, King Way and Cherratta Road, Karratha from Transient Workforce Accommodation to Mixed Business.</p> <p>Rezoning Lots 111 and 112 Point Samson-Roebourne Road, Wickham from Transient Workforce Accommodation to Mixed Business.</p> <p>Insert the following under clause 67. of Schedule A – Supplemental Provisions: (zd) Demonstration that additional workforce accommodation is required.</p> <p>Amend the Scheme maps accordingly.</p>
49	21/01/2020	22/01/2020	MLD	<p>Adding the following Additional Use to Appendix 4 – A7 – Lot 178 Sturt Pea Road, Wickham.</p> <p>Modify the relevant scheme maps accordingly.</p>
48	10/07/2020	14/07/2020	MLD	<p>Rezoning Lot 589 on Deposited Plan 416651, a portion of Lot 588, portion of Lot 590, Lot 591, and Lot 597 on Deposited Plan 28526, Lot 700 and portion of Lot 701 on Deposited Plan 41697 from Strategic Industry zone to Conservation, Recreation and Natural Landscapes reserve.</p>

				<p>The Withnell Bay Special Control Area being modified on the Scheme Maps and section 6.8 of the Scheme Text updated to reflect changes.</p> <p>Update the scheme maps accordingly.</p>
51	17/11/2020	19/11/2020	MLD	<p>Rezoning Lot 2898 Dampier Road, Baynton from a 'Local Scheme Reserve: Public Purpose: Health' to an 'Urban Development' zone;</p> <p>Add the following Structure Plan Area to Appendix 5 – DA 56 Lot 2898 Dampier Road, Baynton.</p> <p>Amend the scheme map accordingly</p>
52	17/11/2020	19/11/2020	MLD	<p>Add the following Additional Use to Appendix 4 – A8 – Lot 500 Dampier Road, Gap Ridge.</p> <p>Amend the scheme maps accordingly</p>
50	20/11/2020	23/11/2020	MLD	<p>Rezoning Lot 500 (No. 26) Padbury Way, Bulgarra from 'Local Scheme Reserve - Public Purposes: Community' to 'Residential R40'.</p> <p>Rezone the road widening from Local Scheme Reserve – 'Public Purposes: Community' to 'Local Roads'.</p> <p>Amend the Scheme Map accordingly.</p>
53	26/07/2022	18/8/2022	MLD	<p>Amending Clause 3.1 Part 3 – adding e) special use.</p> <p>Insert table under Part 3 with new Clause 3.3 – Special Use zones.</p> <p>Replace (a), (b), (c) and (d) under Clause 4.5 – Cossack Objectives.</p> <p>Insert Clause 6.9</p> <p>Amend Appendix 1 - Dictionary of Defined Terms.</p> <p>Amend the scheme map accordingly.</p>
54	26/07/2022	18/8/2022	MLD	<p>Amend Appendix 4 – Additional Uses to modify the heading 'Base Zoning' to 'Base Classification.</p> <p>Amend Appendix 4 – Additional Uses add a new Additional Use No. 9.</p> <p>A9 - Lot 331 on Deposited Plan 92384 Reserve No. 44103.</p> <p>Add Camping Ground to land use definitions.</p> <p>Amending the Scheme Map to depict the Additional Use No. 9 over Jarman Island.</p> <p>Amending the Scheme Map to depict Special Control Area - Cossack and Jarman Island Low-Impact Tourism Precinct.</p> <p>Amending the remaining Scheme text provisions and schedules to update any cross referencing to the new clause numbers as required.</p>
57	21/10/2022	26/10/2022	HB	<p>Delete clause 6.3.1 b) of the Scheme.</p> <p>Insert a new text 6.3.1 b) into the Scheme after clause 6.3.1 a).</p> <p>Insert the land uses 'Camping ground', 'Minor utility installation', and 'utility installation' into Part 3 – Zones, clause 3.3 – Table 1 – SU1 and SU2 zones and applying a 'D' permissibility.</p> <p>Insert new clause into Part 3 – Zones: 3.3 (3).</p>
56	16/06/2023	19/06/2023	HB	<p>Rezone</p> <p>Portion of Lot 638 Nairn Street (Reserve 32335) Bulgarra from Parks Recreation and Drainage reserve to Residential R20 zon,</p> <p>Lot 636 Nairn Street, Bulgarra from 'Urban Development' zone to 'Residential R50' zone;</p> <p>Portion of Lot 638 Nairn Street (Reserve 32335), Portion of Lot 637 Millstream Road, Portion of Lot 503 (Reserve 32335), Portion of Lot 643 (Reserve 32335), Portion of Lot 680 (Reserve 32335) and Lot 642 (Reserve 32335) Bulgarra from 'Parks, Recreation and Drainage' reserve to 'Urban Development' zone;</p> <p>Lot 348 Nairn Street Bulgarra (Reserve 33024) from 'Public Purpose – Community' to 'Parks, Recreation and Drainage' Reserve; and</p>

				<p>Lot 1544 (SN5) Finnerty Street, Bulgarra from 'Public Purpose – Community' to 'Urban Development' zone</p> <p>Insert Clause 5.3.4 Into 'Part 5 – additional Development Requirements' of the Scheme Text.</p> <p>Amend line item 'DA55' from 'Appendix 5 – Structure Plan Areas' of the Scheme Text to Deleted amendment 58 GG on Friday 16 June 23.</p> <p>Insert line item 'DA57' into Appendix 5 -Structure Plan Areas – Shakespeare Precinct Bulgarra – Urban Development with Conditions.</p>
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PART I - PRELIMINARY

1.1 CITATION

This local planning scheme may be cited as the City of Karratha Scheme No. 8 (hereinafter called 'the Scheme') and shall come into operation on the publication of the Scheme in the *Government Gazette*.

AMD 46 GG 15/6/18

1.2 RESPONSIBLE AUTHORITY

The authority responsible for implementing the Scheme is the City of Karratha (hereinafter called the local government).

AMD 46 GG 15/6/18

1.3 SCHEME AREA

The Scheme applies to the municipal district of the City of Karratha as generally shown by the Scheme area boundary on the Scheme Maps. All offshore islands are included in the municipal district including Depuch Island in the east and in the west excluding Barrow, Pascoe and Lowendal but including the Montebello Islands and those of the Great Sandy Island Nature Reserve.

AMD 46 GG 15/6/18

1.4 CONTENTS OF THE SCHEME

AMD 46 GG 15/6/18

The Scheme comprises:

- (a) This Scheme Text;
- (b) The Scheme Maps;
- (c) The deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2); and
- (d) the supplemental provisions contained in Schedule A.

1.5 PURPOSES OF SCHEME

AMD 46 GG 15/6/18

The purposes of the Scheme are to:

- (a) set out the City of Karratha's planning aims and intentions for the Scheme area;
- (b) set aside land as reserves for public purposes;
- (c) zone land within the Scheme area for the purposes defined in the Scheme;
- (d) control and guide land use and development;
- (e) set out procedures for the assessment and determination of development applications;
- (f) make provision for the administration and enforcement of the Scheme; and
- (g) address other matters set out in Schedule 7 of the Act.

1.6 AIMS OF THE SCHEME

The general aims of the scheme are to:

- (a) facilitate community input into planning for the appropriate balance between economic and social development, conservation of the natural environment, and improvements in lifestyle and amenity;
- (b) respond to and implement strategic planning directions for the City by facilitating development in accordance with development objectives for precincts of the City;
AMD 46 GG 15/6/18
- (c) define the uses and types of development to be permitted on land within the Scheme Area; and
- (d) control and regulate the development of land, erection and demolition of buildings, and the carrying out of works.

1.7 RELATIONSHIP WITH LOCAL LAWS

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

1.8 REVOCATION OF EXISTING SCHEMES

The City of Karratha Local Planning Scheme Nos. 4, 6 and 7, and all amendments thereto, are revoked by the publication of this Scheme.
AMD 46 GG 15/6/18

1.9 INTERPRETATION

- 1.9.1 Words and expressions used in the Scheme, and requiring a specific interpretation for the purposes of the Scheme, shall have the respective meanings given to them in the Act or in Appendix 1, elsewhere in the Scheme, or in the R-Codes or the deemed provisions
AMD 46 GG 15/6/18
- 1.9.2 Where a word or term is defined in the R-Codes then notwithstanding anything else in the Scheme that word or term when used in respect of residential development has the meaning given to it in the R-Codes, unless the word has been specifically redefined by Appendix 1.

PART II - RESERVATIONS

2.1 CATEGORIES

The land shown as Scheme Reservations on the Scheme Maps (reservations) is land which is intended to be used or developed for public purposes or other purposes indicated on the Scheme Maps. The following reservations apply: *AMD 46 GG 15/6/18*

Public Purposes

- (a) Open Space
 - i. Parks, Recreation and Drainage
 - ii. Conservation, Recreation and Natural Landscapes
- (b) Roads
 - i. State and Regional
 - ii. District
 - iii. Local
- (c) Other Public Purposes
 - i. Community
 - ii. Health
 - iii. Education
 - iv. Telecommunications
 - v. Energy
 - vi. Waste Disposal and Treatment
 - vii. Water and Drainage
 - viii. Cemetery
 - ix. Airport

Other Purposes

- (d) Infrastructure

2.2 DEVELOPMENT AND USE OF RESERVATIONS

A person shall not carry out any development on a reservation other than the erection of a boundary fence defined or accepted by the local government, or change the use of a reservation without first applying for and obtaining the written development approval of the local government. *AMD 46 GG 15/6/18*

2.3 MATTERS TO BE CONSIDERED BY THE LOCAL GOVERNMENT

Where an application for planning consent is made with respect to land within a reservation, the local government shall have regard to the ultimate purpose intended for the reservation and the local government shall confer with the organisations it considers relevant to that purpose and the proposed use or development. *AMD 46 GG 15/6/18*

PART III - ZONES

3.1 CATEGORIES

AMD 53 GG 26/07/2022

The zones on the Scheme Maps have the following categories:

- (a) Residential
 - i. Residential
 - ii. Urban Development
 - iii. Transient Workforce Accommodation
- (b) Commercial
 - i. Town Centre
 - ii. Commercial
 - iii. Tourism
 - iv. Mixed Business
 - v. City Centre
- (c) Industrial
 - i. Strategic Industry
 - ii. Industry
 - iii. Industrial Development
- d) Rural
 - i. Rural
 - ii. Rural Residential
- e) Special Use

3.2 ZONING TABLE

AMD 46 GG 15/6/18

3.2.1 The zoning table indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme area in the various zones. The permissibility of any development is determined by cross reference between the list of uses on the left side of the zoning table and the list of zones at the top of the zoning table.

3.2.2 The symbols used in the zoning table have the following meanings:

- P the use is permitted by the Scheme
- D the use is not permitted unless the local government has granted development approval.
- A the use is not permitted unless the local government has granted development approval after giving notice in accordance with clause 64 of the deemed provisions.
- I the use is not permitted unless the use to which it is put is incidental to the predominant use as decided by the local government.
- X a use that is not permitted by the Scheme.

ZONING TABLE		Residential	Urban Development		Town Centre	Commercial	Tourism	Mixed Business	Strategic Industry	Industry	Industrial Development	Rural	Rural Residential	City Centre			
														Precinct 1 Retail Core	Precinct 2 Commercial	Precinct 3 Entertainment	Precinct 4 Accommodation
RESIDENTIAL																	
1	Aged or Dependent Persons Dwelling	D	Development and use of land shall have due regard to an approved structure plan		D	D	D	X	X	X		D	A	X	X	X	X
2	Ancillary Accommodation	P			X	X	X	X	X	X		X	D	X	X	X	X
3	Caravan Park	X			A	X	D	X	X	X		A	X	X	X	X	X
4	Caretaker's Dwelling	I			D	D	I	I	X	D		I	I	X	X	X	X
5	Grouped Dwelling	P			D	D	D	X	X	X		D	D	X	X	X	X
6	Home Business	D			D	D	D	X	X	X		P	D	D	D	D	D
7	Home Occupation	D			D	D	D	X	X	X		P	D	D	D	D	D
8	Hotel	X			D	D	D	X	X	X		A	X	A	A	D	P
9	Motel	X			D	D	D	X	X	X		A	A	A	A	D	D
10	Multiple Dwelling	A			A	A	A	X	X	X		X	X	D	D	D	D
11	Park Home Park	X			A	X	D	X	X	X		A	X	X	X	X	X
12	Residential Building	D			D	D	D	X	X	X		D	D	X	A	X	X
13	Rural Settlement	X			X	X	X	X	X	X		D	A	X	X	X	X
14	Short Stay Accommodation	X			D	X	D	X	X	X		I	A	D	D	D	P
15	Single House	P			D	D	D	D	X	X		D	P	X	X	X	X
16	Tourist Resort	X			D	X	P	X	X	X		A	X	X	A	A	A
17	Workforce Accommodation AMG 39 GG 04/10/19	A	A		A	A	A	A	X	X	X	X	X	A	A	A	A
INDUSTRY																	
18	Abattoir	X	Development and use of land shall have due regard to an approved structure plan		X	X	X	X	X	D		D	X	X	X	X	X
19	Aerodrome	X			X	X	X	X	X	X		D	X	X	X	X	X
20	Agriculture	X			X	X	X	X	X	X		P	D	X	X	X	X
21	Intensive Agriculture	X			X	X	X	X	X	D		D	D	X	X	X	X
22	Harbour Installation	X			X	X	X	X	P	D		X	X	X	X	X	X
23	Hire Service (Industrial)	X			X	X	X	D	X	P		X	X	X	X	X	X
24	Industry – Extractive	X			X	X	X	X	I	D		D	X	X	X	X	X
25	Industry – General	X			X	X	X	X	X	P		X	X	X	X	X	X
26	Industry - Light	X			X	X	X	D	X	P		X	X	X	X	X	X
27	Industry – Noxious	X			X	X	X	X	A	D		X	X	X	X	X	X
28	Industry – Rural	X			X	X	X	X	X	D		P	A	X	X	X	X
29	Industry – Service	X			X	X	X	P	X	P		X	X	X	A	X	X
30	Industry - Resource Processing	X			X	X	X	X	P	A		A	X	X	X	X	X
31	Road Freight Terminal	X			X	X	X	X	D	D		A	X	X	X	X	X
32	Stockyard	X			X	X	X	X	X	D		P	X	X	X	X	X
33	Storage Facility/Depot/Lay Down Area	A			X	X	X	D	D	P		D	X	X	X	X	X
COMMERCE																	
34	Animal Establishment	X	Development and use of land shall have due regard to an approved structure plan		A	D	X	D	X	D		D	X	X	X	X	X
35	Display Home	D			X	X	X	X	X	X		X	X	X	X	X	X
36	Dry Cleaning Premises	X			X	D	D	P	X	D		D	X	P	P	I	I
37	Market	X			P	P	D	X	X	D		X	A	P	D	P	A
38	Motor Vehicle and/or Marine Repair	X			D	D	X	D	I	P		I	X	X	X	X	X
39	Motor Vehicle and/or Marine Sales & Hire	X			D	D	D	P	X	P		X	X	X	A	X	X
40	Motor Vehicle and/or Marine Service Station	X			A	A	A	A	I	D		A	X	A	D	X	X
41	Motor Vehicle and/or Marine Wrecking	X			X	X	X	X	X	P		X	X	X	X	X	X
42	Motor Vehicle Wash	X			D	D	D	D	I	P		X	X	I	A	X	X
43	Office	X			P	P	I	D	I	I		I	X	D	P	D	I

ZONING TABLE			Residential	Urban Development		Town Centre	Commercial	Tourism	Mixed Business	Strategic Industry	Industry	Industrial Development	Rural	Rural Residential	City Centre				
															Precinct 1 Retail Core	Precinct 2 Commercial	Precinct 3 Entertainment	Precinct 4 Accommodation	
COMMERCE (continued)				Development and use of land shall have due regard to an approved structure plan		X	X	X	X	I	I		I	X	X	X	X	X	
44	On-site Canteen	X			D	D	X	P	X	P				D	X	D	D	D	D
45	Outdoor Display	X			D	D	I	X	X	X				X	X	D	A	P	D
46	Reception Centre	X			P	P	P	X	X	X				I	X	D	D	P	P
47	Restaurant	X			A	A	X	A	X	X				X	X	A	A	A	A
48	Restricted Premises	X			P	P	I	D	X	I				X	X	P	P	P	D
49	Shop	X			D	D	X	P	X	P				X	X	D	P ¹	X	X
50	Showroom	X			P	P	D	X	X	D				D	X	P	P	P	I
51	Take-away Food Outlet	X			D	D	X	P	X	P				A	X	X	X	X	X
52	Vehicle Store	X			A	D	X	P	I	D				X	X	X	X	X	X
53	Warehouse	X																	
HEALTH, WELFARE AND COMMUNITY SERVICES				Development and use of land shall have due regard to an approved structure plan		D	D	D	D	I	X		X	X	D	D	A	I	
54	Car park	I			D	D	I	A	X	X				I	A	D	D	X	I
55	Child Care Premises	A			D	D	D	X	X	X				X	I	D	P	D	D
56	Community Use	A			D	D	X	D	X	X				X	X	D	P	X	X
57	Consulting Rooms	X			X	X	X	X	X	X				A	X	X	X	X	X
58	Corrective Institution	X			X	X	X	X	X	X				X	X	A	D	I	I
59	Education Establishment	X			D	D	X	D	D	D				X	X	D	D	X	X
60	Emergency Services	X			D	D	X	D	X	D				X	X	X	X	X	X
61	Funeral Parlour	X			D	D	X	D	X	D				X	X	X	X	X	X
62	Hospital	X			D	D	X	X	X	X				X	X	X	A	X	X
63	Juvenile Detention Centre	X		X	X	X	X	X	X				A	X	X	X	X	X	
64	Medical Centre	X		D	D	X	D	X	X				X	X	D	P	X	X	
65	Nursing Home	D		D	D	X	X	X	X				X	X	X	X	X	X	
66	Place of Public Meeting, Assembly or Worship	A		D	D	I	X	X	X				D	D	D	P	D	I	
67	Minor Utility Installation	A		D	D	D	D	P	P				P	D	D	D	D	D	
68	Utility Installation	D		D	D	D	D	D	D				D	D	D	D	D	D	
69	Veterinary Centre	X		D	D	X	D	X	D				D	X	A	A	X	X	
ENTERTAINMENT, RECREATION AND CULTURE				Development and use of land shall have due regard to an approved structure plan															
70	Equestrian Centre	X			X	X	A	X	X	X				A	X	X	X	X	X
71	Entertainment Venue	X			A	A	A	A	X	A				A	X	D	D	P	P
72	Marina	X			D	D	P	X	X	D				X	X	X	X	X	X
73	Private Recreation	X			D	D	P	D	X	X				D	X	D	P	P	D
74	Public Recreation	D			P	P	P	X	X	X				D	D	P	P	P	P
75	Tavern	X			D	D	D	X	X	X				A	X	D	D	P	D

AMD 46 GG 15/6/18; AMG 39 GG 04/10/19

- Notes: 1. Showrooms are not permitted on land abutting Dampier Road.
2. All uses are prohibited on Lot 3815 Welcome Road containing the Catholic Church with the exception of Place of Public Meeting, Assembly or Worship; Private Recreation; and Public Recreation which are 'P' and a Car Park which is an 'I' use.

3.2.3 A change in the use of land from one use to another is permitted if:

- a) the local government has exercised its discretion by granting development approval; *AMD 46 GG 15/6/18*
- b) the change is to a use which is designated with the symbol (P) in the cross reference to that zone in the zoning table and the proposed use complies with all the relevant development standards and any requirements of the Scheme;
- c) the change is an extension of a use within the boundary of the lot which does not change the predominant use of the lot; or
- d) the change is to an incidental use that does not change the predominant use of the land.

- Notes:
- 1. The development approval of the local government is required for the development of land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the use and development of land.
 - 2. The local government will not refuse a (P) use because of the unsuitability of the use for the zone but may impose conditions on the use of the land to comply with any relevant development standards or requirements of the Scheme, and may refuse or impose conditions on any development of the land.
 - 3. In considering an (A) use, the local government will have regard to clause 64 and Part 9 of the deemed provisions.
 - 4. The local government must refuse to approve any (X) use of land. *AMD 46 GG 15/6/18*

3.2.4 Where a use is included in the general and land use definitions in Appendix 1 or the deemed provisions it is deemed to be excluded from the definition of any other development which may include it by more general reference. *AMD 46 GG 15/6/18*

3.2.5 If the use of land for a particular purpose is not specifically mentioned in the zoning table and cannot reasonably be included in the definition of one of the development categories the local government may determine: *AMD 46 GG 15/6/18*

- a) that the use is not consistent with the objectives and purposes of the particular zone or precinct and is, therefore, not permitted, or
- b) by absolute majority that the proposed use may be consistent with the objectives and purposes of the zone and/or the precinct objectives and an application for development approval should be determined in accordance with clause 64 and Part 9 of the deemed provisions. *AMD 46 GG 15/6/18*

3.3 SPECIAL USE ZONES

AMD 53 GG 26/7/2022

(1) Table 1 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 1 - Special Use zones in Scheme Area

No.	Description of land	Special Use	Conditions
SU1 AMD 57 GG 21/10/2022	As shown on the Scheme Map	The following uses are: 'D' uses: Art Gallery Car park Caravan park Camping Ground Cinema/theatre Civic use Community use Convenience store Exhibition centre Market Minor Utility Installation Office On-site canteen Reception centre Restaurant Shop Take away food outlet Tourist development Utility Installation 'A' uses: Brewery Small bar Tavern 'I' uses: Workforce Accommodation All other uses are 'X' uses	(1) All development is to comply with the provisions of the Cossack and Jarman Island - Low Impact Tourism Precinct Special Control Area.
SU2 AMD 57 GG 21/10/2022	As shown on the Scheme Map	The following uses are: 'D' uses: Camping ground Car park Caravan park Cinema/theatre Community use Market Minor Utility Installation Utility Installation All other uses are 'X' uses	(1) All development is to comply with the provisions of the Cossack and Jarman Island – Low Impact Tourism Precinct Special Control Area.

- (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."

- (3) Notwithstanding any of the provisions set out in subclause (1) and (2) above, the local government may exercise its discretion to determine applications for development approval for any development primarily for the purposes of providing for essential services including but not limited to electricity generation, water production and/or for the treatment of waste water and sewerage.

AMD 57 GG 21/10/2022

PART IV - DEVELOPMENT OBJECTIVES

4.1 STRUCTURE PLANS

4.1.1 Prior to the local government considering subdivision or development applications a structure plan may be prepared for: *AMD 46 GG 15/6/18*

- a) Structure Plan areas;
- b) Urban Development Zone;
- c) Industrial Development Zone;
- d) Rural Residential zone; and
- e) Tourism zone.

4.1.2 The local government shall, upon endorsement of structure plans, or parts of structure plans, ensure they are included in the City of Karratha Local Planning Policy Manual as a policy statement. *AMD 46 GG 15/6/18*

4.1.3 Development of land shall be generally consistent with the requirements of approved structure plans, subject to compliance with the provisions of the Scheme. *AMD 46 GG 15/6/18*

4.2 PRECINCT OBJECTIVES

The objective statements in this Part:

- (a) relate to specific areas identified as precincts on the Development Objectives Precinct Map (Appendix 2);
- (b) indicate the local government preferred land use and development outcomes within these precincts; and
- (c) provide additional guidance for the local government when determining applications for development approval. *AMD 46 GG 15/6/18*

4.3 BURRUP PENINSULA OBJECTIVES

- (a) Retain an appropriate balance between the Burrup's recreational, industrial, environmental and heritage assets.
- (b) Acknowledge Hearson Cove as a key recreational node.
- (c) Adopt the principles and policies of the Burrup Peninsula Land Use and Management Strategy.

4.4 CAPE LAMBERT OBJECTIVES

- (a) Facilitate the development of the Cape Lambert precinct as a strategic industry estate which:
- allows the efficient and effective processing of primary resources,
 - does not compromise the lifestyle and tourist assets of the City, and
 - has due regard to the environmental and heritage values of the area.
- AMD 46 GG 15/6/18*
- (b) Accommodate the development of additional port facilities, including public wharf facilities.
- (c) Retain access to key coastal recreational nodes within the precinct, in particular Boat Beach.

4.5 COSSACK OBJECTIVES

AMD 53 GG 26/07/2022

- (a) Facilitate the development of Cossack into a seasonal low-impact tourism area which preserves and respects the existing heritage values and capitalises on the area's natural assets.

4.6 DAMPIER OBJECTIVES

- (a) Enhance the high quality residential environment of Dampier.
- (b) Protect the key landscape features within Dampier.
- (c) Enhance the links between the Town Centre and the foreshore.
- (d) Develop a coastal tourism focus and improved identity within the Town Centre.
- (e) Encourage residential development that will accommodate a greater range of lifestyles to reflect the broadening population base.
- (f) Maintain adequate buffers between industry and the town.

4.7 ISLANDS OBJECTIVES

- (a) Retain the focus of the islands on conservation and recreation.
- (b) Protect the unique environmental and heritage values of the islands.
- (c) Encourage low key tourist development and accommodation that is sensitive to the fragile environment.
- (d) Facilitate access to key recreational nodes.

4.8 KARRATHA OBJECTIVES

- (a) Facilitate the continued growth of Karratha as the regional centre of the West Pilbara.
- (b) Develop Karratha as the tourist entry for the West Pilbara built upon and taking into account the levels of commercial travellers associated with resource developments.
- (c) Preserve the key recreational, landscape and heritage values of the Karratha Hills.
- (d) Develop the City Centre as a vibrant, safe and diverse city centre servicing Karratha, the City and the West Pilbara with a mix of commercial, retail, entertainment, residential, civic and retail uses.
- AMD 46 GG 15/6/18*

- (e) Create an identity for the City Centre through enhancing the built form and creating an identifiable central focus and improving legibility.
- (f) Develop a district mixed business area in Nickol that does not compromise the viability of the City Centre.
- (g) Develop local commercial centres so as to provide convenience goods and services, private recreation, and community uses to the local community.
- (h) Enhance the high level of residential amenity within Karratha in both existing suburbs and the residential expansion areas.
- (i) Encourage residential development that will accommodate a greater range of lifestyles and needs to reflect the broadening population base.
- (j) Prevent the proliferation of extractive industries in this precinct.
- (k) Retain the Karratha Industrial Estate as the regional service industry centre whilst improving its presentation as part of the entry statement to Karratha.
- (l) Develop an education, leisure and training precinct at the Karratha High School and TAFE site on Dampier Road Stove Hill.
- (m) Encourage and facilitate the establishment of a higher learning campus offering social, cultural, industrial and/or natural resources research opportunities.
- (n) Enhance the visual appeal of major city approaches through the establishment of entry statements, provision of landscaping, commissioning of public art and minimising advertising signage.
- (o) Encourage the development of tourist resorts, short stay accommodation and caravan parks that provide for tourists and business travellers.
- (p) Encourage indigenous business opportunities and developments that promote indigenous culture.
- (q) Discourage the use of shipping containers for storage purposes in residential areas unless located behind the primary street setback area. *AMD 46 GG 15/6/18*
- (r) Encourage boundary fencing immediately abutting parks, recreation and drainage reserves to be visually permeable so as to improve surveillance.

4.9 MAITLAND OBJECTIVES

- (a) Protect the access and environmental assets of Miaree Pool from the impacts of surrounding land uses.
- (b) Facilitate the development of the Maitland Precinct as a strategic industry estate which;
 - allows the efficient and effective processing of primary resources,
 - allows for the development of land uses compatible with and not restrictive to future development of strategic industry,
 - does not compromise the lifestyle and tourist assets of the City, and
 - has due regard to the environmental and heritage values of the area.*AMD 46 GG 15/6/18*
- (c) Accommodate the development of additional port facilities, including public wharf facilities.

4.10 PASTORAL OBJECTIVES

- (a) Facilitate the retention of Whim Creek as a rural settlement and service centre.
- (b) Protect the environmental and recreational qualities of coastal areas, and ensure continued public access to key coastal recreational nodes such as Ngoorea and Cleaverville.
- (c) Allow the development of key infrastructure and servicing facilities where environmental and social considerations can be addressed.
- (d) Facilitate the development and diversification of pastoral stations where ecologically sustainable.
- (e) Protect the key environmental features and natural landscapes within the City.

AMD 46 GG 15/6/18

4.11 POINT SAMSON OBJECTIVES

- (a) Develop an identifiable Town Centre with a coastal aspect.
- (b) Facilitate the development of Point Samson as a tourist node where compatible with the social and environmental setting.
- (c) Retain the "fishing village" atmosphere of Point Samson.
- (d) Accommodate additional residential land release.

4.12 ROEBOURNE OBJECTIVES

- (a) Preserve the Heritage values of the Roebourne town, whilst facilitating an increased range of services.
- (b) Improve links between the Town Centre and the Harding River parklands.
- (c) Limit further development within the Harding River Flood Plain.
- (d) Encourage the development of intensive agriculture where sustainable.
- (e) Develop the Roebourne Mixed Business zone as a precinct in which:
 - businesses may be developed in conjunction with single residences,
 - uses are not permitted which are incompatible with the residential component, and
 - no site may be developed purely for a residential function.
- (f) Facilitate the development of the Cheeditha Community in line with any adopted Community Layout Plan.

4.13 WICKHAM OBJECTIVES

- (a) Increase the economic diversity and viability of the Wickham Townsite while not compromising the quality of the living environment.
- (b) Improve the appearance and strengthen the function of the Wickham Town Centre by creating identity, diversity and legibility.
- (c) Develop improved road links between the Town Centre and residential areas,

- (d) Develop the Wickham Mixed Business zone as a precinct in which:
- businesses may be developed in conjunction with single residences,
 - uses are not permitted which are inconsistent with the residential component, and
 - no site may be developed purely for a residential function.

PART V - GENERAL DEVELOPMENT REQUIREMENTS

5.1 OPERATIONS OF THIS PART

5.1.1 Unless otherwise indicated by this Scheme, the provisions of the Building Code of Australia apply to development in the Scheme area in addition to the development requirements of this Scheme.

5.1.2 Except for development in respect of which the R-Codes apply under this Scheme, if a development the subject of an application for development approval does not comply with a standard prescribed by the Scheme with respect to minimum lot sizes, building height, setbacks, site coverage, car parking, landscaping and related matters, the local government may, notwithstanding the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit. This approval may only be granted if the local government is satisfied that:

AMD 46 GG 15/6/18

- a) approval of the proposed development would be consistent with the orderly and proper planning of the locality and the preservation of the amenity of the locality;
- b) the non-compliance will not have any adverse effect upon the occupiers or users of the development, inhabitants of the locality or upon the likely future development of the locality; and
- c) it would be consistent with the objectives and policies of the Scheme and the Precinct Objectives set out in clauses 4.3 to 4.13.

5.2 R-CODES

AMD 46 GG 15/6/18

5.2.1 For the purpose of this Scheme, R-Codes means the R-Codes prepared by the Western Australian Planning Commission under section 26 of the Act, as amended from time to time.

5.2.2 A copy of the R-Codes, as amended, shall be kept and made available for public inspection at the offices of the local government.

5.2.3 Unless otherwise provided for in the Scheme the development of land for any of the Residential Purposes dealt with by the R-Codes shall conform to the provisions of the R-Codes.

5.2.4 The R-Codes density applicable to land in the Residential zone within the Scheme Area shall be R20 unless otherwise determined by reference to the R-Codes density number superimposed on the particular areas shown on the Scheme maps as being contained within the black line borders.

5.2.5 The density for residential development on land outside of the Residential zone shall be determined by structure plans where approved by the Western Australian Planning Commission in accordance with the Scheme.

5.2.6 Where the local government exercises discretion to allow development in a Structure Plan Area for which a structure plan has not been approved, density shall be considered in consultation with the local government and shall be as determined by the local government.

5.3 RESIDENTIAL ZONE

- 5.3.1 Where residential development guidelines have been adopted and included in the Policy Manual in accordance with Part 2 of the deemed provisions, development within the Residential zone shall be in accordance with the intent of these guidelines, unless the local government resolves, for a particular development application, to vary this intent.
- 5.3.2 A home occupation shall not be undertaken unless the local government has granted development approval. In considering an application for development approval the local government shall have regard for the Home Occupation Local Planning Policy in the Policy Manual.
- 5.3.3 Notwithstanding the R-Codes provisions, every dwelling shall be provided with a store room of not less than four square metres in floor area and with a minimum internal dimension of not less than 1.5 metres. The store room shall be fully enclosed and have direct ground level access from outside the building. Unless not able to be reasonably used for any purposes other than storage, such as when forming part of a garage, the storeroom shall have no direct internal access from the dwelling. It may form part of the main building structure or be a permanent outbuilding.
AMD 46 GG 15/6/18
- 5.3.4 Prior to the commencement of development or subdivision, the Local Government shall prepare a Local Development Plan over Lot 636 Nairn Street, Bulgarra. The Local Development Plan shall address:
- dwelling orientation
 - footpath relocation
 - fencing design to adjoining reserve
 - building design elevation treatments to adjoining reserve
 - landscaping provisions
- AMD 56 GG 16/06/2023*

5.4 URBAN DEVELOPMENT ZONE

- 5.4.1 Before considering any proposal for subdivision or development of land within the Urban Development zone, a structure plan may be prepared in accordance with Part 4 of the deemed provisions.
- 5.4.2 The local government shall, when it considers subdivision and development in an area the subject of a structure plan has proceeded to an extent where detailed zones and reservations can be defined, amend the Scheme to indicate these zones and reservations.
- 5.4.3 Where residential development guidelines have been adopted and included in the Policy Manual in accordance with Part 2 of the deemed provisions, development within the Urban Development zone should be in accordance with the intent of these guidelines, unless the local government resolves, for a particular development application, to vary this intent.
AMD 46 GG 15/6/18

5.5 WORKFORCE ACCOMMODATION

AMD 46 GG 15/6/18; AMG 39 GG 04/10/19

- 5.5.1 In exercising discretion in relation to a development application for workforce accommodation, the local government shall consider the following:
- a) regard for the Workforce Accommodation Local Planning Policy; and
 - b) appropriateness of the scale design and standard of the accommodation in the context of the location and its integration with the surrounding development.

- 5.5.2 Development applications for all time-limited workforce accommodation shall, to the local government's satisfaction, be accompanied by information and plans indicating how and when the development will be removed and the site rehabilitated or developed for a subsequent use which is consistent with the intent of the zone.
- 5.5.3 The local government may require, by signed agreement, a commitment to the date and details of rehabilitation and development of a subsequent use the subject of subclause 5.5.2.

5.6 COMMERCIAL ZONES

AMD 46 GG 15/6/18

- 5.6.1 Development in the Town Centre, Commercial, Tourism, Mixed Business and City Centre zones shall be in accordance with the objective statements for each precinct contained in Part IV and any local planning policies contained in the Policy Manual.
- 5.6.2 Prior to the local government considering subdivision or development applications on land within the Town Centre, Commercial, Tourism, Mixed Business and City Centre zones, a structure plan may be prepared in accordance with Part 4 of the deemed provisions.
- 5.6.3 The density of residential development in the Town Centre, Tourism and Mixed Business zones shall not exceed R40.

5.7 CITY CENTRE

- 5.7.1 The objectives of the City Centre zone are:
- a) To facilitate the appropriate and orderly and proper development of the City Centre based on sound urban design principles and which reflect the Scheme objectives.
 - b) To create a vibrant and safe City Centre with a diversity of land uses including residential, commercial, retail, entertainment and civic uses.
 - c) To create a network of clearly legible pedestrian and vehicle movement networks.
 - d) To create enhanced pedestrian environments with pedestrian shelter, active ground floor uses and passive surveillance wherever possible.
 - e) To encourage and facilitate the development and beautification of the City Centre.
- 5.7.2 The Karratha City Centre comprises four distinct Precincts; a Retail Precinct, Commercial Precinct, Entertainment Precinct and an Accommodation Precinct. The objectives for each Precinct are:

Retail Precinct

To achieve development in the Retail Precinct in a Main Street style, dominated by ground floor retail uses. Main Street tenancies should be no greater than 500m², include active facades, have nil setbacks, car parking areas screened from the public domain and include elements that enhance the pedestrian public domain. Dwellings with any street frontage at ground level other than to facilitate entry will not be permitted. Multiple dwellings are strongly encouraged on upper levels.

Commercial Precinct

To promote a diversity of development in the Commercial Precinct with active ground floor uses facing the street. Whilst the predominant use is envisaged to be offices, other tenancies with a gross floor area less than 1000m², comprising comparison retail, showrooms, and other commercial uses are also encouraged. Multiple dwellings are encouraged on upper levels and may be permitted to face secondary streets where the local government considers that active commercial uses are not required.

Entertainment Precinct

To support and encourage development that will invigorate the public domain and capitalise on open spaces and natural views. This will include cafés and restaurants with alfresco dining, bars and entertainment venues. Dwellings with any street frontage at ground level other than to facilitate entry are strongly discouraged. A high level of noise attenuation must be incorporated into buildings with a residential component.

Accommodation Precinct

AMG 39 GG 04/10/19

To provide a range of accommodation options in the Accommodation Precinct including hotels, motels, short stay accommodation, multiple dwellings and tourist resorts. Ancillary commercial, retail and entertainment uses such as small shops, private recreation and restaurants that contribute to the overall accommodation experience may be provided at the ground level.

- 5.7.3 The height of development is to be a minimum of two storeys with a minimum façade height of 7.5 metres. The maximum height of development shall be four storeys with a parapet wall height of a maximum of fifteen metres. Proposals for buildings with either lower than minimum heights or greater than maximum heights may only be permitted by the local government where all matters listed below have been addressed to the local government's satisfaction:

- The development meeting or exceeding all of the provisions specified by local planning policy in the Policy Manual;
- The development having uses and activation at the ground level consistent with the specified objective for the precinct; and
- The proponent including details of a significant community benefit in the application for development approval.

- 5.7.4 Residential density shall be R-IC. Proposals for buildings with higher residential densities than permitted by the Acceptable Development criteria set out in the R-Codes may only be permitted where the local government is satisfied that:

- The development meets or exceeds all of the provisions specified by local planning policy in the Policy Manual;
- The development has uses and activation at the ground level consistent with the specified objective for the precinct; and
- The proponent has included details of the development providing a significant community benefit in the application for development approval.

AMD 46 GG 15/6/18

5.8 INDUSTRY

General Provisions

- 5.8.1 Development in the Strategic Industry, Industry and Industrial Development zones shall be in accordance with the Precinct Objective statements contained in Part IV and any local planning policy in the Policy Manual.

AMD 46 GG 15/6/18

- 5.8.2 In considering development applications within the Strategic Industry, Industry or Industrial Development zones, public purpose or other reserves, or Industry Buffer Special Control Area, the local government shall have regard for the: *AMD 46 GG 15/6/18*
- a) compatibility of uses;
 - b) potential impact of the proposal on the efficient and effective operations of the existing and planned industry, infrastructure or public purpose; and
 - c) risks, hazards, health and amenity associated with the proposed use being located in proximity to existing and planned industry, infrastructure or public purpose or any other use.

Strategic Industry

- 5.8.3 In considering applications for development approval in the Strategic Industry zone the local government shall ensure that the proposal: *AMD 46 GG 15/6/18*
- a) optimises the effectiveness of the zone as a strategic industrial area and utilises major infrastructure, creates symbiosis with other industries or includes resource processing industry;
 - b) is significant to the regional and/or state economies; or
 - c) provides goods and services which directly support or complement industries described in a) and b) of this subclause; and
 - d) minimises or offsets impacts on local infrastructure, economic and community development.
- 5.8.4 The purpose of the Strategic Industry zone is to accommodate strategic industries and, notwithstanding the provisions of any other part of the Scheme, development which may impede the operation of such industries shall not be permitted within the Strategic Industry zone or Industrial Buffers Special Control Areas.
- 5.8.5 The local government shall consult with the relevant State Government or other relevant organisations, when assessing development applications in the Strategic Industry zone, to ensure the proposal does not conflict with the strategic intentions for industry and infrastructure development in the zone. *AMD 46 GG 15/6/18*

Industry

- 5.8.6 The purpose of the Industry zone is to provide areas:
- a) where a wide range of industrial development may be located with adequate separation from residential zones; and
 - b) which support the needs of the local community and economy in addition to supporting the needs of activities undertaken in the Strategic Industry zone.
- 5.8.7 When considering applications for development approval in the Industry or Industrial Development zones the local government shall not permit development to be set back less than five metres from the front boundary or buildings to cover more than fifty percent of the lot and shall have regard for any other minimum development standard contained in a local planning policy in the Policy Manual. *AMD 46 GG 15/6/18*

- 5.8.8 The local government, in considering applications for subdivision/amalgamation shall not recommend approval of battleaxe lots, or lots in the Industry or Industrial Development zones which are below 2000m² unless it can be demonstrated that the lot(s) will comply with the Draft State Sewerage Policy (or alternative adopted Policy) to the satisfaction of the Department of Health. *AMD 46 GG 15/6/18*

Industrial Development

- 5.8.9 The purpose of the Industrial Development zone is to provide areas for future industrial estate development where development can occur, in accordance with an approved structure plan, prior to amending the Scheme to incorporate detailed zones and reservations for particular lots. *AMD 46 GG 15/6/18*
- 5.8.10 All development requirements related to the Industry zone also apply to the Industrial Development zone.
- 5.8.11 The local government shall, when it considers subdivision and development in an area the subject of a structure plan has proceeded to an extent where detailed zones and reservations can be defined amend the Scheme to indicate these zones and reservations. *AMD 46 GG 15/6/18*

5.9 RURAL ZONES

- 5.9.1 In considering any proposed development within the Rural zone, but in an area subject to strategic proposals for urban or industrial development, the local government shall only grant approval where that proposed development or use will not, in the opinion of the local government, prejudice the future development of those proposals.
- 5.9.2 Prior to the local government considering subdivision or development applications on land within the rural zones, a structure plan may be prepared in accordance with Part 4 of the deemed provisions. *AMD 46 GG 15/6/18*

5.10 TRANSPORTABLE STRUCTURES

- 5.10.1 When considering development applications which include transportable buildings and structures the local government shall have regard for:
- a) whether the structure is to be permanent or temporary;
 - b) the location and design of the structure in relation to surrounding structures and other physical features;
 - c) the footings or other methods of stabilising the structure; and
 - d) proposed landscaping to be associated with the structure.
- 5.10.2 The local government may specify a period to which development approval applies and the requirements for removal of structures which are intended to be temporary.
- 5.10.3 The local government may require modifications, additions or landscaping to be undertaken as part of the placement of transportable structures. *AMD 46 GG 15/6/18*

5.11 VEHICLE PARKING AND ACCESS

Car Parking Requirements

AMD 46 GG 15/6/18

- 5.11.1 Unless otherwise provided by the Scheme, no development is permitted without providing concrete or bitumen sealed, kerbed, marked and drained onsite car parking in accordance with the requirements in Appendix 3 and the Australian standards AS2890.1, AS2890.2 and AS2890.6 relating to off-street parking.
- 5.11.2 Where a development is not specified in Appendix 3 the local government shall determine car parking requirements having regard to the nature of development, the number of vehicles likely to be attracted to the development and the maintenance of desirable safety standards.
- 5.11.3 As an alternative to subclause 5.11.1, and subject to the local government approval, a cash-in-lieu payment, to the equivalent cost of providing the required car parking plus the value of the area of land which would have been occupied by the spaces, may be paid to the local government. This payment is to contribute to a fund set aside by the local government for the purposes of providing public car parking areas.
- 5.11.4 Where the amount of cash-in-lieu payable under clause 5.11.3 cannot be agreed it shall be determined by arbitration in accordance with the *Commercial Arbitration Act 1985* or some other method agreed upon by the local government and the developer.

Variations to Car Parking Requirements

AMD 46 GG 15/6/18

- 5.11.5 Where the local government is satisfied that the circumstances of a development justify such action and there will not be any resultant lowering of safety standards, it may permit a reduction in the number of car parking spaces required by subclause 5.11.1.
- 5.11.6 Where the local government is of the opinion that it is necessary to increase the required number of car parking spaces in order to maintain desirable standards of safety, convenience and amenity, such extra car parking spaces as the local government considers necessary shall be provided. In imposing such extra car parking requirements, the local government shall explain the reasons for the increase to the owner of the lot.
- 5.11.7 Where there are two separate and different developments with different hours of peak operation, but being located on the same of adjoining lots, the local government may permit some discounting of the required number of car parking bays on either or both lots, provided it is satisfied there would be no resultant lowering of safety standards and there is agreement to the reciprocal use of all car parking bays.
- 5.11.8 Where a proposed development is located adjacent to a constructed public car park, the local government may, where it is satisfied there would be no lowering of safety standards, reduce the amount of required onsite car parking for that development by the amount which it considers the public car park serves the development. The local government may also require a cash-in-lieu payment to the value referred to in subclause 5.11.3.

Design and Maintenance of Car Parking

AMD 46 GG 15/6/18

- 5.11.9 When considering any application for development approval, the local government shall have regard to and may impose conditions concerning:
 - a) the proportion of car parking bays to be roofed or covered and the design criteria of this covering;

- b) the proportion of car parking bays to be below natural ground level or on the roof of buildings and the design criteria of these structures;
- c) the means of access to each car parking bay and the adequacy of any vehicular manoeuvring area;
- d) the location of the car parking bays and the impact upon the aesthetic character of adjoining development, including the potential effect if those spaces should later be roofed or covered;
- e) the extent to which car parking bays are located within required building setbacks;
- f) the location of proposed public footpaths, vehicular crossings, and private footpaths within the lot, and the effect of both pedestrian and vehicular traffic movement and safety; and/or
- g) materials for the sealing, paving and kerbing of car park surfaces, associated islands and pedestrian spaces and the landscaping of these areas.

5.11.10 The owner and occupier of premises on which car parking bays are provided shall ensure that the car park, its markings, associated structures, landscaping and drainage are provided and maintained to the satisfaction of the local government.

Parking Bays for People with Disabilities

AMD 46 GG 15/6/18

5.11.11 The local government shall ensure the provision and location of car parking bays designed to accommodate people with disabilities as required by the Building Code of Australia and the Australian standard AS2890.6 relating to off-street parking for people with disabilities, and where required by the terms of any approval or condition of a development approval to do so, parking bays shall be provided by the owner of the affected land in accordance with those standards.

Dimensions of Car Parking

AMD 46 GG 15/6/18

5.11.12 In determining the layout of car parking areas, the local government shall refer to the Australian standard AS2890.1, AS2890.2 and AS2890.6 for off-street car parking bay dimensions, parking angles and carriageway widths, and carparking areas shall be laid out accordingly.

5.11.13 The minimum dimensions of parking bays for service vehicles and buses shall be in accordance with Australian standard AS2890.2.

5.11.14 All road train parking bays and break-down areas shall be the size relevant to the vehicles to be accommodated.

5.11.15 Angle car parking spaces shall have a minimum dimension not less than 2700 mm by 5500 mm, unless otherwise agreed by the local government.

Sealed Areas

AMD 46 GG 15/6/18

5.11.16 All areas to be used for car parking, access ways, loading bays and for turning or manoeuvring of vehicles shall be sealed to the specification and satisfaction of the local government.

5.11.17 Within the Industrial and Rural zones the local government may permit an alternative method of surface treatment/dust suppression where, by reason of the development characteristics or the area of bitumen required, the local government considers the seal required in subclause 5.11.14 would be either impractical or unduly expensive and the alternative would serve the same function without unacceptable reduction in the standards of health and safety.

5.11.18 All sealed areas shall be permanently maintained to the satisfaction of the local government and the local government may order an owner to effect repairs where it considers that the sealed area has unduly deteriorated.

5.11.19 Outdoor displays, industrial hire services, storage facilities, depots, lay down areas and any other open area shall be sealed or grassed to the satisfaction of the local government and maintained in good condition.

5.12 LANDSCAPING, SCREENING AND FENCING

AMD 46 GG 15/6/18

5.12.1 All applications for development approval shall indicate the landscaping elements of the proposal and in particular a plan showing:

- a) external lighting;
- b) the areas subject to landscaping works;
- c) the location and species of plants;
- d) other materials imported, arranged and/or constructed on the site;
- e) areas to be irrigated and the systems to be used; and
- f) the proposed staging, if any, of works.

5.12.2 The local government may require modifications or additions to the landscaping work proposed by any development application.

5.12.3 The owner or occupier of the land shall not use the area shown as landscaping on an approved plan for any purpose other than landscaping unless otherwise approved by the local government. All elements of the landscaped area shall be maintained in a condition to the satisfaction of the local government.

5.12.4 Within the City Centre, Town Centre, Commercial, Tourism, Mixed Business and City Centre zones, any outside area which the local government considers detrimental to the amenity of the locality or adjoining lots, shall be screened by a wall, fence or planting, including gates where access is required, to the satisfaction of the local government.

5.12.5 Within the Industry and Industrial Development zones, any outside area which the local government considers may become untidy or is currently untidy when visible from the street shall be screened by a wall, fence or planting, including gates where access is required, to the satisfaction of the local government.

5.13 PROVISION FOR CYCLISTS AND PEDESTRIANS

Pedestrian and Shared Path Network

5.13.1 Where a proposed development results in the severance and/or disruption to users of pedestrian links or shared paths, remedial measures are to be undertaken in accordance with any of the local government's policies.

Bicycle Parking Facilities

AMD 46 GG 15/6/18

5.13.2 The local government shall require developments to include safe and convenient parking facilities at identified common destinations for cycling trips. General requirements for the location and design of these facilities at these locations are provided within the City's Bikeplan. The local government shall have regard to local prevailing conditions when implementing these design guidelines.

5.13.3 When considering applications for development approval, the level of provision of bicycle parking facilities shall be in accordance with the ratios set down in the City's Bikeplan or Australian standard AS2890.3 (whichever is higher). These may be varied if the applicant can demonstrate a lower demand or extenuating circumstances.

5.14 CARETAKER'S DWELLINGS

AMD 46 GG 15/6/18

The provisions of this clause shall apply to all caretaker's dwellings:

- (a) a caretaker's dwelling is not to be developed and/or occupied on a lot unless that lot has been developed and is being used in accordance with the Scheme;
- (b) only one caretaker's dwelling is to be permitted on a lot or as part of a strata development;
- (c) if freestanding, a caretaker's dwelling is required to be transportable, a moveable dwelling is not to be permitted as a caretaker's dwelling for either permanent or temporary occupation;
- (d) a caretaker's dwelling is to be screened and/or fenced from the street frontage of the lot to the satisfaction of the local government and wherever possible is to be sited at the rear of other buildings on the lot;
- (e) a caretaker's dwelling is to contain one bedroom only within a total floor area that does not exceed 100 square metres measured from the external face of walls; and
- (f) open verandah may be permitted but must not be enclosed by any means unless the total floor area remains within the maximum total floor area of 100 square metres as referred to in paragraph (e).

Note: For the purposes of (e) a bedroom is any room able to be set aside for sleeping purposes.

5.15 DRIVER'S ACCOMMODATION

AMD 46 GG 15/6/18

The provisions of this clause shall apply to driver's accommodation:

- (a) driver's accommodation is not to be developed and/or occupied on a lot unless that lot has been developed for a road freight terminal and is being used in accordance with the Scheme;
- (b) driver's accommodation must be transportable in order to be capable of being removed upon the cessation of the use;
- (c) a movable dwelling is not to be permitted as driver's accommodation;

- (d) driver's accommodation is to be screened and/or fenced from the street frontage of the lot to the satisfaction of the local government and wherever possible is to be sited at the rear of other buildings on the lot; *AMD 46 GG 15/6/18*
- (e) a driver's accommodation building(s) is to have an aggregate total floor area that does not exceed 100 square metres measured from the external face of walls;
- (f) open verandahs may be permitted but must not be enclosed by any means unless the total floor area remains within the maximum total floor area of 100 square metres as referred to in paragraph (e); and
- (g) driver's accommodation shall only be occupied by drivers delivering goods or materials to or collecting goods or materials from an approved road freight terminal.

5.16 STORM SURGE RISK

AMD 37 GG 22/12/15; AMD 46 GG 15/6/18

- 5.16.1 The local government is to maintain a local planning policy on storm surge risk which will contain mapping that identifies land within the District that is vulnerable to storm surge inundation.
- 5.16.2 All land that is identified within this local planning policy as being vulnerable to storm surge inundation shall be subject to the requirements of the local planning policy.

PART VI - SPECIAL CONTROL AREAS

6.1 OPERATION OF SPECIAL CONTROL AREAS

AMD 46 GG 15/6/18, AMD 53 GG 26/07/2022

6.1.1 The following Special Control Areas are shown on the Scheme Maps:

- a) structure plans shown on the Scheme map as DA with a number and included in Appendix 5 – Structure Plan Areas
- b) Industry Buffers
- c) Airport Noise Restriction Area
- d) Airport Obstacle Height Limitation Area
- e) Roebourne Flood Management Area
- f) Cossack Historic Town
- g) Dampier Salt
- h) Withnell Bay
- i) Cossack and Jarman Island Low -Impact Tourism Precinct

6.1.2 If a Special Control Area is shown on the Scheme maps, the provisions of the special control area apply in addition to the provisions of the zone and any general provisions of the Scheme.

6.2 STRUCTURE PLAN AREAS

6.2.1 Interpretation

Structure Plan Area means an area included in Appendix 5, or any other part of the Scheme as requiring an approved structure plan prior to development.

6.2.2 Purpose

- a) To identify areas requiring comprehensive planning prior to subdivision and development.
- b) To coordinate subdivision, land use and development in areas requiring comprehensive planning.

6.2.2.1 Appendix 5 describes the structure plan in detail and set out the specific purposes and requirements that apply to that particular structure plan.

6.2.3 Planning Requirements

6.2.3.1 Where a structure plan exists, the subdivision and development of land is to be generally in accordance with the structure plan.

6.2.3.2 The local government is not to:

- i) consider recommending subdivision or
- ii) approve development

of land within a Structure Plan Area unless there is a Structure Plan for the Structure Plan Area or for the relevant part of the Structure Plan Area.

6.2.3.3 Notwithstanding clause 6.2.3.2, under clause 27 of the deemed provisions a the local government may recommend subdivision approval or approve the development of land prior to a structure plan coming into effect if it is satisfied that this will not prejudice the purpose or requirements of the structure plan area.

AMD 46 GG 15/6/18

An application for development within a Structure Plan Area for which a structure plan is not in place shall include an assessment of the effects of the proposal on:

- i) the provisions of Section 7.2.5.1 (a) to (l) in such detail as is considered necessary by the local government to determine the impact of the proposal on the purpose or requirements of the structure plan area.
- ii) those matters set out in Appendix 8 that the local government consider to be relevant to the proposal.
- iii) the provisions of any design guides or local policies considered to be relevant to the area
- iv) any other matter the local government considers necessary to assess the application.

Note: The shaded text above forming part of cl.6.2.3.3 has no further effect as clauses referred have been deleted from the Scheme text through AMD 46 and superseded by the deemed provisions, including clause 27. A further amendment to the Scheme is required to correct this error.

6.3 INDUSTRY BUFFERS

6.3.1 Within the Industry Buffers:

- a) no dwelling is permitted; and
- b) with the exception of Maitland Strategic Industrial Area, no development is permitted which would attract persons other those working in the adjacent strategic industrial area.

AMD 57 GG 21/10/2022

6.3.2 When considering applications for development approval within the Industry Buffers the local government shall have regard to:

AMD 46 GG 15/6/18

- a) the existing, proposed or likely risks, hazards and nuisance (odour, noise, and light) associated with the adjoining Strategic Industrial Area;
- b) compatibility of uses; and
- c) the impact of the proposal on the efficient development of the strategic industrial area.

6.4 AIRPORT NOISE RESTRICTION AND OBSTACLE HEIGHT LIMITATION AREAS

6.4.1 Applications for development approval within the Airport Noise Restriction and Obstacle Height Limitation Areas shall be referred to the relevant airport managing authority for comment, prior to consideration by the local government.

AMD 46 GG 15/6/18

6.4.2 Development within the Residential, Commerce, Health, Welfare and Community or Entertainment, Recreation and Culture categories in the zoning table is not permitted within the Noise Restriction Areas (25 ANEF or greater). When considering development applications, the local government may vary the requirements of this clause where it is satisfied that aircraft noise will not unduly impact on the proposed use or the development is specifically constructed to attenuate the impact of aircraft noise in accordance with Australian Standard AS2021.

AMD 46 GG 15/6/18

6.4.3 No development within the Obstacle Height Limitation Area shall exceed 45 metres Australian Height Datum (AHD).

6.5 ROEBOURNE FLOOD MANAGEMENT AREA

AMD 46 GG 15/6/18

6.5.1 When considering applications for development approval within the Roebourne Flood Management Area, the local government shall ensure:

- a) development has a minimum finished floor level of 10.2 metres AHD;
- b) no development is within or obstructs the floodway; and
- c) any foundation or fill is designed and/or re-enforced to allow the flow of floodwater through or around development without damage to the foundation, fill or development.

6.5.2 The local government may require applications for development approval to include an assessment, prepared to its satisfaction, of the impact of potential flood events on the proposed development.

6.6 COSSACK HISTORIC TOWN

6.6.1 All applications for development approval, within the boundaries of the Cossack Heritage Precinct registered under Part 5 of the *Heritage Act of Western Australia 1990*, shall be referred to the Heritage Council of Western Australia.

6.6.2 All development within the Cossack Historic Town shall be connected to three-phase-power, scheme water and reticulated effluent disposal.

6.7 DAMPIER SALT

6.7.1 The Dampier Salt Special Control Area contains existing and possible expansion of salt harvesting operations in accordance with the provisions of the *Dampier Solar Salt Industry Agreement Act, 1967*, an agreement between the State of Western Australia and Dampier Salt Limited.

6.7.2 Development within the Dampier Salt Special Control Area shall be facilitated in accordance with obligations under that Agreement Act.

6.7.3 Development within the Dampier Salt Special Control Area shall comply with State legislation, including the *Environmental Protection Act 1986*, and shall be undertaken in consultation with the local government.

AMD 46 GG 15/6/18

6.8 WITHNELL BAY

AMD 46 GG 15/6/18; AMD 48 GG 10/07/2020

6.8.1 The Withnell Bay Special Control Area as depicted on the Scheme Maps defines an area subject to land use restrictions.

6.8.2 Development within the Withnell Bay Special Control Area is restricted to day use tourism and recreation .

6.8.3 Delete

6.9 COSSACK AND JARMAN ISLAND LOW-IMPACT TOURISM PRECINCT

AMD 53 GG 26/07/2022

6.9.1 The objective for low-impact tourism is:

- a) development of land, principally for low impact tourism purposes that protects and enhances the area's significant attributes in such a manner that does not detract from the Aboriginal, historic heritage and natural amenity of the area.

6.9.2 In considering an application for development approval, the local government is to have due regard to the following matters:

- a) the objectives of a low-impact tourism proposal by;
 - being sympathetic to ridge lines, escarpments or visually exposed sites and situated where vegetation or landform can be utilised for screening;
 - being sensitively located and designed to promote positive heritage and environmental outcomes, minimising the impact on heritage values, vegetation, fauna, water courses, soil quality and existing land uses;
 - maximising retention of vegetation;
 - ensuring the scale and nature of all new development is integrated with the surrounding environment, including addressing artificial light management;
 - ensuring that all new development shall be readily capable of removal and/or relocation;
 - minimising the risk to land use and development from coastal erosion and coastal inundation;
 - minimising visual impact on land through the nature of its scale, design, colours, materials, landscaping and use;
 - minimising off-site environmental or social adverse impacts; and
 - any other matters as required by local government.

6.9.3 In considering an application for development approval, the local government may require supporting documentation including but not limited to:

- a) any Coastal Hazard Risk Management Adaptation Plans consistent with State Planning Policy 2.6 - Coastal Planning;
- b) a site and soil evaluation to address the requirements of the Government Sewerage Policy;
- c) any Archaeological and Ethnographic Management Strategy;
- d) any cultural heritage management guiding documents;
- e) a Bushfire Management and Emergency Evacuation Plan in accordance with State Planning Policy 3.7 - Planning in Bushfire Prone Areas;
- f) a management plan that addresses access, utility servicing, maintenance, wastewater disposal, service areas and waste management; and
- g) any other matters as required by local government.

- 6.9.4 Any proposed land use or development on land identified as being within a coastal hazard risk area shown in any Coastal Hazard Risk Management Adaptation Plan shall be granted on a temporary or time limited basis.
- 6.9.5 Notwithstanding clause 6.9.4, the local government may consider a request to extend the term of approval at any time prior to its expiry, where it can be demonstrated through technical analysis that the subject land is unlikely to be affected by sea level rise and/or any other coastal processes within the foreseeable future.
- 6.9.6 Any extension to the term of approval granted under clause 6.9.5 shall only be for a term not exceeding 10 years. There is no limit to the number of extensions that the local government may grant, subject to the satisfaction of clause 6.9.5 and compliance with the requirement that, unless a further extension is granted, at the end of the term of approval:
- a) the development shall be removed; and
 - b) the land shall be rehabilitated to its pre-development condition, to the specifications and satisfaction of the local government, at the applicants cost.
- 6.9.7 Where the Horizontal Shoreline Datum is within 6 metres of the boundary of land use or development, any approval granted within the Special Control Area, excluding existing heritage buildings, may cease to have effect, and:
- a) the development shall be removed; and
 - b) the land shall be rehabilitated to its pre-development condition, to the specifications and satisfaction of the local government, at the applicants cost.
- 6.9.8 Where the existing heritage buildings are no longer capable of supporting land uses outlined within the relevant Special Use zone due to coastal processes, any approval granted in the respect of land may cease to have effect.”

PART VII - NON-CONFORMING USES

7.1 NON-CONFORMING USE RIGHTS

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

- (a) the continued use of any land for the purpose for which it was lawfully used immediately prior to the Gazettal date; or
- (b) the carrying out of any development on land that for which, immediately prior to the Gazettal date, an approval or approvals, lawfully required to authorise the development to be carried out, were duly obtained and are current; or
- (c) subject to clause 6.11.3, the continued display of advertisements which were lawfully erected, placed or displayed prior to the Gazettal date.

“Land” has the same meaning as in the *Planning and Development Act 2005* and includes houses, buildings and other works and structures. AMD 46 GG 15/6/18

7.2 EXTENSIONS AND CHANGES TO A NON-CONFORMING USE

AMD 46 GG 15/6/18

7.2.1 A person must not:

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

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

7.2.2 An application for development approval under this clause is to be advertised in accordance with Part 8 of the deemed provisions.

7.3 CHANGE OF NON-CONFORMING USE

Where an application is for a change of use from an existing non-conforming use to another non-conforming use, the local government is not to grant its development approval unless the proposed use is less detrimental to the amenity of the locality than the existing non-conforming use and is, in the opinion of the local government, closer to the intended purpose of the zone. AMD 46 GG 15/6/18

7.4 DISCONTINUANCE OF NON-CONFORMING USE

AMD 46 GG 15/6/18

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

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

Note: Part 11 of the *Planning and Development Act 2005* enables the local government to purchase, or, with the consent of the Governor, compulsorily acquire land for the purpose of a local planning scheme, subject to Part 9 of the *Land Administration Act 1997*, that section and the Scheme.

7.5 DESTRUCTION OF BUILDINGS

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

AMD 46 GG 15/6/18

SCHEDULE A – SUPPLEMENTAL PROVISIONS

61. Development for which development approval is not required:

- (1) Development approval of the local government is not required for the following works:
 - (k) The development of land in a reserve, where such land is held by the local government or a public authority, and where the proposed development is for the purpose for which the land:
 - (i) is reserved under the Scheme; or
 - (ii) may be lawfully developed by the local government or public authority, unless the land is located in a storm surge risk area identified under clause 6.17.
 - (l) the use of the land which is a permitted (P) use in the zone in which the land is situated provided it does not involve the carrying out of any building or other works and the requirements of clause 3.2.4 have been satisfied.
 - (m) the carrying out of works for the maintenance, improvement or other alteration of any building, being works which affect only the interior of the building or which do not materially affect the external appearance of the building.
 - (n) the carrying out of works urgently necessary for public safety, the safety or security of plant or equipment or the maintenance of essential services.
 - (o) the erection of a boundary fence in areas not covered by the R-Codes, except as otherwise required by the Scheme.
 - (p) the erection on a lot of a single house, including swimming pool(s), outbuilding(s) and ancillary works in a zone in which a single house is a permitted (P) use, and not covered by the R-Codes, except as otherwise provided by the Scheme.
 - (q) the development of land in a rural setting where local government has resolved that an approved structure plan adequately addresses the local government's requirements for development approval.
 - (r) the parking of a moveable dwelling where the local government has previously approved the use of the site for that purpose.
 - (s) demolition except as otherwise required by the Scheme and the deemed provisions.
 - (t) a anemometer if located on a site for less than three years, or if located in a residential area, less than fourteen metres in height above the ground of five metres in height if attached to a building.
 - (u) a children's cubbyhouse.
 - (v) external lighting normal to a dwelling.
 - (w) buildings or works associated with a circus or carnival provided in compliance with the publication *Circuses: code of practice for the conduct of circuses in Western Australia*.
 - (x) signage, except as otherwise required by the Scheme.
 - (y) a temporary shed, structure or shipping container for construction purposes located on site for which a building licence and/or development approval has been granted.

- (za) except as otherwise required by the Scheme, a satellite dish with a diameter not exceeding 1200 millimetres.
- (zb) antenna not located within the primary street setback area, not within one metre of any property boundary and not greater than fourteen metres in height above the ground of five metres in height if attached to any building.
- (zc) solar collectors physically attached to a building not forming part of a minor utility installation or utility installation.
- (zd) routine repairs and maintenance, except as otherwise required by the Scheme; and
- (ze) (i) the carrying out of any mining operations authorized by the *Mining Act 1978*; and
(ii) the doing of any lawful act, incident or conducive to mining operations; and
(iii) any activity that is exempt from the requirement of development approval under any State Agreement Act.

Advice Note re Mining Operations:

Where any mining operations, as that term is defined in section 8 of the *Mining Act 1978*, or any lawful act, incident or conducive to mining operations, or any activity under a State Agreement, within the terms of the exemption in item (q) above, is exempt from the requirement of development approval, assessment of the proposal from a planning perspective may nevertheless be required under the State Agreement or State Agreement Act, or for the purpose of a determination under the *Mining Act 1978* or pursuant to a grant, approval or permit under that Act. If so, the proposal must be submitted to the local government to give due consideration to the effects and planning significance of the activity so as to enable informed comment to be given to the State or the relevant agency.

- (zf) Subject to the provisions of the Main Roads (Control of Advertisements) Regulations 1996, and notwithstanding the provisions of Part 7 of the deemed provisions, the local government's prior development approval is not required in respect of those advertisements which are exempt from or otherwise satisfy the requirements for particular signs under a Local Planning Policy. These exemptions do not apply to land, buildings, objects, structures and places included on the Heritage List or the subject of an approved Structure Plan.
- (2) Development approval of the local government is not required for the following uses:
- (g) Street trading if exempted or otherwise approved under a Local Law.
 - (h) The keeping of bees; and
 - (i) A family day care centre unless the land is located in a storm surge risk area identified under clause 6.17.

67. Matters to be considered by the local government

- (zc) whether stormwater runoff has been adequately provided for and whether existing overland flowpaths are suitably protected or substituted.
- (zd) demonstration that additional workforce accommodation is required.

AMD 39 GG 04/09/19

APPENDICES

APPENDIX 1 - DICTIONARY OF DEFINED TERMS

These definitions apply unless State Government Model Scheme Text Definitions or other standard definitions in the R-Codes are modified and subsequently endorsed by the local government.

AMD 46 GG 15/6/18

1. General Definitions

aged person	a person who is aged 55 years or over.
absolute majority	has the same meaning given to it in the <i>Local Government Act 1995</i> .
Anemometer	a gauge for recording the speed and direction of wind
appendix	an appendix to the Scheme.
battleaxe access leg	a strip of land included in a Certificate of Title of a lot providing access to the lot from a public road.
building	any structure or associated appurtenance, whether fixed or moveable, temporary or permanent, placed or erected upon the land, and the term includes dwellings and buildings appurtenant to dwellings such as carports, garages, verandahs and retaining walls, but shall exclude a boundary fence, pergolas, garden sheds and the like and swimming pools where no part is more than 600mm above surrounding ground level.
car park	land or buildings used primarily for parking private cars or taxis, whether open to the public or not, but does not include any part of a public road used for parking or a taxi rank, or any land or building in which cars are displayed for sale.
developer	a person or group of people undertaking development.
dependent person	a person with a recognised form of disability requiring special accommodation for independent living or special care.
development	shall have the same meaning as in the <i>Planning and Development Act 2005</i> . AMD 46 GG 15/6/18
driver's accommodation	a building(s) on the same site as a road freight terminal and occupied by drivers delivering goods or materials to, or collecting goods or materials from the site.
factory unit development	a building or structure, or group of buildings or structures on one lot, in which are carried on two or more separate industries or storage areas not owned or managed by the same person, or in which provision is made for the carrying on of two or more separate industries or storage areas not owned or managed by the same person.
Heritage Council	the Heritage Council of Western Australia established pursuant to the <i>Heritage of Western Australia Act 1990</i> .
incidental use	a use which is incidental to the predominant use on a lot due to its less frequent use or less importance compared to the operations of the predominant use and may or may not involve smaller structures or less land area.

inventory	the Municipal Inventory prepared and amended by the local government pursuant to Section 45 of the <i>Heritage of Western Australia Act 1990</i> (as amended). AMD 46 GG 15/6/18
landscaping or landscaped	land developed with or by the planting of vegetation, the recontouring or cut and fill of land, irrigation, placement of rocks, paving or laying of pathways and hard surfaces, creation of streams, wetlands and water features, including swimming pools and may include other fixtures such as shelters or sculpture and art installation.
local government	the elected local government of the City of Karratha. AMD 46 GG 15/6/18
lot	<p>a defined portion of land:</p> <ul style="list-style-type: none"> * depicted on a plan or diagram publicly exhibited in the public office of the Department of and Administration or deposited in the Office of Titles or Registry of Deeds and for which a separate Crown Grant or Certificate of Title has been or can be issued, or * depicted on a subdivisional plan or diagram, whether so exhibited or deposited or not, but which is, whether before or after the coming into operation of the <i>Town Planning and Development Act 1956</i>, approved by the Western Australian Planning Commission. <p>and includes the whole of the land the subject of a:</p> <ul style="list-style-type: none"> * Crown Grant issued under the <i>Land Act 1933</i>, or * certificate of title issued under the <i>Transfer of Land Act 1893</i>, or * survey into a lot pursuant to a direction given under section 17 of the <i>Land Act 1933</i>, or * part-lot shown on a plan of subdivision or diagram deposited in the Department of Land Administration, Office of Titles, or Registry of Deeds, or * conveyance registered under the <i>Registration of Deeds Act 1856</i>.
moveable dwelling	a caravan defined under the <i>Road Traffic Act 1974</i> (as amended), park home or other dwelling constructed and maintained on its own chassis and wheels and capable of mobility at all times, although it may be stabilised by jacks, provided with skirtings or designed and constructed to permit independent occupancy for dwelling purposes.
on-site canteen	a building, and any associated outbuildings and grounds, which are incidental to a predominant land use and where food is prepared for sale, consumed on the premises or ready to be eaten off the premises without further preparation, by staff and visitors to the predominant land use and may or may not be licensed to sell liquor.
oversized vehicle	any vehicle greater than 2 metres in width or 5.5 metres in length and includes articulated trucks and road trains.
precincts	specific areas identified as precincts on the Development Objectives Precinct Map in Appendix 2. AMD 46 GG 15/6/18
policy manual	the City of Karratha Land Use Planning Policy Manual being the collection of local planning policies adopted by the local government. AMD 46 GG 15/6/18

publicly owned land	land held by an authority with statutory responsibilities and this land may be owned as freehold land or be a Crown Reserve and vested with the authority.
rural residential	subdivision and development of land where lots and dwellings are located in a rural setting, where the use of lots may or may not include agriculture or intensive agriculture and the development standards for lots, including lot sizes, have been endorsed by the local government and Western Australian Planning Commission in accordance with Commission policy. <i>AMD 46 GG 15/6/18</i>
shipping container	a container that is used in conjunction with commercial shipping.
Scheme	the City of Karratha Local Planning Scheme No. 8. <i>AMD 46 GG 15/6/18</i>
street frontage	in relation to a building – <ul style="list-style-type: none"> (a) if the building is used for residential purposes, has the same meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the line where a road reserve and the front of the lot meet and, if a lot abuts two or more road reserves, the one to which the building or proposed building faces'. <i>AMD 46 GG 15/6/18</i>
structure plan	plans which address the schematic layout of proposed development and lot boundaries in addition to various other matters as may be required by the Scheme and includes local structure plans, outline or comprehensive structure plans. <i>AMD 46 GG 15/6/18</i>
subdivision	the amalgamation and/or subdivision of land to create new lots in addition to other activity requiring the approval of the Western Australian Planning Commission under Part III of the Act or a strata plan, strata plan of consolidation required to be accompanied by a certificate of approval given under Section 25 of the <i>Strata Titles Act 1985</i> . <i>AMD 46 GG 15/6/18</i>
transportable structure	a building or structure which has been prefabricated at another location and transported either whole or in parts to the intended location.
urban development	development which is undertaken by multiple land owners of lots in an area set aside for the range of uses associated with urban areas such as residential, commercial, community, roads and open spaces.
vehicle	any motor vehicle or trailer, whether designed or used for domestic, commercial or industrial purposes, including boat trailers (and boats) but not including moveable dwellings.

2. Land Use Definitions

abattoir	any land or buildings used for the slaughter of animals for human consumption and the treatment of carcasses, offal and by-products.
aerodrome	land, buildings and facilities provided for the purpose of landing, takeoff, refuelling, maintenance, loading and unloading of aircraft.
aged or dependent persons dwelling	a dwelling designed for the accommodation of aged or dependent persons.

agriculture	<p>the use of land and associated buildings for the:</p> <ul style="list-style-type: none"> (a) rearing or agistment of livestock (b) the stabling, agistment or training of horses, (c) the growing of crops, trees, plants, shrubs or flowers for harvest or replanting, and (d) the sale of produce grown solely on the lot, <p>but does not include intensive agriculture.</p>
ancillary accommodation	self-contained living accommodation on the same site as a single house and may be attached or detached from the single house existing on the lot
animal establishment	premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry - intensive or veterinary centre.
aquaculture	shall have the same meaning as given to the term in and for the purposes of the <i>Fish Resources Management Act 1994</i> .
art gallery	<p>means premises –</p> <ul style="list-style-type: none"> (a) that are open to the public; and (b) where artworks are displayed for viewing or sale; <i>AMD 53 GG 26/7/22</i>
brewery	<p>means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the <i>Liquor Control Act 1988</i></p> <p style="text-align: right;"><i>AMD 53 GG 26/7/22</i></p>
camping ground	means an area used for a camping ground as defined in the Caravan Parks and Camping Grounds Act 1995 section 5(1) <i>AMD 54 GG 26/7/22</i>
caravan park	has the same meaning as in the <i>Caravan Parks and Camping Grounds Act 1995</i> .
caretaker's dwelling	a dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation or plant.
childcare premises	<p>has the same meaning as in the <i>Community Services (Child Care) Regulations 1988</i>.</p> <p style="text-align: right;"><i>AMD 46 GG 15/6/18</i></p>
cinema/theatre	<p>means premises where the public may view a motion picture or theatrical production.</p> <p style="text-align: right;"><i>AMD 53 GG 26/7/22</i></p>
civic use	<p>means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes.</p> <p style="text-align: right;"><i>AMD 53 GG 26/7/22</i></p>
community purpose	<p>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.</p> <p style="text-align: right;"><i>AMD 53 GG 26/7/2022</i></p>
community use	<p>land or buildings designed or adapted primarily for the provision of educational, social or recreational facilities and services by organisations involved in activities for community benefit.</p> <p style="text-align: right;"><i>AMD 46 GG 15/6/18</i></p>
consulting rooms	premises used by no more than two health consultants for the investigation or treatment of human injuries or ailments and for general outpatient care.

convenience store	means premises – (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and (b) operated during hours which include, but may extend beyond, normal trading hours; and (c) the floor area of which does not exceed 300m ² net lettable area.	AMD 53 GG 26/7/22
corrective institution	land used to hold and reform persons committed to it by the courts, such as a prison, remand centre, and other type of detention facility but excludes a juvenile detention centre.	
display home	a dwelling which is intended to be open for public inspection.	
dry cleaning premises	any land or buildings used for the cleaning of garments and other fabrics by chemical processes and which does not adversely affect the amenity of the locality by reason of noise, or air emissions and waste product.	
dwelling	a building or portion of a building being used or intended, adapted or designed to be used for the purpose of human habitation on a permanent basis by: <ul style="list-style-type: none"> • a single person, • a single family, • no more than six (6) persons who do not comprise a single family. <p>It may be constructed on or transported to the site but does not include a movable dwelling.</p>	
education establishment	a kindergarten, school, college, university, technical institute, academy or other education centre including a residential school, but not including a juvenile detention centre.	
emergency services	land or buildings used to store and maintain emergency vehicles and equipment, coordinate response to emergency events and may include training facilities and caretakers dwellings.	
entertainment venue	any land, buildings or structures used for the amusement or entertainment of the public with or without charge, with or without the serving of food or liquor and includes cinemas, theatres, drive-in theatres, amusement parlours, nightclubs or concert auditoriums.	
equestrian centre	land and buildings used for sport and recreation associated with horses including, harness and turf racing, polocrosse, gymkhana, dressage and may or may not incorporate facilities for stabling, agistment or training of horses.	
exhibition centre	means premises used for the display, or display and sale of materials of an artistic, cultural or historical nature including a museum.	AMD 53 GG 26/7/22
family day care centre	means premises used to provide family day care within the meaning of the <i>Community Services (Child Care) Regulations 1988</i> .	AMD 46 GG 15/6/18

funeral parlour	land or buildings used to prepare and store bodies for burial or cremation and may include facilities to conduct memorial services.
grouped dwelling	a dwelling which is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate.
harbour installation	any land or buildings used for and incidental to the purposes of loading, unloading mooring and maintaining ships.
hire service (industrial)	any land or buildings used for the offering for hire or rent of bulky items including machines and mechanical equipment.
home business	<p>a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —</p> <ul style="list-style-type: none"> (a) does not employ more than 2 people not members of the occupier's household; (b) will not cause injury to or adversely affect the amenity of the neighbourhood; (c) does not occupy an area greater than 50 square metres; (d) does not involve the retail sale, display or hire of goods of any nature; (e) in relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and (f) does not involve the use of an essential service of greater capacity than normally required in the zone.
home occupation	<p>a business or activity carried out within a dwelling house or the curtilage of a house by a person resident therein or within a domestic outbuilding by a person resident in the dwelling house to which it is appurtenant that:</p> <ul style="list-style-type: none"> (a) entails the conduct of a business, office and/or workshop and does not entail the retail sale or display of goods of any nature, (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood, (c) does not detract from the residential appearance of the dwelling house or domestic outbuilding, (d) does not entail employment of any person not a member of the occupier's household, (e) does not occupy an area greater than 20m², (f) does not display a sign exceeding 0.2m² in area. in the opinion of the local government is compatible with the principal uses to which land in the zone in which it is located may be put, <i>AMD 46 GG 15/6/18</i> (g) will not result in the requirement for a greater number of parking facilities than normally reserved for a single dwelling and will not result in a substantial increase in the amount of vehicular traffic in the vicinity, (h) does not entail the presence, parking and garaging of a vehicle of more than two tonnes tare weight.
hospital	<p>means premises used as a hospital as defined in the <i>Hospitals and Health Services Act 1927</i>.</p> <p style="text-align: right;"><i>AMD 46 GG 15/6/18</i></p>

hotel	any land or buildings used for the overnight accommodation of patrons and may or may not include facilities for consumption of beverages or a restaurant, or a betting agency operated in accordance with the <i>Totalisator Agency Betting Board Act 1960</i> , or facilities for entertainment, but does not include bed and breakfast facility, and which may be the subject of a hotel licence granted under the provisions of the <i>Liquor Control Act 1988</i> , an entertainment venue, restaurant or sell liquor.
industry	<p>the carrying out of any process in the course of trade or business for gain, for and incidental to one or more of the following:</p> <ul style="list-style-type: none"> (a) the winning, processing or treatment of minerals, (b) the making, altering, repairing or ornamentation, painting, finishing, cleaning, packing or canning or adapting for sale, or the breaking up or demolition of any article or part of an article, the generation of electricity or the production of gas, (c) the manufacture of edible goods, <p>and includes, when carried out on land upon which the process is carried out and in connection with that process, the storage of goods, any work of administration or accounting, or the wholesaling of, or the incidental sale of goods resulting from the process, and the use of land for the amenity of persons engaged in the process, but does not include:</p> <ul style="list-style-type: none"> i. the carrying out of agriculture, ii. on-site work on buildings or land, and iii. in the case of edible goods the preparation of food for retail sale from the premises.
industry - cottage	<p>a business, professional service, trade or light industry producing arts and craft goods which cannot be carried out under the provisions relating to a "home occupation" and which, in the opinion of the local government:</p> <p style="text-align: right;"><i>AMD 46 GG 15/6/18</i></p> <ul style="list-style-type: none"> (a) does not cause injury to or prejudicially affect the amenity of the neighbourhood, (b) where operated in a residential zone, does not entail the employment of any person other than a member of the occupiers household, (c) is conducted in an out-building which is compatible with the principle uses to which land in the zone in which it is located may be put, (d) does not occupy an area in excess of 50m², and (e) does not display a sign exceeding 0.2 m² in area.
industry - extractive	<p>an industry which involves:</p> <ul style="list-style-type: none"> (a) the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals or similar substance from the land and also includes the management of products from any of those materials when the manufacture is carried out on the land from which any of the materials so used is extracted or on land adjacent thereto, and the storage of such materials or products, or (b) the production of salt by the evaporation of salt water.
industry - general	an industry other than a cottage, extractive, hazardous, light, noxious, rural or service industry.

industry - light	<p>an industry:</p> <ul style="list-style-type: none"> (a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises, will not cause any injury to, or will not adversely affect the amenity of the locality by reason of the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam soot, ash, dust, waste water or other waste products; and (b) the establishment of which will not, or the conduct of which does not, impose an undue load on any existing or proposed service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like services.
industry - noxious	an industry which is subject to licensing as “Prescribed Premises” under the <i>Environmental Protection Regulations 1987</i> (as amended).
industry - resource processing	<p>major industry which would normally involve:</p> <ul style="list-style-type: none"> (a) the processing of natural resources (including chemical industries), (b) substantial capital investment, (c) significant employment, and (d) a need for substantial separation or buffer distance to sensitive uses.
industry - rural	an industry handling, treating, processing or packing primary goods grown, reared or produced in the locality, and a workshop servicing plant or equipment used for rural purposes in the locality.
industry - service	a light industry carried out on land or in buildings which may have a retail shop front and from which goods manufactured on the premises may be sold; or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced.
intensive agriculture	<p>the use and development of land, whether for profit or pleasure, including such buildings and earthworks normally associated with:</p> <ul style="list-style-type: none"> (a) production of grapes, vegetables, flowers, exotic and native plants, fruit and nuts, (b) establishment and operation of plant and fruit nurseries, (c) irrigated fodder production and pasture (including turf farms), (d) keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots, (e) dairy milking sheds (f) keeping, rearing or fattening of other livestock above those stocking rates recommended by Agriculture Western Australia in consultation with surrounding farmers for the applicable pasture type, or (g) aquaculture.
juvenile detention centre	land or buildings used for the confinement or detention in custody of juvenile offenders against the law with a view to their rehabilitation.
marina	premises at which berths or pens, and fuelling, servicing, storage (including storage on land) and other facilities for boats are provided, with or without the sale of boating gear and equipment, and includes all offices, storerooms, jetties, piers, embankments, quays and moorings associated with these facilities.

market	any land or buildings used for a fair, farmer's or producer's market or swap-meet in which the business or selling carried on or the entertainment provided is by independent operators or stallholders carrying on their business or activities independently of the market operator save for the payment of a fee or rental.
medical centre	means premises, other than a hospital, used by one or more health consultant(s) for the investigation or treatment of human injuries or ailments and for general outpatient care (including preventative care, diagnosis, medical and surgical treatment, and counselling).
minor utility installation	Land used for a utility installation comprising any of the following: <ul style="list-style-type: none"> (a) sewerage or water mains; (b) storm or flood water drains or retarding basins; (c) gas mains providing gas directly to consumers; (d) power lines designed to operate at less than 220,000 volts; (e) a sewage treatment plant, and any associated disposal works, required to serve a neighbourhood; (f) a pumping station required to serve a neighbourhood; or (g) an electrical sub-station designed to operate at no more than 66,000 volts.
motel	means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the <i>Liquor Control Act 1988</i>
motor vehicle and/ or marine service station	land or buildings used for the retail sale of petroleum products and motor vehicle or marine vessel accessories and may or may not include minor repairs, motor vehicle wash facilities, cafe/restaurant or sale of convenience items with a net lettable retail floor space not exceeding 300m ² .
motor vehicle wash	premises where the primary use is the washing of motor vehicles.
motor vehicle and/ or marine repair	land or buildings used for the mechanical or body repair and overhaul of motor vehicles, caravans and marine vessels, including tyre repair, retreading, panel beating, spray painting, chassis reshaping or hull scouring.
motor vehicle and/ or marine wrecking	land or buildings used for the storage, breaking up or dismantling of motor vehicles, caravans and marine vessels and includes the sale of second hand motor vehicle and marine accessories and spare parts.
motor vehicle and/ or marine sales and hire	land and buildings used for the display, sale and/or hire of motor vehicles, caravans and marine vessels, including storage, cleaning and minor repairs.
multiple dwelling	a dwelling in a group of more than one where any part of a dwelling is vertically above part of any other.
nursing home	a building used for the long term medical treatment or care of sick persons, whether resident or not, but does not include consulting rooms.

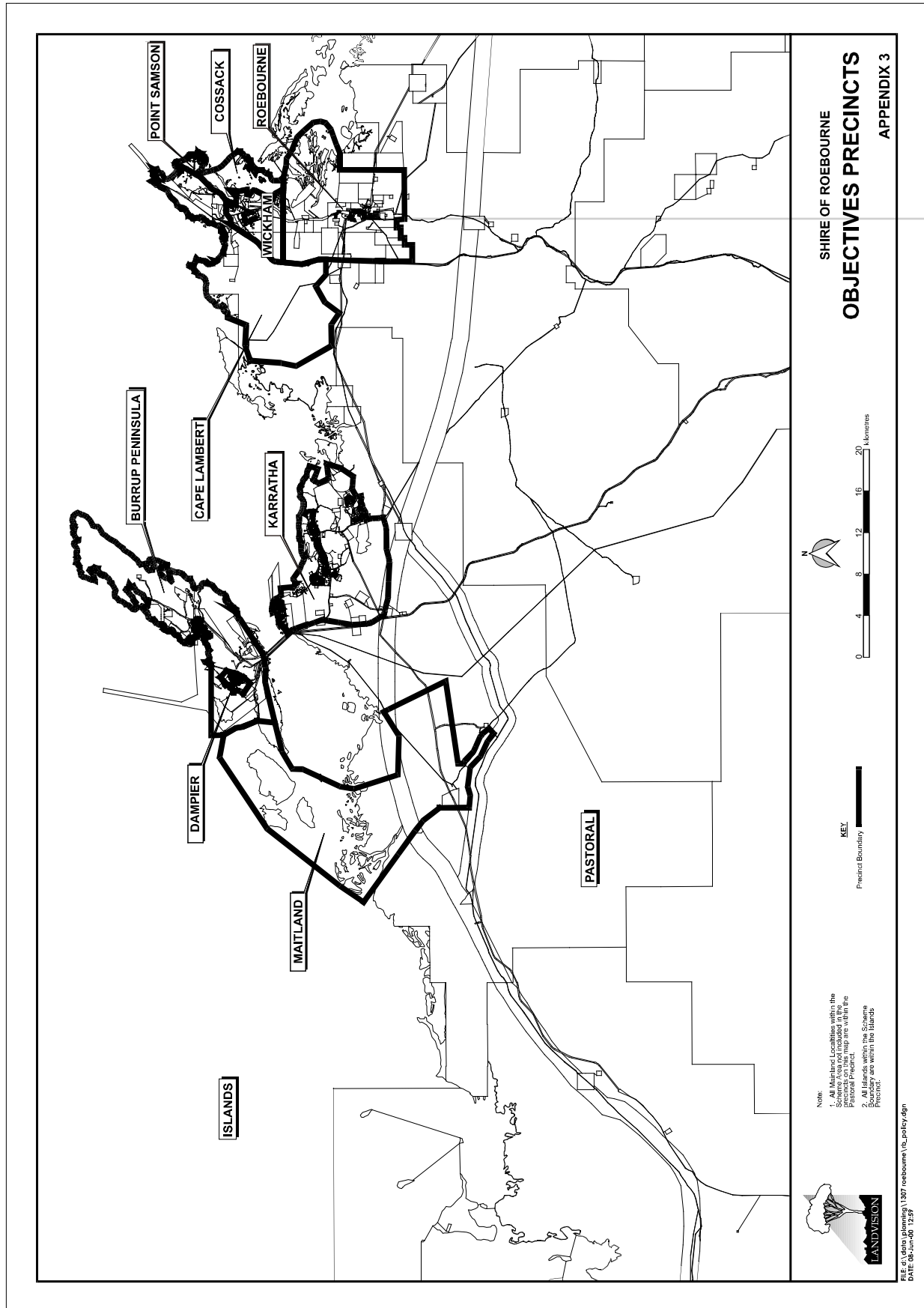
office	premises used for administration, clerical, technical, professional or other like business activities.
outdoor display	the use of land and any incidental structures, which may or may not be permanent, for the display and/or sale of goods, equipment or services.
park home park	has the same meaning as in the <i>Caravan Parks and Camping Grounds Regulations 1997</i> .
place of public meetings, assembly or worship	any land or buildings used or designed for use by a body of persons united by a common interest such as private clubs or religions, organisations and may or may not include the serving of liquor.
public purpose, development or use for	development or use of land which is required to be permanently located on publicly owned land as it offers a public service, operates in the public interest or requires coordination and supervision by a public authority. Development may be owned and/or operated by either a public or private interest and may be the subject of a lease or other agreements as necessary. Development requiring coordination or supervision may or may not offer a service, or be of direct benefit, to the public.
reception centre	land or buildings used by parties for functions on formal, business, social or ceremonial occasions, but not for unhosted use or general entertainment purposes.
recreation - private	land or buildings used for parks, gardens, playgrounds, sports arenas, or other grounds which are not usually open to the public without charge and includes health clubs squash courts and other indoor sports facilities.
recreation - public	land or buildings used for public parks, gardens, playgrounds or other grounds for recreation and includes facilities for the enjoyment of natural features such as rivers and the coast.
residential building	<p>a building or portion of a building, together with rooms and outbuildings separate from such building but ancillary thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:</p> <p>(a) temporarily by two or more persons, or</p> <p>(b) permanently by seven or more persons,</p> <p>who do not comprise a single family; but does not include a hospital or sanatorium, a corrective institution or juvenile detention centre, a hotel, motel, short-stay accommodation, tourist resort or residential school.</p>
restaurant	a building and any associated outbuildings and grounds where food is prepared for sale and consumption on the premises and may or may not be licensed to sell liquor.
restricted premises	<p>premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of —</p> <p>(a) publications that are classified as restricted under the <i>Censorship Act 1996</i>;</p>

	(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.
road freight terminal	Land used solely for the purpose of receiving, organising and distributing goods in transit by road in association with a distribution business. It includes facilities to park and manoeuvre vehicles and may include driver accommodation.
rural settlement	a collection of two or more dwellings in proximity and located in a rural zone and may include other commercial or community development as approved by the local government. <i>AMD 46 GG 15/6/18</i>
shop	any land or buildings wherein the predominant use is for the display or sale by retail or hire of goods or where services of a personal nature are provided, including a betting agency but excluding a showroom, and take-away food outlet.
short-stay accommodation	premises used for accommodation that may be occupied by the same person(s) for a maximum period of three months within any twelve month period, and are not subject to a residential tenancy agreements (residential leases).
showroom	premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools or goods of a bulky nature.
single house	an independently constructed dwelling standing wholly on its own lot and may or may not have been prefabricated at another location and transported either whole or in parts to the intended location.
small bar	means premises the subject of a small bar licence granted under the <i>Liquor Control Act 1988</i> <i>AMD 53 GG 26/7/22</i>
stockyard	any land, building or other structure used for holding and/or sale of livestock
storage facility/depot/ laydown area	any land, buildings or other structures used for the storage and transfer of goods including salvaged items, the assembling of prefabricated components of products and includes milk, transport and fuel depots and salvage yards.
take-away food outlet	any land or buildings used for the preparation, sale and serving of food to customers in a form ready to be eaten, without further preparation, primarily off the premises.
tavern	means premises licensed as a tavern under the <i>Liquor Control Act 1988</i> and used to sell liquor for consumption on the premises.
tourist development	means a building, or group of buildings forming a complex, other than a bed and breakfast, or a caravan park or holiday accommodation, used to provide – <i>AMD 53 GG 26/7/22</i> <ul style="list-style-type: none"> (a) short-term accommodation for guests; and (b) onsite facilities for the use of guests; and (c) facilities for the management of the development

tourist resort	one or more commercial accommodation units together with a wide range of recreational and/or cultural facilities in a resort style setting. It may also include associated facilities such as a restaurant, bar or functions room whether or not licensed under the <i>Liquor Control Act 1988</i> , which may be used by the occupants of the premises but, which are also available for use by non-occupant members of the public.
utility installation	Land used: <ul style="list-style-type: none"> (a) for telecommunications; (b) to transmit or distribute gas, oil, or power; (c) to collect, treat, transmit, store, or distribute water; or (d) to collect, treat, or dispose of storm or flood water, sewage, or sullage.
vehicle store	Land used to park or store vehicles in connection with a goods or passenger transport business.
veterinary centre	premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.
warehouse	a building where goods are stored for commercial purposes and may be offered for sale by wholesale.
wind energy facility	premises used to generate electricity by wind force and includes any turbine, building or other structure used in, or in conjunction with, the generation of electricity by wind force but does not include turbines used principally to supply electricity for a domestic property, rural use of the land or anemometers.
workforce accommodation	means premises, which may include modular or relocatable buildings, used - <ul style="list-style-type: none"> (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and (b) for any associated catering, sporting and recreational facilities for the occupants and authorised visitors.

AMD 46 GG 15/6/18

APPENDIX 2 - DEVELOPMENT OBJECTIVES PRECINCTS



AMD 46 GG 15/6/18

APPENDIX 3 - CAR PARKING REQUIREMENTS

AMD 46 GG 15/6/18

NO.	DEVELOPMENT	CAR PARKING REQUIREMENTS
RESIDENTIAL		
1	Aged and Dependent Persons Dwelling	As per R-Codes. AMD 46 GG 15/6/18
2	Ancillary Accommodation	As per R-Codes. AMD 46 GG 15/6/18
3	Caravan Park	As per the Caravan Park and Camping Grounds Regulations.
4	Caretaker's Dwelling	One per dwelling.
5	Driver's Accommodation	At the local government's discretion. AMD 46 GG 15/6/18
6	Grouped Dwelling	As per R-Codes. AMD 46 GG 15/6/18
7	Home Business	At the local government's discretion. AMD 46 GG 15/6/18
8	Home Occupation	Demand for additional parking not compatible with this use.
9/10	Hotel/Motel	One per accommodation room, plus one per every five rooms for visitors and staff.
11	Multiple Dwelling	As per R-Codes. AMD 46 GG 15/6/18
12	Park Home Park	At the local government's discretion. AMD 46 GG 15/6/18
13	Residential Building	One per every two sleeping units, plus two per every seven units for visitors and staff.
14	Rural Settlement	At the local government's discretion. AMD 46 GG 15/6/18
15	Short-Stay Accommodation	One bay per single bedroom unit, one and one half bays per two bedroom unit, one and three quarter bays per three bedroom unit, and two and two bays per four bedroom unit.
16	Single House	As per R-Codes. AMD 46 GG 15/6/18
17	Tourist Resort	At the local government's discretion. AMD 46 GG 15/6/18
18	Workforce Accommodation	At the local government's discretion. AMD 46 GG 15/6/18; AMG 39 GG 04/10/19
INDUSTRY		
19	Abattoir	As per Light and General Industry.
20	Aerodrome	At the local government's discretion. AMD 46 GG 15/6/18
21	Agriculture	At the local government's discretion. AMD 46 GG 15/6/18
22	Intensive Agriculture	At the local government's discretion. AMD 46 GG 15/6/18
23	Harbour Installation	At the local government's discretion. AMD 46 GG 15/6/18
24	Hire Service (Industrial)	One per 100 square metres of display area and one per employee, plus at the local government's discretion the provision of oversized vehicle bays. AMD 46 GG 15/6/18
25	Industry - Cottage	At the local government's discretion. AMD 46 GG 15/6/18
26	Industry - Extractive	At the local government's discretion. AMD 46 GG 15/6/18
27	Industry - General	Four per the first 200 square metres of floor space used for industrial process and thereafter one per every 100 square metres of this floor space.
28	Industry - Light	As per Industry – General.
29	Industry - Noxious	At the local government's discretion. AMD 46 GG 15/6/18
30	Industry - Rural	As per Light and General Industry.
31	Industry - Service	At the local government's discretion. AMD 46 GG 15/6/18
32	Industry - Resource Processing	At the local government's discretion. AMD 46 GG 15/6/18
33	Minor Utility Installation	Demand for additional parking not compatible with this use.
34	Road Freight Terminal	At the local government's discretion. AMD 46 GG 15/6/18
35	Stockyard	At the local government's discretion. AMD 46 GG 15/6/18
36	Storage facility/depot/lay down area	At the local government's discretion. AMD 46 GG 15/6/18
37	Utility Installation	At the local government's discretion. AMD 46 GG 15/6/18
38	Wind Energy Facility	At the local government's discretion. AMD 46 GG 15/6/18
COMMERCE		
39	Animal Establishment	At the local government's discretion. AMD 46 GG 15/6/18
40	Display Home	One per dwelling, in addition to those provided to each dwelling in accordance with the R-Codes.
41	Dry Cleaning Premises	One per 20 m ² of net lettable floor area.
42	Market	As per Shop.
43	Motor Vehicle and/or Marine Repair	Two per motor vehicle repair bay, one per employee and at the local government's discretion in the case of marine repair. AMD 46 GG 15/6/18
44	Motor Vehicle and/or Marine Sales and Hire	One per 300 metres of sales area and one per employee.
45	Motor Vehicle and/or Marine Service Station	One per motor vehicle repair bay, one per 20 square metres of net lettable sales area, one per six square metres of dining space, one per employee and in the case of marine service station at the local government's discretion. AMD 46 GG 15/6/18

NO.	DEVELOPMENT	CAR PARKING REQUIREMENTS
COMMERCE CONTINUED		
46	Motor Vehicle and/or Marine Wrecking	One per employee.
47	Motor Vehicle Wash	One additional bay per wash bay and one per employee.
48	Office	One per 30 square metres of net lettable area.
47	On-site Canteen	One per 10 square metres of floor space.
48	Outdoor Display	One per 100 square metres of display area plus one per employee.
49	Reception Centre	One per four square metres of function area.
50	Restaurant	One per six square metres of dining space.
51	Restricted Premises	One per 20 square metres of net lettable area.
52	Shop	One per 20 square metres of net lettable area.
53	Showroom	One per 50 square metres of net lettable area.
54	Take-away Food Outlet	One per two square metres of public floor space and one per employee
55	Vehicle Store	At the local government's discretion. AMD 46 GG 15/6/18
56	Warehouse	One per employee plus one per 200 square metres of net lettable area.
HEALTH, WELFARE AND COMMUNITY SERVICES		
57	Car park	At the local government's discretion. AMD 46 GG 15/6/18
58	Child Care Premises	One per every 10 children plus one per employee.
59	Community Use	At the local government's discretion. AMD 46 GG 15/6/18
60	Consulting Rooms	Four per consulting room for the first two rooms, one per additional consulting room plus one per employee at the time of peak operation.
61	Education Establishment	At the local government's discretion. AMD 46 GG 15/6/18
62	Emergency Services	At the local government's discretion. AMD 46 GG 15/6/18
63	Funeral Parlour	Five bays plus one per employee at the time of peak operation.
64	Hospital	One per three beds plus one per employee plus additional bays at the local government's discretion for outpatient services. AMD 46 GG 15/6/18
65	Juvenile Detention Centre	At the local government's discretion. AMD 46 GG 15/6/18
66	Medical Centre	As per consulting rooms for consulting rooms within the centre, one bay per 20 square metres of net lettable sales area within a pharmacy, two bays per every other premises within the centre and one per employee at the time of peak operation of each premises.
67	Nursing Home	One per five beds plus one per employee at the time of peak operation.
68	Place of Public Meeting, Assembly or Worship	One per four square metres of meeting, assembly or worship area.
69	Prison	At the local government's discretion. AMD 46 GG 15/6/18
70	Veterinary Centre	Five per practitioner where practice is limited to domestic pets, all other places at the local government's discretion. AMD 46 GG 15/6/18
ENTERTAINMENT, RECREATION AND CULTURE		
71	Equestrian Centre	At the local government's discretion. AMD 46 GG 15/6/18
72	Entertainment Venue	One per three square metres of entertainment area.
73	Private Recreation	At the local government's discretion. AMD 46 GG 15/6/18
74	Public Recreation	At the local government's discretion. AMD 46 GG 15/6/18
75	Tavern	One per two square metres of bar floor area available to the public, plus one per four square metres of lounge floor area available to the public, plus one per six square metres of outdoor entertainment/ beer garden area available to the public.

APPENDIX 4 - ADDITIONAL USES

AMD 46 GG 15/6/18

Additional Use ¹ Entry No.	Description of Land	Base Classification	Additional Uses	Special Conditions
A1	3877/1487 Anderson & Lambert Roads, Karratha	Industry	Caretaker's Dwelling	<ul style="list-style-type: none"> a) Should the nursery use on the property cease, the caretaker's dwelling use must cease immediately b) Caretaker's dwelling should only provide for accommodation of one (1) person c) Total floor area measurement from the external face of walls of the caretaker's dwelling (including verandahs) shall not exceed 50 square metres d) A caravan is not permitted for use as the caretaker's dwelling e) Only one caretaker's dwelling is permitted
A2	Lot 126 on DP183297 AMD 36 GG 21/8/15 AMD 10 GG 6/6/08	Infrastructure Reservation	Industry-Noxious	
A3	20.09 hectares of UCL adjacent to Lease I123393 AMD 14 GG 22/9/09	Infrastructure and Conservation Recreation and Natural Landscape Reservation	Industry Noxious (restricted)	<p>The use of the site is restricted to the following additional use as defined in the document entitled 'Landfill Waste Classification and Waste Definitions 1996:</p> <p>Class 1 Landfill Class 2 Landfill</p>
A4	Portion of Reserve No. 42726 (and being Part of Lot 258 on Deposited Plan 188814). AMD 19 GG 20/05/11; AMD 39 GG 04/10/19	Infrastructure Reservation	Industry-Noxious (restricted)	<ul style="list-style-type: none"> a) The use of the site to be restricted to the following additional uses as defined in Schedule 1 of the <i>Environmental Protection Regulations 1987 (as amended)</i>: <ul style="list-style-type: none"> i. '61 – liquid waste facility'; ii. '62 – solid waste depot'; and iii. '39 chemical or oil recycling' b) The following incidental uses are also applicable: <ul style="list-style-type: none"> i. Waste transfer facility; and ii. workforce accommodation. c) The workforce accommodation shall: <ul style="list-style-type: none"> i. Provide for a maximum of either employees of the waste transfer facility; ii. Be located to maximise the distance from the waste transfer facility; and iii. Also require the approval of the Health Department of WA.
A5	Lot 70 on Plan 40129 AMD 45 GG 06/02/18	Residential	Short Stay Accommodation	Regard shall be had for the requirements of the applicable Residential developments standards for any short stay accommodation.

A6	Lot 200 (2) Walcott Way, Bulgarra. AMD 47 GG 15/01/19	Residential	Short Stay Accommodation	<p>1. The additional use shall be considered a 'D'; use - the use is not permitted unless the local government has granted development approval.</p> <p>2. Applications for development approval for short stay accommodation shall provide sufficient information to address how the shared use of Lot 200 Walcott Way, Bulgarra for short stay and permanent residential use will be managed, to the satisfaction of the local government.</p>
A7	Lot 178 Sturt Pea Road, Wickham AMD 49 GG 21/1/20	Rural	Industry-Noxious (restricted)	<p>1. The use of the site is to be restricted to the following additional uses as defined in Schedule 1 of the <i>Environmental Protection Regulations 1987 (as amended)</i>:</p> <p>13 – Crushing of building materials</p> <p>70 - Screening of materials</p> <p>2. The additional uses shall be considered a 'D' use – the use is not permitted unless the local government has exercised its discretion before granting development approval.</p> <p>3. At the discretion of the local government, applications for development approval for the listed uses may need to be accompanied by appropriate environmental management plans.</p>
A8	Lot 500 Dampier Road, Gap Ridge AMD 52 GG 17/11/2020	Rural	Industry Noxious (restricted)	<p>1. The use of the site is to be restricted to the following additional uses as defined in Schedule 1 of the <i>Environmental Protection Regulations 1987 (as amended)</i>:</p> <p>13 – Crushing of building materials</p> <p>2. The additional uses shall be considered a 'D' use - the use is not permitted unless the local government has exercised its discretion before granting development approval.</p> <p>3. At the discretion of the local government, applications for development approval for the listed uses may need to be accompanied by appropriate environmental management plans.</p>
A9	Lot 331 on Deposited Plan 92384 Reserve No. 44103 AMD 54 GG 26/7/22	Conservation, recreation and natural landscapes Reserve	<p>The following uses are 'D' uses:</p> <p>Camping ground</p> <p>The following uses are 'D' uses and restricted to the existing Lighthouse and Quarters on Jarman Island:</p> <p>Community purpose</p> <p>Tourist development</p>	<p>1. Any development is to be consistent with the Conservation, recreation and natural landscapes reserve and maintain its environmental values.</p> <p>2. Any development is to have regard to the provisions of the Cossack and Jarman Island Low Impact Tourism Precinct Special Control Area.</p> <p>3. The local government shall exercise its discretion to limit the number of overnight visitors and staff on Jarman Island, having regard to provisions of the Cossack and Jarman Island Low - Impact Tourism Precinct Special Control Area.</p>

APPENDIX 5 - STRUCTURE PLAN AREAS

AMD 46 GG 15/6/18

Development Area	Description of Land	Base Zoning	Structure Plan Special Conditions AMD 46 GG 15/6/18
DA1	Millars Well Bathgate Rd - Area E	Urban Development	<ol style="list-style-type: none"> Structure Plan adopted to guide subdivision, land use and development. To provide for residential development and recreation. <i>AMD 46 GG 15/6/18</i>
DA2	Nickol Legendre Rd	Urban Development	<ol style="list-style-type: none"> The applicable density code is R25. Land east of Harriet Way north of Lots 64 Harriet Wy and 63 Hazell Ct has a density of R40. Development is to be for residential, recreation or community purposes.
DA3	Millars Well Gawthorne Dr Area D	Urban Development	<ol style="list-style-type: none"> Structure Plan adopted to guide subdivision, land use and development. To provide for residential development, recreation and public purposes. <i>AMD 46 GG 15/6/18</i>
DA4	Baynton Baynton Road (East) Area C	Urban Development	<ol style="list-style-type: none"> Structure Plan adopted to guide subdivision, land use and development. To provide for residential development and recreation. <i>AMD 46 GG 15/6/18</i>
DA5	Nickol (West) Balmoral & Dampier Roads	Urban Development & Rural	<ol style="list-style-type: none"> Structure Plan adopted to guide subdivision, land use and development. <i>AMD 46 GG 15/6/18</i> To provide for residential development and recreation. Western portion of Structure Plan is subject to resolution of zoning and Native Title clearance. An Urban Water Management Plan, prepared to the satisfaction of the Department of Water, will be required prior to subdivision or development of the land. <i>AMD 20 GG 25/11/11</i>
DA6	Nickol (South) Dampier & Balmoral Roads	Urban Development	<ol style="list-style-type: none"> Structure Plan adopted to guide subdivision, land use and development. To provide for residential development. <i>AMD 46 GG 15/6/18</i>
DA7	Nickol Tambrey Dr/ Bathgate Rd	Urban Development and Parks, Recreation & Drainage	<ol style="list-style-type: none"> An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. To provide for commercial, holiday accommodation, medium density residential, aged persons and/or mixed use (commercial/residential) development. The amount of retail floor space shall be determined based on an Economic Impact Assessment which shall also consider economic impacts on the Karratha City Centre. Provision of retail floor space is to be commensurate with a Neighbourhood Centre, delivered in stages and capped at an ultimate maximum floor space of 8,500m² NLA. The City may require the preparation of Local Development Plans to ensure development adequately addresses the public realm (including drainage reserves), climatic conditions, a Karratha vernacular and reflects 'main street' design principles. <i>AMD 46 GG 15/6/18</i>
DA8	Baynton (East) Rosemary Rd	Urban Development	<ol style="list-style-type: none"> The applicable density code is R20 and R40 for Lots 64 Miles Loop and 23 Buchanan Circuit. Development is to be for residential, recreation or community purposes.

Development Area	Description of Land	Base Zoning	Structure Plan Special Conditions AMD 46 GG 15/6/18
DA9	Baynton (Central) Baynton Dr (West)	Urban Development	<ol style="list-style-type: none"> Structure Plan adopted to guide subdivision, land use and development. <i>AMD 46 GG 15/6/18</i> To provide for residential development, recreation, primary school & community uses. The City may require the preparation and approval of Local Development Plans as a condition of subdivision or prior to the approval of development of lots abutting public open space or drainage reserves to ensure an appropriate interface and surveillance over such reserves. <i>AMD 46 GG 15/6/18</i> An Urban Water Management Plan, prepared to the satisfaction of the Department of Water, will be required prior to subdivision or development of the land. <i>AMD 20 GG 25/11/11</i>
DA10	Mulataga (Central) Maitland Rd (East)	Urban Development, Rural and Conservation, Recreation & Natural Landscapes	<ol style="list-style-type: none"> A district level Structure Plan outlining: <ol style="list-style-type: none"> broad land uses (recreation, residential, education, tourism, commercial and conservation); key linkages (major roads and public transport); provision of essential services; coastal linkages, heritage areas; and coastal vulnerability areas <p>shall be approved prior to the approval of more detailed Structure Plans or super lot subdivision.</p> The amount of retail floor space shall be determined based on an Economic Impact Assessment which shall also consider economic impacts on the Karratha City Centre. Provision of retail floor space is to be commensurate with a Neighbourhood Centre, delivered in stages and capped at an ultimate maximum floor space of 8,500m² NLA. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. <i>AMD 46 GG 15/6/18</i>
DA11	Dampier (South) Karratha Dampier Road	Industrial Development	<ol style="list-style-type: none"> To provide for industrial development. An approved Structure Plan together with all approved amendments may be required by the local government in order to guide subdivision and development. <i>AMD 46 GG 15/6/18</i>
DA12	Baynton Madigan Rd (East)	Urban Development	<ol style="list-style-type: none"> An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. <i>AMD 46 GG 15/6/18</i> To provide for residential, commercial, community and recreation. Retail floor space shall be commensurate with a Local Centre. Provision shall be made for a public bus transport linkage. <i>AMD 46 GG 15/6/18</i>
DA13	Baynton Madigan Rd (West)	Urban Development	<ol style="list-style-type: none"> An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. To provide for showroom, transient worker accommodation, recreation and future residential development. The City may require any expansion of existing transient worker accommodation to be subject to the approval of a Structure Plan illustrating how the development can be adapted for future permanent residential development. The City may require a Structure Plan addressing interface issues, shared access and servicing prior to approving any showroom development. <i>AMD 46 GG 15/6/18</i>

Development Area	Description of Land	Base Zoning	Structure Plan Special Conditions AMD 46 GG 15/6/18
DA14	Regals West	Urban Development	<ol style="list-style-type: none"> 1. To provide for short to medium term rural residential living opportunities and long term future urban expansion. 2. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. Such Structure Plan shall indicate key transport linkages and depict how future long term residential development can be accommodated. 3. Rural residential lot sizes shall be determined based on land capability, proposed use and availability of services. AMD 46 GG 15/6/18
DA15	Regals Central (west)	Urban Development	<ol style="list-style-type: none"> 1. To provide for short to medium term rural residential living opportunities and long term future urban expansion. 2. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. Such Structure Plan shall indicate key transport linkages and depict how future long term residential development can be accommodated. 3. Rural residential lot sizes shall be determined based on land capability, proposed use and availability of services. AMD 46 GG 15/6/18
DA16	Regals Central (east)	Urban Development	<ol style="list-style-type: none"> 1. To provide for short to medium term rural residential living opportunities and long term future urban expansion. 2. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. Such Structure Plan shall indicate key transport linkages and depict how future long term residential development can be accommodated. 3. Rural residential lot sizes shall be determined based on land capability, proposed use and availability of services. AMD 46 GG 15/6/18
DA17	Regals East	Urban Development	<ol style="list-style-type: none"> 1. To provide for short to medium term rural residential living opportunities and long term future urban expansion. 2. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. Such Structure Plan shall indicate key transport linkages and depict how future long term residential development can be accommodated. 3. Rural residential lot sizes shall be determined based on land capability, proposed use and availability of services. 4. Land use to have regard to the possible industrial expansion areas and necessary buffers. AMD 46 GG 15/6/18
DA18	Point Sampson Honeymoon Road	Urban Development	<ol style="list-style-type: none"> 1. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. 2. To provide for residential development. AMD 46 GG 15/6/18
DA19	Dampier Central Ave,	Urban Development	<ol style="list-style-type: none"> 1. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. 2. To provide for residential development. AMD 46 GG 15/6/18
DA20	Roebourne North West Coastal Highway	Urban Development	<ol style="list-style-type: none"> 1. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. AMD 46 GG 15/6/18
DA21	Wickham (North) McCourt Way	Urban Development	<ol style="list-style-type: none"> 1. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. AMD 46 GG 15/6/18

Development Area	Description of Land	Base Zoning	Structure Plan Special Conditions <i>AMD 46 GG 15/6/18</i>
DA22	Wickham (South)	Urban Development	1. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development. <i>AMD 46 GG 15/6/18</i>
DA23	Cossack	Urban Development	1. Development to be for residential and community purposes. 2. Development subject to the provision of adequate essential services and coastal vulnerability studies.
DA24	Gap Ridge Dampier Road	Industrial Development	1. Structure Plan adopted to guide subdivision, land use and development. 2. To provide for industrial development. 3. Land uses classified on the Structure Plan shall apply. <i>AMD 46 GG 15/6/18</i>
DA 25	Roebourne North West Coastal Highway & Roebourne Point Samson Rd	Urban Development, Rural and Parks, Recreation & Drainage	1. Structure Plan adopted to guide subdivision, land use and development. 2. To provide for residential development, commercial & mixed business development and recreation. <i>AMD 46 GG 15/6/18</i>
DA 27 <i>AMD 43 GG 14/07/17</i>	Lot 4615 Bayview Road, Bulgarra	Urban Development	1. Subdivision and development of the land shall have due regard to the requirements of a Structure Plan(s) approved by the Western Australian Planning Commission. 2. To provide for residential development, primary school and community uses. 3. Structure Plan prepared for the subject land shall consider and address the following matters: <ul style="list-style-type: none"> • Reservation of the existing Karratha Primary School as 'Public Purpose – Education'; • The findings and recommendations of the following technical studies to the satisfaction of relevant public agencies: <ul style="list-style-type: none"> - Local Water Management Plan; - Site Contamination and Remediation Study; and - Traffic and Parking Management Plan.
DA 40 <i>AMD 29 GG 18/03/14</i>	Lot 617 Shadwick Drive, Millars Well	Urban Development	Applicable Density Code R40 Preparation of a Structure Plan which addresses - 1. Setback variations. 2. Building articulation and orientation to adjoining reserves and Dampier Road. 3. Fencing Controls. 4. Building height to be limited to two storeys. 5. A written response to and plan for Traffic, Parking and Public Access Management taking into account access to Shadwick Drive through to Bathgate Road and safe shared pedestrian and cycle access at no cost to the local government and to the satisfaction of the CEO. <i>AMD 46 GG 15/6/18</i>
DA 41 <i>AMD 29 GG 18/03/14</i>	Lot 655 Warriar Street, Bulgarra	Urban Development	Applicable Density Code R40 Preparation of a Structure Plan which addresses - 1. Setback variations. 2. Building articulation and orientation to adjoining reserves and Warriar Street. 3. Fencing Controls. 4. Building height to be limited to two storeys.

Development Area	Description of Land	Base Zoning	Structure Plan Special Conditions AMD 46 GG 15/6/18
			<p>5. A written response to and plan for Traffic, Parking and Public Access Management taking into account access to Warrior Street to Millstream Road and safe shared pedestrian and cycle access at no cost to the local government and to the satisfaction of the CEO.</p> <p style="text-align: right;">AMD 46 GG 15/6/18</p>
DA 42 AMD 25 GG 12/10/12	Karratha Karratha Road	Urban Development	<p>1. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development.</p> <p>2. To primarily provide for a permanent high quality resort style development with environmentally and culturally responsive short stay or tourist accommodation; and allow for other future uses such as educational, community, recreation, drainage and conservation.</p> <p>3. Structure Plan(s) shall have respect for heritage sensitive areas, drainage lines and modelled buffer requirements to the adjoining power station.</p> <p style="text-align: right;">AMD 46 GG 15/6/18</p>
DA 43	Lot 1680 Galbraith Road, Pegs Creek	Urban Development	<p>Applicable Density Code R40. Preparation of a Structure Plan which addresses -AMD 46 GG 15/6/18</p> <p>1. Setback variations.</p> <p>2. Building orientation to Galbraith Road and Sing Place.</p> <p>3. Fencing controls.</p> <p>4. Building height to be limited to two storeys.</p>
DA 44 AMD 30 GG 18/03/14	Lot 644 Samson Way, Bulgarra	Urban Development	<p>1. Applicable density Code R35</p> <p>2. A density bonus of R40 may be applied where achievement of the following design objectives can be demonstrated to the satisfaction of the Chief Executive Officer:</p> <p>(a) Sensitivity to and enhancement of the identity and character of Karratha.</p> <p>(b) Maximise views and vistas when viewed from ground level from adjoining properties with design responses including building articulation, bulk and orientation, open space placement to achieve visual permeability to the Karratha Hills and complementary streetscape formation along Samson Way, Lockyer Road and Millstream Road taking in account the following:</p> <p>(i) Application of climate responsive sustainable design and CPTED Design principles in built form and public realm design.</p> <p>(ii) Building height limited to two storeys with single storey along Samson Way to allow for a gradation of density.</p> <p>(iii) Quality of design of all building designs including articulated and varied appearances.</p> <p>(iv) Provision of adequate on-site parking and sufficient space for visitors, with consideration given to boat and caravan parking.</p> <p>(v) Single or duplex dwellings fronting Samson Way.</p> <p>(vi) Setbacks along Samson Way to complement and form a coherent streetscape.</p> <p>(vii) Dual pedestrian/cycle path along Samson Way and between Samson Way and Millstream Road with appropriate landscaping and lighting, with staged linking to Karratha pathway network at no cost to the City.</p> <p style="text-align: right;">AMD 46 GG 15/6/18</p>

Development Area	Description of Land	Base Zoning	Structure Plan Special Conditions AMD 46 GG 15/6/18
			<p>(viii) Response to climatic conditions.</p> <p>(ix) Landscaping using appropriate indigenous species with incorporation of on site significant trees wherever possible.</p> <p>(x) Traffic, Parking and Access Management Plan to show multiple access points including but not limited to access egress to Millstream Road, location of all parking, a maximum level of undercover parking with external suitably shaded parking, parking allocations for all house and dwelling configurations including supplementary accommodation and visitor parking and shade trees or other shade structures in open parking areas. Road, parking and access works at no cost and to the satisfaction of the City. AMD 46 GG 15/6/18</p> <p>(xi) Construction and Operational Environmental Management Plans to be lodged to the satisfaction of the City with the latter to be incorporated into strata rules. AMD 46 GG 15/6/18</p> <p>(xii) Waste Management Plan to show how bins will be screened and maintained in clean and orderly manner.</p> <p>(xiii) A Stormwater and Drainage Management Plan utilising data from the Lazy Lands Karratha 2D Flood Study and Local Water Management Framework, March 2013.</p> <p>3. Preparation of a Structure Plan which addresses: AMD 46 GG 15/6/18</p> <p>(a) Setback variations.</p> <p>(b) Building orientation including location of supplementary accommodation.</p> <p>(c) Vehicle access and parking.</p> <p>(d) Fencing controls.</p> <p>(e) Pedestrian, bicycle and public transport access.</p> <p>(f) Building height.</p> <p>(g) Landscaping and lighting.</p> <p>(h) Traffic and parking management Plan with all provisions to Australian and City standards. AMD 46 GG 15/6/18</p> <p>(i) Waste storage and collection areas.</p> <p>(j) Development to be connected to reticulated water and sewer.</p>
DA 47 <i>AMD 29 GG 18/03/14</i>	Lot 1926 Ridley Street, Bulgarra	Urban Development	<p>Applicable Density Code R40 Preparation of a Structure Plan which addresses - AMD 46 GG 15/6/18</p> <ol style="list-style-type: none"> Setback variations. Building articulation and orientation to adjoining reserves and Ridley Street. Fencing Controls. Building height to be limited to two storeys. A written response to and plan for Traffic, Parking and Public Access Management taking into account access to Ridley and Warrier Streets through to Millstream Road and safe shared pedestrian and cycle access at no cost to the local government and to the satisfaction of the CEO. AMD 46 GG 15/6/18

Development Area	Description of Land	Base Zoning	Structure Plan Special Conditions AMD 46 GG 15/6/18
DA 51 AMD 32 GG 24/2/15	Lot 683 Gregory Way, Bulgarra	Urban Development	Applicable density Code minimum R30 and R40 Preparation of a Structure Plan which addresses - AMD 46 GG 15/6/18 a) Street setback variations to Searipple Road, Gregory Way and Millstream Road. b) Building orientation to Gregory Way, Searipple Road, Millstream Road. c) Fencing controls. d) Building elevation treatments. e) Parking and access areas. f) Building height to be limited to two storeys for area designated R30 and four storeys for area designated R40.
DA 52 AMD 32 GG 24/2/15	Lot 651 Hancock Way, Bulgarra	Urban Development	Applicable density Code minimum R30 Preparation of a Structure Plan which addresses - AMD 46 GG 15/6/18 a) Front setback variations to Mystery Road and Hancock Way. b) Building orientation to Mystery Road, Hancock Way and adjoining reserve. c) Fencing controls. d) Building height to be limited to two storeys.
DA 53 AMD 34 GG 5/12/14	Lot 601 Di Carlo Way, Nickol	Urban Development	1. Applicable density Code minimum R40 2. Preparation of a Structure Plan which addresses: AMD 46 GG 15/6/18 a) Front setback variations to Balmoral Road b) Dwelling orientation to Balmoral Road c) Building design and elevation treatment to adjoining reserve d) Fencing design to adjoining reserve e) Parking and access areas
DA 54 AMD 34 GG 5/12/14	Lot 623 Gawthorne Drive, Millars Well	Urban Development	1. Applicable Density Code R40 2. Preparation of a Structure Plan which addresses: AMD 46 GG 15/6/18 a) Dwelling orientation b) Parking and access c) Footpath relocation d) Fencing design to adjoining reserve e) Building design and elevation treatment to adjoining reserve f) Protection of the Water Corporation's mains infrastructure on the eastern boundary between Sun Court and Tue Place within a reserve.
DA 55 AMD 34 GG 5/12/14	Lot 636 Nairn Street, Bulgarra	Urban Development	DELETED AMENDMENT 56 GG ON 16 JUNE 2023
DA 56 AMD 51 GG 17/11/2020	Lot 2898 Dampier Road, Baynton	Urban Development	1. Subdivision and development of the land shall have due regard to the requirements of a Structure Plan(s) approved by the Western Australian Planning Commission. 2. A Bushfire Management Plan shall be prepared prior to the Structure Plan being endorsed. 3. To provide for residential, commercial and potential tourism development. 4. An Acoustic Report shall be prepared prior to the Structure Plan being endorsed.
DA 57	Shakespeare Precinct Bulgarra	Urban Development	1. Subdivision and development shall have due regard to the requirements of a Structure Plan(s) approve by the Western Australian Planning Commission.

Development Area	Description of Land	Base Zoning	Structure Plan Special Conditions AMD 46 GG 15/6/18
			<p>2. A Structure Plan(s) prepared over the area shall be consistent with and incorporate the findings and recommendations of the following technical reports:</p> <ul style="list-style-type: none"> (a) Local Water Management Strategy to the satisfaction of the Department of Water and Environmental Regulation; and (b) Traffic Impact Assessment to the satisfaction of the Western Australian Planning Commission. (c) Any other technical studies or management plans as considered necessary on the advice from the relevant State Government agency or as required by the Local Government. <p>3. Structure Plan(s) prepared over the area shall be consistent with the following requirements:</p> <ul style="list-style-type: none"> (a) Land uses shall be compatible with surrounding development. (b) Lot sizes shall be capable of supporting a diverse range of housing typologies (c) Lot configuration, public realm and movement networks to integrate with adjacent transport infrastructure; and (d) planned public open space network and with a landscaping plan. <p style="text-align: right;">AMD 56 GG 16/06/2023</p>

APPENDIX 6 - RESTRICTED USES SCHEDULE

AMD 46 GG 15/6/18

No.	Description of Land	Restricted Use
1	Lot 4 Jager Street	Caretaker's Dwelling

ADOPTION

Adopted by resolution of the Local Government of the Shire of Roebourne at the meeting of the Local Government held on

the.....(day).....(month).....(year)

AMD 46 GG 15/6/18

Chief Executive Officer

Shire President

FINAL APPROVAL

Adopted by resolution of the Local Government of the Shire of Roebourne at the meeting of the Local Government held on

the.....(day).....(month).....(year)

and the seal of the Municipality was pursuant to that resolution affixed here in the presence of

AMD 46 GG 15/6/18

Shire President

Chief Executive Officer

This Scheme Text is to be read in conjunction with the approved Scheme Maps to which approval was given by the Hon. Minister for Planning on the date shown below.

Recommended for final approval by the Western Australian Planning Commission

Dated:

Chairperson

Final approval granted

Dated:

Hon. Minister for Planning