# SHIRE OF SERPENTINE JARRAHDALE

## LOCAL PLANNING SCHEME NO. 3

Updated to include AMD 13 GG 02/10/2026

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Original Town Planning Scheme Gazettal
22 SEPTEMBER 2023

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# SHIRE OF SERPENTINE JARRAHDALE LOCAL PLANNING SCHEME NO. 3 - AMENDMENTS

<table>
<tr><th rowspan="2">AMD NO.</th><th rowspan="2">GAZETTAL DATE</th><th colspan="2">UPDATED</th><th rowspan="2">DETAILS</th></tr>
<tr><th>WHEN</th><th>BY</th></tr>
<tr><td>Scheme</td><td>22/09/2023</td><td>9/10/2023</td><td>HAB</td><td></td></tr>
<tr><td>3</td><td>21/04/2026</td><td>22/04/2026</td><td>HAB</td><td>Amend the Scheme text as follows:
<table>
<tr><th>Provision</th><th>Amendment</th></tr>
<tr><td>Part 4 Clause 34(2)</td><td>Remove the words ‘a’ and ‘an’ as indicated below, from Clause 34(2).<br><br>“The local government may approve an application for a development approval that does not comply with an additional site and development requirements”.</td></tr>
<tr><td>Schedule 3 Special Control Areas SCA2</td><td>Replace reference to SCA3 with SCA2 within Additional provisions 1.</td></tr>
<tr><td>Schedule 4 Clause 4.5(1)(c) Ancillary Dwellings</td><td>Remove word “generally” from Clause 4.5 (1)(c).</td></tr>
<tr><td>Schedule 4 Clause 4.6 (3) Vegetation</td><td>Remove duplication of word ‘approval’ within Clause 4.6(3).</td></tr>
<tr><td>Part 3 Zones and use of land Clause 17 Table 3</td><td>Amend Table 3 Zoning Table to state ‘Bulky goods showroom’ land use as a D use within the Mixed Use zone, to align with Table 3 Zone objectives.</td></tr>
<tr><td>Schedule 6 SCA4 and SCA5 Separation Distances 6.2 SCA5 – Separation Distances</td><td>Within Schedule 6 Table 6.2, replace the address ’49 Butcher Road, Darling Downs’ with ‘Lot 5 Butcher Road, Darling Downs’.</td></tr>
<tr><td>Part 5 Clause 36A. Development Contribution Areas</td><td>Delete clause 36A(12) from the Scheme text.</td></tr>
</table>
Amend the Scheme Map as follows:
<table>
<tr><th>Provision</th><th>Amendment</th></tr>
<tr><td>Scheme Map</td><td>Amend the Scheme Map to reflect a 500m separation distance buffer around Lot 5 Butcher Road, Darling Downs.</td></tr>
</table></td></tr>
<tr><td>8</td><td>21/04/2026</td><td>22/04/2026</td><td>HAB</td><td>Amend the Scheme Map to zone and reserve the Urban Development zoned portion of land within the Byford Central Loal Structure Plan, the Lot 2 Nettleton Road, Byford Local Structure Plan, and the Marri Park Estate – Lot 3 Larsen Road and Lot 3 Alexander Road Local Structure Plan as Residential, Public Open Space and Local Road in accordance with the land uses identified within the above mentioned local structure plans.</td></tr>
</table>

| | | | | |
|---|---|---|---|---|
| 9 | 21/04/2026 | 22/04/2026 | HAB | In Part 6 Division 1 Clause 37, 'Term Used':<br><br>Delete the definition for short-term accommodation. Amend the general definition for cabin to:<br><br>means a building that –<br><br>(a) is an individual unit other than a chalet; and<br>(b) forms part of -<br>(i) tourist and visitor accommodation; or<br>(ii) a caravan park; and<br>(c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.<br><br>Amend the general definition for chalet to:<br><br>means a building that –<br><br>(a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and<br>(b) forms part of -<br>(i) tourist and visitor accommodation; or<br>(ii) a caravan park; and<br>(c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.<br><br>In Part 6, Division 2 Clause 38, 'Land Use Terms Used":<br><br>Delete the definitions for:<br><br>o bed and breakfast;<br>o holiday accommodation;<br>o holiday house;<br>o motel;<br>o serviced apartment; and<br>o tourist development.<br><br>Amend the existing land use term for road house by deleting paragraph (d) and inserting:<br><br>(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period.<br><br>Insert the definition for tourist and visitor accommodation as per Schedule 1 – Model Provisions.<br><br>In Part 3, Table 3 'Zoning Table' insert in alpabetical order the following land uses and permissibility:<br><br>A. hosted-short term rental accommodation; designate as 'P' uses in Residential, Urban Development, Rural Residential, Rural Smallholdings, Rural, Environmental Conservation, District Centre, Neighbourhood Centre, Rural Townsite and Mixed Use zones and 'X' uses in all other zones. |

| | | | | |
|---|---|---|---|---|
| | | | | B. unhosted short term rental accommodation; designated as 'D' uses in District Centre, Neighbourhood Centre, Rural Townsite and Mixed-Use zones; as 'A' uses in Residential, Urban Development, Rural Residential, Rural Smallholdings, Rural and Environmental Conservation zones and 'X' in all other zones.<br><br>C. tourist and visitor accommodation and designate as 'A' uses in Urban Development, Rural Small holdings, Rural, District Cente, Neighbourhood Centre, Rural Townsite and Mixed-Use zones and 'X' in all other zones.<br><br>In Part 3, Table 3 'Zoning Table', delete all references to:<br><br>o bed and breakfast;<br>o holiday accommodation;<br>o holiday house;<br>o motel;<br>o serviced apartment; and<br>o tourist development.<br><br>In Schedule 2 'Special Use Zones' No. SU1.<br><br>Delete the land uses for:<br><br>o bed and breakfast;<br>o holiday accommodation;<br>o holiday house;<br>o motel;<br>o serviced apartment; and<br>o tourist development.<br><br>Insert 'hosted short-term rental accommodation' as 'P' use, 'unhosted short-term rental accommodation' as an 'A' use, and 'tourist and visitor accommodation', as an 'A' use.<br><br>In Schedule 4 'Additional Site and Development Requirements' No. 4.1 – Zone Development Requirements.<br><br>Delete reference to 'holiday accommodation' in Rural Smallholdings section and replace with 'tourist and visitor accommodation'.<br>Delete reference to 'holiday accommodation' in Rural section and replace with 'tourist accommodation.<br><br>In Schedule 4 'Additional Site and Development Requirements' No. 4.3 – Car Parking Requirements:<br><br>Replace 'bed and breakfast' land use in the car parking standards table with 'hosted short term rental accommodation'.<br>Delete car parking standards for the following land uses from the table:<br><br>o holiday accommodation<br>o motel.<br><br>In Schedule 4 'Additional Site and Development Requirements' No 4.4 – Bicycle Parking and Facilities.<br><br>Replace 'bed and breakfast' land use in the bicycle parking standards table with 'hosted short-term rental accommodation'.<br>Delete bicycle parking standards for the following land uses from the table:<br><br>o holiday accommodation<br>o motel. |

| | | | | |
|---|---|---|---|---|
| 1 | 21/07/2026 | 30/07/2026 | RW | Amend Schedule 1 of the Scheme Text to insert No. A20 with Conditions – Lot 12 (No. 101) King Road, Oakford<br><br>Amend the Scheme Map to delineate Lot 12 (No.101) King Road, Oakford as Additional Use 20. |
| 11 | 21/08/2026 | 24/08/2026 | RW | Amend the Scheme Map to zone Lot 500 on Deposited Plan 427946 as Residential R30. Amend the Scheme Map to reserve Lot 501 on Deposited Plan 427946 as Public Open Space. |
| 13 | 02/10/2026 | 05/10/2026 | RW | Insert the word 'Internal' to Schedule 4 clause 4.5 (1)(b) – Ancillary Dwellings. |

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# Part 1 - Preliminary

## 1. Citation

This local planning scheme is the Shire of Serpentine Jarrahdale Scheme No 3.

## 2. Commencement

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

## 3. Scheme revoked

The following local planning scheme is revoked -

Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 gazetted 4 August 1989.

## 4. Notes do not form part of Scheme

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

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

## 5. Responsibility for Scheme

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

## 6. Scheme area

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

Note: The Scheme area is also subject to the Metropolitan Region planning scheme (see clause 12).

## 7. Contents of Scheme

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

(a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2);

(b) the supplemental provisions to the deemed provisions contained in Schedule A of the scheme; and

(c) the Scheme Map.

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

## 8. Purposes of Scheme

The purposes of this Scheme are to -

(a) set out the local government's planning aims and intentions for the Scheme area; and

(b) set aside land as local reserves for public purposes; and

(c) zone land within the Scheme area for the purposes defined in this Scheme; and

(d) control and guide development including processes for the preparation of structure plans, activity centre plans and local development plans; and

(e) set out procedures for the assessment and determination of development applications; and

(f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and

(g) make provision for the administration and enforcement of this Scheme; and

(h) address other matters referred to in Schedule 7 of the Act.

## 9. Aims of Scheme

The aims of this Scheme are to -

(a) Protect and enhance the landscape, natural environment, ecological values and environmental quality and improve the sustainable management of natural resources;

(b) Preserve heritage values, amenity and areas of cultural significance and integrate new built environments with the existing local character;

(c) Support the sustainable growth of the local economy to attract business, investment and tourism and generate local employment opportunities;

(d) Deliver a diversity of housing types and lot sizes to accommodate all sectors of the population, respond to changing needs, facilitate ageing in place and provide a range of housing choices;

(e) Support community health and wellbeing by promoting active, connected, safe and secure pursuits for all;

(f) Protect rural land to support the Shire's role as an important agricultural and horticultural economic contributor to the Shire and broader region, and minimise land use conflicts;

(g) Create distinctive and well-defined urban centres and townsites which foster a strong sense of place and local identity;

(h) Ensure the orderly and proper provision of services and infrastructure; and

(i) Support regional development and improve connections within the broader region.

(j) To create and maintain a healthy environment, with consideration for the social, economic and environmental needs of future generations.

## 10. Relationship with local laws

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

## 11. Relationship with other local planning schemes

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

## 12. Relationship with region planning scheme

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

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

# Part 2 - Reserves

## 13. Regional Reserves

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

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

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

## 14. Local reserves

(1) In this clause -

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

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

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

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

**Table 1 - Reserve objectives**

| Reserve name | Objectives |
|---|---|
| Public Open Space | • To set aside areas for public open space, particularly those established under the *Planning and Development Act 2005* s. 152.<br>• To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage. |
| Environmental Conservation | • To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision.<br>• To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves. |
| Civic and Community | • To provide for a range of community facilities which are compatible with surrounding development.<br>• To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit. |

| | |
|---|---|
| Social Care Facilities | • Civic and Community which specifically provide for a range of essential social care facilities. |
| Cultural Facilities | • Civic and Community which specifically provide for a range of essential cultural facilities. |
| Public Purposes | • To provide for a range of essential physical and community infrastructure. |
| Infrastructure Services | • Public Purposes which specifically provide for a range of essential infrastructure services. |
| Education | • Public Purposes which specifically provide for a range of essential education facilities. |
| Government Services | • Public Purposes which specifically provide for a range of government services. |
| Recreational | • Public Purposes which specifically provide for a range of public recreational facilities. |
| Cemetery | • To set aside land required for a cemetery. |
| Drainage / Waterway | • To set aside land required for significant waterways and drainage. |
| Railways | • To set aside land required for passenger rail and rail freight services. |
| Local Road | • To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy. |
| Primary Distributor Road | • To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy. |
| Local Distributor Road | • To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy. |
| District Distributor Road | • To set aside land required for a district distributor road being a road classified as a Distributor A or Distributor B under the Western Australian Road Hierarchy. |

## 15. Additional uses for local reserves

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

# Part 3 - Zones and use of land

## 16. Zones

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

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

**Table 2 - Zone objectives**

| Zone name | Objectives |
|---|---|
| Residential | • To provide for a range of housing and a choice of residential densities to meet the needs of the community now and into the future.<br>• To facilitate and encourage high quality design, built form and streetscapes throughout residential areas which is appropriate to the climate.<br>• To provide for a range of non-residential uses, which are compatible with and complementary to residential development. |
| Urban Development | • To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme.<br>• To provide for a range of residential densities to encourage a variety of residential accommodation.<br>• To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.<br>• To provide an intermediate transitional zone following the lifting of an urban deferred zoning within the Metropolitan Region Scheme. |
| Rural Residential | • To provide for lot sizes in the range of 1 ha to 4 ha.<br>• To provide opportunities for a range of limited rural and related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.<br>• To set aside areas for the retention of vegetation and landform or other features which distinguish the land.<br>• To provide a residential amenity with a rural character. |

| | |
|---|---|
| Rural Smallholdings | • To provide for lot sizes in the range of 4 ha to 40 ha.<br>• To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.<br>• To set aside areas for the retention of vegetation and landform or other features which distinguish the land.<br>• To provide for a rural character and amenity with associated residential development. |
| Rural | • To provide for the maintenance or enhancement of specific local rural character.<br>• To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.<br>• To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies including groundwater, to protect sensitive areas especially the natural valley and watercourse systems from damage.<br>• To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.<br>• To provide for a limited range of non-rural land uses, only where they have demonstrated a direct benefit to the local community and are compatible with surrounding rural uses. |
| Environmental Conservation | • To identify land set aside for environmental conservation purposes.<br>• To provide for the preservation, maintenance, restoration or sustainable use of the natural environment. |
| Light Industry | • To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones.<br>• To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.<br>• Seek to manage impacts such as noise, dust, odour and gaseous/particulate emissions within the zone. |

| | |
|---|---|
| General Industry | • To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.<br>• To accommodate industry that would not otherwise comply with the performance standards of light industry.<br>• Seek to manage impacts such as noise, dust, odour and gaseous/particulate emissions within the zone. |
| Industrial Development | • To designate land for future industrial development.<br>• To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme. |
| District Centre | • Provide a community focal point for people, services, employment and leisure that are highly accessible and do not adversely impact on adjoining residential areas.<br>• Provide for district centres to focus on weekly needs and services for a wider district catchment.<br>• Provide a broad range of employment opportunities to encourage diversity within the Centre.<br>• Ensure a mix of commercial and residential development, which provides for activity and accessibility at the street level and supports the provision of public transport and pedestrian links.<br>• Provide for a wide range of different types of residential accommodation, including high density residential, to meet the diverse needs of the community. |
| Neighbourhood Centre | • Provide services for the immediate neighbourhoods that are easily accessible, which do not adversely impact on adjoining residential areas.<br>• Provide for neighbourhood and/or local centres to focus on the main daily household shopping and community needs.<br>• Encourage high quality, pedestrian-friendly, street-orientated development.<br>• Provide a focus for medium density housing.<br>• Ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community. |

| | |
|---|---|
| Rural Townsite | • To provide for a range of land uses that would typically be found in a small country town.<br>• To preserve and enhance the rural character and amenity within townsites. |
| Mixed Use | • To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.<br>• To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents. |
| Service Commercial | • To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites.<br>• To provide for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in, the central area, shops and offices or industrial zones. |
| Special Use | • To facilitate special categories of land uses which do not sit comfortably within any other zone.<br>• To enable the Council to impose specific conditions associated with the special use. |

## 17. Zoning table

The zoning table for this Scheme is as follows -

**Table 3 - Zoning Table**

| USE AND DEVELOPMENT CLASS | ZONES | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Residential | Urban Development | Rural Residential | Rural Smallholdings | Rural | Environmental Conservation | Light Industry | General Industry | Industrial Development | District Centre | Neighbourhood Centre | Rural Townsite | Mixed Use | Service Commercial | Special Use (refer Note 1) |
| abattoir | X | X | X | X | A | X | X | A | A | X | X | X | X | X | |
| agriculture – extensive | X | X | X | D | P | X | X | X | X | X | X | X | X | X | |
| agriculture – intensive | X | X | A | A | D | X | X | X | X | X | X | X | X | X | |
| amusement parlour | X | A | X | X | X | X | A | X | A | D | X | X | A | D | |
| animal establishment | X | X | X | D | D | X | X | X | X | X | X | X | X | X | |
| animal husbandry – intensive | X | X | X | X | D | X | X | X | X | X | X | X | X | X | |
| art gallery | X | D | X | D | D | X | X | X | X | P | D | D | D | X | |
| bed and breakfast | DELETED BY AMD 9 GG 21/04/2026 | | | | | | | | | | | | | | |
| betting agency | X | A | X | X | A | X | X | X | X | D | X | X | D | X | |
| brewery | X | A | X | D | D | X | D | D | D | I | I | X | A | X | |
| bulky goods showroom<br>*AMD 3 GG 21/04/2026* | X | A | X | X | X | X | D | X | D | X | X | X | D | P | |
| caravan park | X | X | X | X | A | X | X | X | X | X | X | X | X | X | |
| car park | X | D | X | X | X | X | D | D | D | D | D | A | D | D | |
| child care premises | A | A | X | X | X | X | X | X | X | D | D | D | D | X | |
| cinema / theatre | X | A | X | X | A | X | X | X | X | D | A | A | A | X | |
| civic use | A | D | A | A | A | A | A | A | A | P | P | D | D | D | |
| club premises | X | A | X | X | A | X | X | X | X | A | A | A | A | A | |
| commercial vehicle parking | X | X | A | A | D | X | P | P | P | X | X | X | X | X | |
| community purpose | A | A | A | A | A | X | X | X | X | P | P | D | P | D | |
| consulting rooms | X | D | X | X | X | X | X | X | X | P | D | D | P | X | |
| convenience store | X | D | X | X | X | X | X | X | X | P | P | P | D | X | |
| corrective institution | X | X | X | X | A | X | X | X | X | X | X | X | X | X | |
| educational establishment | X | D | X | D | D | X | D | X | D | D | D | D | D | D | |
| exhibition centre | X | A | X | X | A | X | X | X | X | D | X | X | X | D | |
| family day care | D | D | D | D | D | D | X | X | X | X | X | D | X | X | |
| fast food outlet | X | D | X | X | X | X | D | X | D | D | D | D | D | D | |
| fuel depot | X | X | X | I | I | X | D | D | D | X | X | X | X | X | |
| funeral parlour | X | A | X | X | X | X | D | X | D | D | A | X | X | D | |
| garden centre | X | A | X | X | A | X | A | X | A | A | A | A | X | D | |
| grouped dwelling | P | D | X | X | X | X | X | X | X | P | P | P | P | X | |
| holiday accommodation | DELETED BY AMD 9 GG 21/04/2026 | | | | | | | | | | | | | | |
| holiday house | DELETED BY AMD 9 GG 21/04/2026 | | | | | | | | | | | | | | |

| USE AND DEVELOPMENT CLASS | ZONES | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Residential | Urban Development | Rural Residential | Rural Smallholdings | Rural | Environmental Conservation | Light Industry | General Industry | Industrial Development | District Centre | Neighbourhood Centre | Rural Townsite | Mixed Use | Service Commercial | Special Use (refer Note 1) |
| home business | P | P | P | P | P | D | X | X | X | P | P | P | P | X | |
| home occupation | P | P | P | P | P | D | X | X | X | P | P | P | P | X | |
| home office | P | P | P | P | P | D | X | X | X | P | P | P | P | X | |
| home store | X | A | X | X | X | X | X | X | X | P | P | P | P | X | |
| hospital | X | A | X | X | A | X | X | X | X | D | X | D | X | A | |
| hosted short-term rental accommodation *AMD 9 GG 21/04/2026* | P | P | P | P | P | P | X | X | X | P | P | P | P | X | |
| hotel | X | A | X | X | X | X | X | X | X | D | A | A | A | X | |
| industry | X | X | X | X | X | X | A | D | A | X | X | X | X | X | |
| industry - cottage | A | A | D | D | D | D | X | X | X | D | D | D | D | X | |
| industry - extractive | X | X | X | X | A | X | X | X | X | X | X | X | X | X | |
| industry - light | X | X | X | X | X | X | P | P | P | X | X | X | X | A | |
| industry - primary production | X | X | X | D | P | X | D | D | D | X | X | X | X | X | |
| Industry - rural | X | X | X | X | D | X | P | P | P | X | X | X | X | X | |
| industry - service | X | A | X | X | X | X | P | P | P | X | X | X | X | A | |
| liquor store - large | X | A | X | X | X | X | D | X | A | X | X | X | X | D | |
| liquor store - small | X | A | X | X | X | X | X | X | X | D | D | D | X | X | |
| lunch bar | X | A | X | X | X | X | P | P | P | D | D | D | X | P | |
| market | X | A | X | X | A | X | X | X | X | D | A | A | X | X | |
| medical centre | X | D | X | X | X | X | X | X | X | D | D | D | D | D | |
| mining operations | X | X | X | X | A | X | X | X | X | X | X | X | X | X | |
| motel | DELETED BY AMD 9 GG 21/04/2026 | | | | | | | | | | | | | | |
| motor vehicle, boat or caravan sales | X | A | X | X | X | X | D | X | D | X | X | X | X | P | |
| motor vehicle repair | X | A | X | X | X | X | P | P | P | X | X | X | X | A | |
| motor vehicle wash | X | A | X | X | X | X | D | D | D | X | X | X | X | D | |
| multiple dwelling | D | D | X | X | X | X | X | X | X | P | P | D | P | X | |
| nightclub | X | A | X | X | X | X | X | X | X | A | X | X | X | X | |
| office | X | D | X | X | X | X | I | I | I | P | P | P | P | D | |
| park home park | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| place of worship | X | A | X | X | A | X | A | X | A | A | A | A | A | A | |
| reception centre | X | A | X | X | A | X | X | X | X | D | X | X | A | D | |
| recreation – private | X | A | X | X | A | X | X | X | X | D | D | D | D | D | |
| renewable energy facility | X | X | X | A | A | X | X | X | X | X | X | X | X | X | |
| residential aged care facility | A | A | X | X | X | X | X | X | X | D | D | D | A | X | |
| residential building | D | D | X | X | X | X | X | X | X | D | D | D | D | X | |

| USE AND DEVELOPMENT CLASS | ZONES | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Residential | Urban Development | Rural Residential | Rural Smallholdings | Rural | Environmental Conservation | Light Industry | General Industry | Industrial Development | District Centre | Neighbourhood Centre | Rural Townsite | Mixed Use | Service Commercial | Special Use (refer Note 1) |
| resource recovery centre | X | X | X | X | A | X | D | D | D | X | X | X | X | X | |
| restaurant/cafe | X | A | X | X | A | X | X | X | X | P | P | P | D | X | |
| restricted premises | X | A | X | X | X | X | X | X | X | A | X | X | X | A | |
| road house | X | X | X | X | A | X | X | X | X | X | X | A | X | X | |
| rural home business | X | X | A | P | P | A | X | X | X | X | X | X | X | X | |
| rural pursuit/hobby farm | X | D | D | P | P | X | X | X | X | X | X | X | X | X | |
| serviced apartment | DELETED BY AMD 9 GG 21/04/2026 | | | | | | | | | | | | | | |
| service station | X | A | X | X | X | X | A | A | A | A | A | A | X | A | |
| shop | X | D | X | I | I | X | I | I | I | P | P | P | A | P | |
| single house | P | D | P | P | P | D | X | X | X | X | X | D | X | X | |
| small bar | X | A | X | X | X | X | X | X | X | D | A | A | A | X | |
| tavern | X | A | X | X | A | X | X | X | X | D | A | A | A | X | |
| telecommunications infrastructure | A | A | A | A | A | A | P | P | P | A | A | A | A | A | |
| tourist and visitor accommodation *AMD 9 GG 21/04/2026* | X | A | X | A | A | X | X | X | X | A | A | A | A | X | |
| tourist development | DELETED BY AMD 9 GG 21/04/2026 | | | | | | | | | | | | | | |
| trade display | X | A | X | X | X | X | P | P | P | X | X | X | X | P | |
| trade supplies | X | A | X | A | A | X | P | P | P | X | X | X | X | D | |
| transport depot | X | X | X | X | A | X | P | P | P | X | X | X | X | X | |
| tree farm | X | X | X | A | D | X | X | X | X | X | X | X | X | X | |
| unhosted short-term rental accommodation *AMD 9 GG 21/04/26* | A | A | A | A | A | A | X | X | X | D | D | D | D | X | |
| veterinary centre | X | A | X | X | A | X | X | X | X | D | D | D | A | D | |
| warehouse/storage | X | A | X | X | X | X | P | P | P | X | X | X | X | P | |
| waste disposal facility | X | X | X | X | X | X | X | A | A | X | X | X | X | X | |
| waste storage facility | X | X | X | X | X | X | A | D | A | X | X | X | X | X | |
| winery | X | X | X | A | A | X | X | X | X | X | X | X | X | X | |
| workforce accommodation | X | X | X | X | A | X | X | X | X | X | X | X | X | X | |

Note 1: For use class permissibilities in the 'Special Use' zone refer to Section 21 and Schedule 2 of this Scheme.

## 18. Interpreting zoning table

(1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.

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

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

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

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

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

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

Notes for this clause:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land.

2. Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement for development approval.

3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use.

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

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

(a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

(b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or

(c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

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

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

(a) a structure plan;

(b) a local development plan.

**19. Additional uses**

(1) Schedule 1 sets out -

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

(b) the conditions that apply to that additional use.

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

**20. Restricted uses**

(1) There are no restricted uses which apply to this Scheme.

**21. Special use zones**

(1) Schedule 2 sets out -

(a) special use zones for specified land that are in addition to the zones in the zoning table; and

(b) the classes of special use that are permissible in that zone; and

(c) the conditions that apply in respect of the special uses.

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

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

## 22. Non-conforming uses

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

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

(b) the carrying out of development on land if -

(i) before the commencement of this Scheme, the development was lawfully approved; and

(ii) the approval has not expired or been cancelled.

(2) Subclause (1) does not apply if -

(a) the non-conforming use of the land is discontinued; and

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

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

(a) purchases the land; or

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

## 23. Changes to non-conforming use

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

(a) alter or extend a non-conforming use of land; or

(b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or

(c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or

(d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.

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

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

(a) is less detrimental to the amenity of the locality than the existing non-conforming use; and

(b) is closer to the intended purpose of the zone in which the land is situated.

**24. Register of non-conforming uses**

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

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

(a) a description of each area of land that is being used for a non-conforming use;

(b) a description of any building on the land;

(c) a description of the non-conforming use;

(d) the date on which any discontinuance of the non-conforming use is noted.

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

(a) must ensure that the register is kept up-to-date; and

(b) must ensure that an up-to-date copy of the register is published in accordance with clause 87 of the deemed provisions.

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

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

# Part 4 - General development requirements

**25. R-Codes**

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

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

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

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

(4) The R-Codes apply to an area if –

(a) the area has a coding number superimposed on it in accordance with subclause (3); or

(b) a provision of this Scheme provides that the R-Codes apply to the area.

**26. Modification of R-Codes**

(1) The following modifications to boundary setbacks shall apply to single house standards for R25-R80 density codes housing:

(a) 1.2m (for wall height 3.5m or less with major openings)
(b) 1m (for wall height 3.5m or less without major openings)

**27. State Planning Policy 3.6 to be read as part of Scheme**

(1) State Planning Policy 3.6 – Infrastructure Contributions, modified as set out in clause 28, is to be read as part of this Scheme.

(2) The local government must ensure that State Planning Policy 3.6 is published in accordance with clause 87 of the deemed provisions.

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

**28. Modification of State Planning Policy 3.6**

(1) There are no modifications to State Planning Policy 3.6.

**29. Other State planning policies to be read as part of Scheme**

(1) There are no other State planning policies that are to be read as part of the Scheme.

## 30. Modification of State planning policies

(1) There are no modifications to a State planning policy that, under clause 29 is to be read as part of the Scheme.

## 31. Environmental conditions

(1) The conditions set out in the Schedule 5 are environmental conditions that apply to this Scheme as a result of an assessment carried out under the *Environmental Protection Act 1986* Part IV Division 3.

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

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

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

## 32. Additional site and development requirements

(1) Schedule 4 sets out requirements relating to development that are additional to those set out in the R-Codes, precinct structure plans, local development plans or State or local planning policies.

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

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

(1) There are no additional requirements that apply to this Scheme.

## 34. Variations to site and development requirements

(1) In this clause -

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

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

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

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

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

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

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

(a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67(2) of the deemed provisions; and

(b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

**35. Restrictive covenants**

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

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

(a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and

(b) the local government must not grant development approval for the construction of the residential dwelling unless it advertises the application for development approval in accordance with clause 64 of the deemed provisions.

# Part 5 - Special control areas

## 36. Special control areas

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

(2) The purpose, objectives and additional provisions that apply to each special control area is set out in Schedule 3.

## 36A. Development contribution areas

(1) Land excluded

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

(a) roads designated under the Metropolitan Region Scheme as primary regional roads and other regional roads;
(b) existing public open space;
(c) existing government primary and secondary schools; and
(d) such other land as is set out in the development contribution plan,

is to be excluded.

(2) Development contribution plan report and cost apportionment schedule

(a) Within 90 days of the development contribution plan coming into effect, the local government is to adopt and make available a development contribution plan report and cost apportionment schedule to all owners in the development contribution area.

(b) The development contribution plan report and the cost apportionment schedule shall set out in detail the calculation of the cost contribution for each owner in the development contribution area, based on the methodology provided in the development contribution plan, and shall take into account any proposed staging of the development.

(c) The development contribution plan report and the cost apportionment schedule do not form part of the scheme, but once adopted by the local government they are subject to review as provided under subclause (3).

(3) Cost contributions based on estimates

(a) The determination of Infrastructure costs and administrative costs is to be based on amounts expended, but when expenditure has not occurred, it is to be based on the best and latest estimated costs available to the local government and adjusted accordingly, if necessary.

(b) Where a cost apportionment schedule contains estimated costs, such estimated costs are to be reviewed at least annually by the local government -

(i) in the case of land to be acquired, in accordance with subclause (4); and
(ii) in all other cases, in accordance with the best and latest information available to the local government,

until the expenditure on the relevant item of infrastructure or administrative costs has occurred.

(c) The local government is to have such estimated costs independently certified by appropriate qualified persons and must provide such independent certification to an owner when requested to do so.

(d) Where any cost contribution has been calculated on the basis of an estimated cost, the local government -

(i) is to adjust the cost contribution of any owner in accordance with the revised estimated costs; and
(ii) may accept a cost contribution, based upon estimated costs, as a final cost contribution and enter into an agreement with the owner accordingly.

(e) Where an owner's cost contribution is adjusted under subclause (3)(d), the local government, on receiving a request in writing from an owner, is to provide the owner with a copy of estimated costs and the calculation of adjustments.

(f) If an owner objects to the amount of a cost contribution, the owner may give notice to the local government requesting a review of the amount of the cost contribution by an appropriate qualified person ('independent expert') agreed by the local government and the owner at the owner's expense, within 28 days after being informed of the cost contribution.

(g) If the independent expert does not change the cost contribution to a figure acceptable to the owner, the cost contribution is to be determined -

(i) by any method agreed between the local government and the owner; or
(ii) if the local government and the owner cannot agree on a method pursuant to (i) or on an independent expert, by arbitration in accordance with the *Commercial Arbitration Act 1985*, with the costs to be shared equally between the local government and owner.

(4) Valuation

(a) Subclause (4) applies in order to determine the value of land to be acquired for the purpose of providing Infrastructure.

(b) In subclause (4) -

‘Value’ means the fair market value of land, at a specified date, which is defined as the capital sum that would be negotiated in an arm’s length transaction in an open and unrestricted market assuming the highest and best use of the land with all its potential and limitations (other than the limitation arising from the transaction for which the land is being valued) wherein the parties act knowledgeably, prudently and without compulsion to buy or sell.

Valuation methodology will be defined for each particular arrangement by the applicable Development Contribution Plan Report.

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

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

(d) If, following a review, the valuer’s determination of the value of the land is still not a figure acceptable to the owner, the value is to be determined -

(i) by any method agreed between the local government and the owner; or
(ii) if the local government and the owner cannot agree, the owner may apply to the State Administrative Tribunal for a review of the matter under part 14 of the *Planning and Development Act 2005*.

(5) Liability for cost contributions

(a) An owner must make a cost contribution in accordance with the applicable development contribution plan and the provisions of clause 36A.

(b) An owner’s liability to pay the owner’s cost contribution to the local government arises on the earlier of -

(i) the Western Australian Planning Commission endorsing its approval on the deposited plan or survey strata plan of the subdivision of the owner’s land within the development contribution area;
(ii) the commencement of any development on the owner’s land within the development contribution area;
(iii) the approval of any strata plan by the local government or Western Australian Planning Commission on the owner’s land within the development contribution area; or
(iv) the approval of a change or extension of use by the local government on the owner’s land within the development contribution area.

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

(c) Notwithstanding subclause (5)(b), an owner's liability to pay the owner's cost contribution does not arise if the owner commences development of -

(i) the first single house or outbuildings associated with that first single house on an existing lot which has not been subdivided or strata subdivided since the coming into effect of the development contribution plan;
(ii) a single dwelling on a single lot and associated outbuildings;
(iii) a change of use where no development is proposed;
(iv) a development which is defined as 'public works under the *Public Works Act 1902*, but excluding public housing;
(v) a fence;
(vi) a home business;
(vii) a home occupation;
(viii) a home office; or
(ix) any development which is permitted and excluded from the requirement for planning consent pursuant to clause 61 of the Deemed Provisions.

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

(6) Payment of cost contribution

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

(i) cheque or cash;
(ii) transferring to the local government or a public authority land in satisfaction of the cost contribution;
(iii) the provision of physical infrastructure;
(iv) some other method acceptable to the local government; or
(v) any combination of these methods.

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

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

(7) Charge on land

(a) The amount of any cost contribution for which an owner is liable under subclause (5), but has not paid, is a charge on the owner's land to which the cost contribution relates, and the local government may lodge a caveat, at the owner's expense, against the owner's certificate of title to that land.

(b) The local government, at the owner's expense and subject to such other conditions as the local government thinks fit, can withdraw a caveat lodged under subclause (7)(a)

to permit a dealing and may then re-lodge the caveat to prevent further dealings.

(c) If the cost contribution is paid in full, the local government, if requested to do so by the owner and at the expense of the owner, is to withdraw any caveat lodged under subclause (7).

(8) Administration of funds

(a) The local government is to establish and maintain a reserve account in accordance with the *Local Government Act 1995* for each development contribution area into which cost contributions for that development contribution area will be credited and from which all payments for the infrastructure costs and administrative costs within that development contribution area will be paid. The purpose of such a reserve account or the use of money in such a reserve account is limited to the application of funds for that development contribution area.

(b) Interest earned on cost contributions credited to a reserve account in accordance with subclause (8)(a) is to be applied in the development contribution area to which the reserve account relates.

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

(9) Shortfall or excess in cost contributions

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

(i) make good the shortfall;
(ii) enter into agreements with owners to fund the shortfall; or
(iii) raise loans or borrow from a financial institution,

but nothing in paragraph (9)(a)(i) restricts the right or power of the local government to impose a differential rate to a specified development contribution area in that regard.

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

(10) Powers of the local government

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

(a) acquire any land or buildings within the scheme area under the provisions of the *Planning and Development Act 2005*; and

(b) deal with or dispose of any land which it has acquired under the provisions of the *Planning and Development Act 2005* in accordance with the law and for such purpose may make such agreements with other owners as it considers fit.

(11) Arbitration

Subject to subclauses (4)(c) and (4)(d), any dispute between an owner and the local government in connection with the cost contribution required to be made by an owner is to be resolved by arbitration in accordance with the *Commercial Arbitration Act 1985*.

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

# Part 6 - Terms referred to in Scheme

## Division 1 - General definitions used in Scheme

### 37. Terms used

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

| | |
|---|---|
| **building envelope** | means the area of land within which all buildings and effluent disposal facilities on a lot must be contained. |
| **Cabin**<br><br>*AMD 9 GG 21/04/2026* | means a building that –<br>(a) an individual unit other than a chalet; and<br>(b) forms part of –<br>(i) tourist and visitor accommodation; or<br>(ii) a caravan park; and<br>(c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period. |
| **Chalet**<br><br>*AMD 9 GG 21/04/2026* | means a building that –<br>(a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and<br>(b) forms part of –<br>(i) tourist and visitor accommodation; or<br>(ii) a caravan park; and<br>(c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period. |
| **commercial vehicle** | means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including -<br>(a) a utility, van, truck, tractor, bus or earthmoving equipment; and<br>(b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a). |
| **end of trip bicycle facilities** | mean infrastructure and dedicated facilities that cater for the needs of persons at their destination to utilise as part of a journey and includes safe and convenient access, secure bicycle parking, change rooms, showers and lockers. |
| **floor area** | has meaning given in the Building Code. |
| **minerals** | has the meaning given in the *Mining Act 1978* section 8(1). |
| **plot ratio** | means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located. |
| **precinct** | means a definable area where particular planning policies, guidelines or standards apply. |

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| **predominant use** | means the primary use of premises to which all other uses carried out on the premises are incidental. |
| **retail** | means the sale or hire of goods or services to the public. |
| **scheme commencement day** | means the day on which this Scheme comes into effect under section 87(4) of the Act. |
| **short-term accommodation** | DELETED BY AMD 9 GG 21/04/2026 |
| **wholesale** | means the sale of goods or materials to be sold by others. |

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

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

## Division 2 - Land use terms used in Scheme

### 38. Land use terms used

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

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| **abattoir** | means premises used commercially for the slaughtering of animals for the purposes of consumption as food products. |
| **agriculture - extensive** | means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture - intensive or animal husbandry - intensive. |
| **agriculture - intensive** | means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following -<br>(a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;<br>(b) the establishment and operation of plant or fruit nurseries;<br>(c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);<br>(d) aquaculture. |
| **amusement parlour** | means premises -<br>that are open to the public; and<br>that are used predominantly for amusement by means of amusement machines including computers; and<br>where there are two (2) or more amusement machines. |
| **animal establishment** | means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry - intensive or veterinary centre. |
| **animal husbandry - intensive** | means premises used for keeping, rearing or fattening of alpacas, beef and dairy cattle, goats, pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), sheep or other livestock in feedlots, sheds or rotational pens. |
| **art gallery** | means premises -<br>(a) that are open to the public; and<br>(b) where artworks are displayed for viewing or sale. |
| **bed and breakfast** | DELETED BY AMD 9 GG 21/04/2026 |
| **betting agency** | means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*. |
| **brewery** | means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the *Liquor Control Act 1988*. |
| **bulky goods showroom** | means premises -<br>(a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes -<br>(i) automotive parts and accessories;<br>(ii) camping, outdoor and recreation goods; |

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| | (iii) electric light fittings;<br>(iv) animal supplies including equestrian and pet goods;<br>(v) floor and window coverings;<br>(vi) furniture, bedding, furnishings, fabrics, manchester and homewares;<br>(vii) household appliances, electrical goods and home entertainment goods;<br>(viii) party supplies;<br>(ix) office equipment and supplies;<br>(x) babies' and children's goods, including play equipment and accessories;<br>(xi) sporting, cycling, leisure, fitness goods and accessories;<br>(xii) swimming pools.<br>or<br>(b) used to sell goods and accessories by retail if –<br>(i) a large area is required for the handling, display or storage of the goods; or<br>(ii) vehicular access is required to the premises for the purpose of collection of purchased goods. |
| **caravan park** | means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5 (1). |
| **car park** | means premises used primarily for parking vehicles whether open to the public or not but does not include -<br>(a) any part of a public road used for parking or for a taxi rank; or<br>(b) any premises in which cars are displayed for sale. |
| **child care premises** | means premises where -<br>(a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* Section 5(1), other than a family day care service as defined in that section, is provided; or<br>(b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided. |
| **cinema/theatre** | means premises where the public may view a motion picture or theatrical production. |
| **civic use** | means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes. |
| **club premises** | means premises used by a legally constituted club or association or other body of persons united by a common interest. |
| **commercial vehicle parking** | means premises used for parking of one (1) or two (2) commercial vehicles but does not include -<br>(a) any part of a public road used for parking or for a taxi rank; or<br>(b) parking of commercial vehicles incidental to the predominant use of the land. |
| **community purpose** | means premises designed or adapted primarily for the provision of educational, social or recreational facilities or |

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| | services by organisations involved in activities for community benefit. |
| **consulting rooms** | means premises used by no more than two (2) health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care. |
| **convenience store** | means premises -<br>(a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and<br>(b) operated during hours which include, but may extend beyond, normal trading hours; and<br>(c) the floor area of which does not exceed 300 $m^2$ net lettable area. |
| **corrective institution** | means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility. |
| **educational establishment** | means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution. |
| **exhibition centre** | means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum. |
| **family day care** | means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided. |
| **fast food outlet** | means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten -<br>(a) without further preparation; and<br>(b) primarily off the premises. |
| **freeway service centre** | means premises that has direct access to a freeway and which provides all the following services or facilities and may provide other associated facilities or services but does not provide bulk fuel services -<br>(a) service station facilities;<br>(b) emergency breakdown repair for vehicles;<br>(c) charging points for electric vehicles;<br>(d) facilities for cyclists;<br>(e) restaurant, cafe or fast food services, excluding the sale or consumption of alcohol;<br>(f) take-away food retailing, without a drive-through facility;<br>(g) public ablution facilities, including provision for disabled access and infant changing rooms;<br>(h) parking for passenger and freight vehicles;<br>(i) outdoor rest stop facilities such as picnic tables and shade areas; and<br>(j) dump points for the disposal of black and/or grey water from recreational vehicles. |

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| **fuel depot** | means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used -<br>(a) as a service station; or<br>(b) for the sale of fuel by retail into a vehicle for use by the vehicle. |
| **funeral parlour** | means premises used -<br>(a) to prepare and store bodies for burial or cremation;<br>(b) to conduct funeral services. |
| **garden centre** | means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens. |
| **holiday accommodation** | DELETED BY AMD 9 GG 21/04/2026 |
| **holiday house** | DELETED BY AMD 9 GG 21/04/2026 |
| **home business** | means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession -<br>(a) does not involve employing more than two (2) people who are not members of the occupier's household; and<br>(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and<br>(c) does not occupy an area greater than 50 $m^2$; and<br>(d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and<br>(e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and<br>(f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and<br>(g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located. |
| **home occupation** | means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that -<br>(a) does not involve employing a person who is not a member of the occupier's household; and<br>(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and<br>(c) does not occupy an area greater than 20 $m^2$; and<br>(d) does not involve the display on the premises of a sign with an area exceeding 0.2 $m^2$; and<br>(e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and<br>(f) does not -<br>(i) require a greater number of parking spaces than normally required for a single dwelling; or<br>(ii) result in an increase in traffic volume in the |

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| | neighbourhood; and<br>(g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and<br>(h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and<br>(i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located. |
| **home office** | means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation -<br>(a) is solely within the dwelling; and<br>(b) does not entail clients or customers travelling to and from the dwelling; and<br>(c) does not involve the display of a sign on the premises; and<br>(d) does not require any change to the external appearance of the dwelling. |
| **home store** | means a shop attached to a dwelling that -<br>(a) has a net lettable area not exceeding 100 $m^2$; and<br>(b) is operated by a person residing in the dwelling. |
| **hospital** | means premises used as a hospital as defined in the *Health Services Act 2016* section 8(4). |
| **hotel** | means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises. |
| **independent living complex** | means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility. |
| **industry** | means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes -<br>(a) the storage of goods;<br>(b) the work of administration or accounting;<br>(c) the selling of goods by wholesale or retail;<br>(d) the provision of amenities for employees;<br>(e) incidental purposes. |
| **industry - cottage** | means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which –<br><br>(a) does not cause injury to or adversely affect the amenity of the neighbourhood;<br>(b) where operated in a residential zone, does not employ any person other than a member of the occupier's household; |

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| | (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;<br>(d) does not occupy an area in excess of 50 square metres; and<br>(e) does not display a sign exceeding 0.2 square metres in area. |
| **industry - extractive** | means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes -<br>(a) the processing of raw materials including crushing, screening, washing, blending or grading;<br>(b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration. |
| **industry - light** | means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed. |
| **industry - primary production** | means premises used -<br>(a) to carry out a primary production business as that term is defined in the *Income Tax Assessment Act 1997* (Commonwealth) section 995-1; or<br>(b) for a workshop servicing plant or equipment used in primary production businesses. |
| **industry - rural** | means premises used for an industry that –<br>(a) supports and/or is associated with primary production; or<br>(b) services plant or equipment used in primary production. |
| **industry - service** | means –<br>(a) an industry – light carried out from premises which may have a retail shop front and from which goods manufactured on the premises may be sold; or<br>(b) premises having a retail shop front and used as a depot for receiving goods to be serviced. |
| **liquor store - large** | means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300 $m^2$. |
| **liquor store - small** | means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300 $m^2$. |
| **lunch bar** | means premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas. |
| **marina** | means -<br>(a) premises used for providing mooring, fuelling, servicing, repairing, storage and other facilities for boats, including the associated sale of any boating gear or equipment; and |

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| | (b) all jetties, piers, embankments, quays, moorings, offices and storerooms used in connection with the provision of those services. |
| **marine filling station** | means premises used for the storage and supply of liquid fuels and lubricants for marine craft. |
| **market** | means premises used for the display and sale of goods from stalls by independent vendors. |
| **medical centre** | means premises other than a hospital used by three (3) or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care. |
| **mining operations** | means premises where mining operations, as that term is defined in the *Mining Act 1978* section 8(1), is carried out. |
| **motel** | DELETED BY AMD 9 GG 21/04/2026 |
| **motor vehicle, boat or caravan sales** | means premises used to sell or hire motor vehicles, boats or caravans. |
| **motor vehicle repair** | means premises used for or in connection with -<br>(a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or<br>(b) repairs to tyres other than recapping or retreading of tyres. |
| **motor vehicle wash** | means premises primarily used to wash motor vehicles. |
| **nightclub** | means premises the subject of a nightclub licence granted under the *Liquor Control Act 1988*. |
| **office** | means premises used for administration, clerical, technical, professional or similar business activities. |
| **park home park** | means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997*. |
| **place of worship** | means premises used for religious activities such as a chapel, church, mosque, synagogue or temple. |
| **reception centre** | means premises used for hosted functions on formal or ceremonial occasions. |
| **recreation - private** | means premises that are -<br>(a) used for indoor or outdoor leisure, recreation or sport; and<br>(b) not usually open to the public without charge. |
| **renewable energy facility** | means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary. |
| **residential aged care facility** | means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, |

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| | includes:<br>(a) appropriate staffing to meet the nursing and personal care needs of residents<br>(b) meals and cleaning services<br>(c) furnishings, furniture and equipment.<br>This may consist of multiple components that include communal amenities and land uses for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care and an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility. |
| **resource recovery centre** | means premises other than a waste disposal facility used for the recovery of resources from waste. |
| **restaurant/cafe** | means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*. |
| **restricted premises** | means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of -<br>(a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); or<br>(b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or<br>(c) smoking-related implements. |
| **road house**<br><br>*AMD 9 GG 21/04/2026* | means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services -<br>(a) a full range of automotive repair services;<br>(b) wrecking, panel beating and spray painting services;<br>(c) transport depot facilities;<br>(d) accommodation for guests, or a commercial basis, with no individual guest accommodation for a period or periods exceeding a total of 3 months in any 12-month period.<br>(e) facilities for being a muster point in response to accidents, natural disasters and other emergencies. |
| **rural home business** | means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or occupation -<br>(a) does not involve employing more than two (2) people who are not members of the occupier's household; and<br>(b) will not cause injury to or adversely affect the amenity of the neighbourhood; and<br>(c) does not occupy an area greater than 200 $m^2$; and |

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| | (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and<br>(e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and<br>(f) does not involve the presence, use or calling of more than three (3) vehicles at any one time or of a vehicle more than 30 tonnes gross weight. |
| **rural pursuit/hobby farm** | means any premises, other than premises used for agriculture - extensive or agriculture - intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household -<br>(a) the rearing, agistment, stabling or training of animals;<br>(b) the keeping of bees;<br>(c) the sale of produce grown solely on the premises. |
| **serviced apartment** | DELETED BY AMD 9 GG 21/04/2026 |
| **service station** | means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for -<br>(a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; and/or<br>(b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles. |
| **shop** | means premises other than a bulky goods showroom, a liquor store large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services. |
| **small bar** | means premises the subject of a small bar licence granted under the *Liquor Control Act 1988*. |
| **tavern** | means premises the subject of a tavern licence granted under the *Liquor Control Act 1988*. |
| **telecommunications infrastructure** | means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network. |
| **tourist and visitor accommodation**<br>*AMD 9 GG 21/04/2026* | (a) means a building, or a group of buildings forming a complex, that -<br>(i) is wholly managed by a single person or body; and<br>(ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and<br>(iii) may include on-site services and facilities for use by guests; and<br>(iv) in the case of a single building - contains more than one separate accommodation unit or is |

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| | capable of accommodating more than 12 people per night; and<br><br>(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but<br><br>(c) does not include any of the following –<br>(i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);<br>(ii) a caravan park;<br>(iii) hosted short-term rental accommodation;<br>(iv) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);<br>(v) a park home park;<br>(vi) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);<br>(vii) a road house;<br>(viii) workforce accommodation." |
| **tourist development** | DELETED BY AMD 9 GG 21/04/2026 |
| **trade display** | means premises used for the display of trade goods and equipment for the purpose of advertisement. |
| **trade supplies** | means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for any of the following purposes including goods which may be assembled or manufactured off the premises -<br>(a) automotive repairs and servicing;<br>(b) building including repair and maintenance;<br>(c) industry;<br>(d) landscape gardening;<br>(e) provision of medical services;<br>(f) primary production;<br>(g) use by government departments or agencies, including local government. |
| **transport depot** | means premises used primarily for the parking or garaging of three (3) or more commercial vehicles including -<br>(a) any ancillary maintenance or refuelling of those vehicles; and<br>(b) any ancillary storage of goods brought to the premises by those vehicles; and<br>(c) the transfer of goods or persons from one vehicle to another. |
| **tree farm** | means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the *Carbon Rights Act 2003* section 5. |
| **veterinary centre** | means premises used to diagnose animal diseases or |

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| | disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders. |
| **warehouse/storage** | means premises including indoor or outdoor facilities used for<br>(a) the storage of goods, equipment, plant or materials; or<br>(b) the display or the sale by wholesale of goods. |
| **waste disposal facility** | means premises used -<br>(a) for the disposal of waste by landfill; or<br>(b) the incineration of hazardous, clinical or biomedical waste. |
| **waste storage facility** | means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale. |
| **winery** | means premises used for the production of viticultural produce and associated sale of the produce. |
| **workforce accommodation** | means premises, which may include modular or relocatable buildings, used -<br>(a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and<br>(b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors. |

## Schedule A – Supplemental provisions to the deemed provisions

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

**Clause 18 (6)** The local government may advertise a proposed structure plan associated with any proposal to amend the scheme concurrently.

**Clause 61(1)** **Table**

| | Column 2 Conditions |
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| 6. | (d) The R-Codes do not apply, a single house or a grouped dwelling is a permitted (P) use in the zone and the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied. |
| 7. | (d) The R-Codes do not apply, a single house or a grouped dwelling is a permitted (P) use in the zone and the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied unless it is an outbuilding that exceeds the following –<br><br>i. Rural Residential zone – maximum aggregate floor area of 200m$^2$, maximum wall height of 4.5m, and maximum ridge height of 5m; or<br>ii. Rural Smallholdings zone – maximum aggregate floor area of 300m$^2$, maximum wall height of 5m, and maximum ridge height of 6m; or<br>iii. Rural zone – maximum aggregate floor area of 500m$^2$, maximum wall height of 5m, and maximum ridge height of 6m.<br><br>(e) Where the R-Codes do not apply, the erection of a boundary fence where it complies with any requirements specified in a local planning policy or local development plan in relation to the exemption from the requirement for development approval. |

**Clause 61(1)(c)** the erection or extension of a single house on a lot in the Urban Development zone where a structure plan applies and designates the land as Residential and the development satisfies the deemed-to-comply requirements of the R-Codes if applicable and where the development standards set out in the scheme for the Urban Development zone are satisfied, unless the development is located in a place that is:

(i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or
(ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or
(iii) included on a heritage list prepared in accordance with this Scheme; or
(iv) within an area designated under the Scheme as a heritage area; or
(v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29.

**Clause 61(1)(d)**

the erection or extension of an outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house on a lot in the Urban Development zone where a structure plan applies and designates the land as Residential and the development satisfies the deemed-to-comply requirements of the R-Codes if applicable and where the development standards set out in the scheme for the Urban Development zone are satisfied, unless the development is located in a place that is:

(i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or
(ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or
(iii) included on a heritage list prepared in accordance with this Scheme; or
(iv) within an area designated under the Scheme as a heritage area; or
(v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29.

## Schedule 1 – Additional Uses

| No. | Description of land | Additional use | Conditions |
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| A1 | Lot 5 Kellet Drive, Darling Downs | • agriculture – intensive | 1. All development relating to additional uses shall be at the local government's discretion. |
| A2 | Lots 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855 and 856 Kalyang Loop, Byford | • commercial vehicle parking<br>• industry – light<br>• motor vehicle wash<br>• trade display<br>• trade supplies<br>• warehouse/storage | 1. All development relating to additional uses shall be at the local government's discretion.<br>2. All development relating to the additional use shall be located to the rear of the lot and to the rear of any residential dwellings.<br>3. All additional uses shall be adequately screened from the street frontage and adjoining property boundaries.<br>4. Additional uses shall not be developed prior to the development of a residential dwelling. |
| A3 | Lots 210, 211, 212, 213, 214, 215, 237, 238 and 239 Wright Road, Mardella;<br>Lots 201, 202, 229, 230, 231, 232, 233, 234, 235, 240, 241, 242, 243, 244, 245, 246, 247, 248 and 249 Bilya Avenue, Mardella; and<br>Lots 203, 204, 205, 206, 207, 208, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227 and 228 Mardja Loop, Mardella | • commercial vehicle parking<br>• industry – light<br>• motor vehicle repair<br>• motor vehicle wash<br>• trade display<br>• trade supplies<br>• warehouse/storage | 1. All development relating to additional uses shall be at the local government's discretion.<br>2. The land within 30 metres of the front lot boundary shall be used for residential purposes only. In the case of a battleaxe lot, the front boundary for the effective area of the rear lot can be interpreted as a side boundary.<br>3. If the lot is greater than 6,000m$^2$ in area, the local government may approve additional uses within 30 metres of the front boundary subject to adequate screening of the development along the street frontage. |

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| | | | 4. All additional uses shall be adequately screened from the street frontage and adjoining property boundaries.<br><br>5. Additional uses shall not be developed prior to the development of a residential dwelling. |
| A4 | Lot 302 (17) Feast Road, Serpentine | • industry – light (D) | 1. All development relating to additional uses shall be at the local government's discretion.<br><br>2. Development relating to the additional use shall only be approved for the purposes of spring water bottling. |
| A5 | 1409 Karnup Road, Serpentine | • restaurant/café (D) | 1. All development relating to additional uses shall be at the local government's discretion. |
| A6 | Lot 502 Nicholson Road and Lots 504 and 506 Thomas Road, Oakford | • Service Station (P)<br>• Freeway Service Centre (A)<br>• Fast Food Outlet (A)<br>• Convenience Store (A)<br>• Road House (A)<br>• Motor Vehicle Wash (A)<br>• Warehouse/Storage (A) | 1 The Terms 'P', and 'A' attributed to each of the additional uses listed shall have the same meaning as defined in Clause 18(2) of the Scheme. |
| A7 | Lot 12 (1256) Rowley Road, Darling Downs | • grouped dwelling (A) | 1. |
| A8 | Lot 269 (2) Jarrahdale Road, Jarrahdale | • Convenience Store (A)<br>• Lunch Bar (A)<br>• Service Station (A) | 1. All development relating to additional uses shall be at the local government's discretion after advertising the application in accordance with clause 64 of the deemed provisions. |
| A9 | Lot 1 (32) Transit Road, Jarrahdale | • Office (A) | 1. All development relating to additional uses shall be at the local government's discretion after advertising the application in |

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| | | | accordance with clause 64 of the deemed provisions. |
| A10 | Lot 1 (324) Jarrahdale Road, Jarrahdale | • Office (A) | 1. All development relating to additional uses shall be at the local government's discretion after advertising the application in accordance with clause 64 of the deemed provisions. |
| A11 | Lot 7 Hughes Road, Lots 518,519 and 836 Buckland Road, Jarrahdale | • Office (A) | 1. All development relating to additional uses shall be at the local government's discretion after advertising the application in accordance with clause 64 of the deemed provisions. |
| A12 | Lot 800 (528) Jarrahdale Road, Jarrahdale | • Motor Vehicle Repair (A) | 1. All development relating to additional uses shall be at the local government's discretion after advertising the application in accordance with clause 64 of the deemed provisions. |
| A13 | Lot 812 (2) Falls Road, Serpentine | • Convenience Store (A)<br>• Lunch Bar (A)<br>• Service Station (A) | 1. All development relating to additional uses shall be at the local government's discretion after advertising the application in accordance with clause 64 of the deemed provisions. |
| A14 | Lot 820 (2489) South Western Highway, Serpentine | • Office (A)<br>• Park Home Park (A) | 1. All development relating to additional uses shall be at the local government's discretion after advertising the application in accordance with clause 64 of the deemed provisions. |
| A15 | Lot 250 (283) Kingsbury Drive, Serpentine | • Grouped Dwelling (A) | 1. All development relating to additional uses shall be at the local government's discretion after advertising the |

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| | | | application in accordance with clause 64 of the deemed provisions. |
| A16 | Lot 1 (216) Kingsbury Drive, Keysbrook | • Grouped Dwelling (A) | 1. All development relating to additional uses shall be at the local government's discretion after advertising the application in accordance with clause 64 of the deemed provisions. |
| A17 | Lot 199 (612) Jarrahdale Road, Jarrahdale | • Convenience Store (A)<br>• Childcare Premises (A)<br>• Residential Aged Care Facility (A)<br>• Small Bar (A) | 1. All development relating to additional uses shall be at the local government's discretion after advertising the application in accordance with clause 64 of the deemed provisions.<br><br>2. Development approval will not be granted and subdivision will not be supported unless a structure plan has been approved for the land in accordance with Part 4 of the Deemed Provisions.<br><br>3. The structure plan shall delineate the boundaries of each of the following Precincts:<br>• Commercial/Tourism; and<br>• Rural<br><br>4. All development relating to the additional uses shall be limited to the Commercial/Tourism precinct as identified in the approved Structure Plan.<br><br>5. The structure plan must be accompanied by a Bushfire Management Plan in accordance with State Planning Policy 3.7 Planning in Bushfire |

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| | | | Prone Areas.<br><br>6. Regardless of whether the land has been designated as bush fire prone, any residential buildings to be erected within this lot shall comply with the requirements of AS3959-2009.<br><br>7. A Local Water Management Strategy to address issues including but not limited to – flood protection measures for future development, erosion control internally and to adjacent road reserves, surface water management and nomination of proposed drainage easements shall be approved prior to subdivision or development.<br><br>8. All development shall be set back from the Gooralong Brook, as required under any relevant legislation or policy including this Scheme and State Planning Policy 2.9 – Water Resources.<br><br>9. A Landscape and Vegetation Management Plan shall be approved prior to subdivision or development.<br><br>10. Reticulated water supply shall be provided to all of the proposed lot(s) at the time of subdivision and/or development to the satisfaction and specifications of the Water Corporation. As part of the reticulated water system, fire hydrants shall be provided to the |

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| | | | specifications of the Department of Fire and Emergency Services.<br><br>11. On-site effluent disposal systems servicing development on the lots shall be to the specifications and satisfaction of the Local Government.<br><br>12. No indigenous vegetation or trees shall be destroyed, damaged or cleared, unless the clearing is authorised by a clearing permit obtained from the relevant State Department, or is of a kind that is exempt in accordance with Schedule 6 or Regulation 5 (Clearing of Native Vegetation Regulations) of the *Environmental Protection Act 1986*.<br><br>13. Post and wire stand fencing shall be provided on the western boundary of the lot abutting the Serpentine National Park and on the northern boundary.<br><br>14. There shall be a general presumption against further subdivision of the land within the designated 'Rural Precinct' as identified in an approved structure plan to ensure that the integrity and conservation value of the site is protected. |
| A18 | Lot 2 (No.640) South Western Highway, Byford | • Child Care Premises (A)<br>• Consulting Rooms (P)<br>• Educational Establishment (A) | 1. The Additional Use classification is intended to provide for a limited range of land uses that can be appropriately provided in this location, |

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| | | • Fast Food Outlet (A)<br>• Recreation - Private (P)<br>• Liquor Store - small (D)<br>• Medical Centre (P)<br>• Office (P)<br>• Telecommunications Infrastructure (A)<br>• Restaurant / Café (A)<br>• Shop (A)<br>• Veterinary Centre (P) | having regard for:<br><br>(a) Its proximity to, and interface with, surrounding residential land uses.<br><br>(b) Its exposure to regional roads and associated vehicle noise, and its status as a registered contaminated site under the *Contaminated Sites Act 2003*.<br><br>(c) Its capacity to accommodate limited local convenience retail/commercial land uses.<br><br>2. The Terms 'P', 'D' and 'A' attributed to each of the additional uses listed shall have the same meaning as defined at Clause 18(2) of the Shire of Serpentine Jarrahdale's Local Planning Scheme No.3.<br><br>3. The following standards and requirements apply to the use and development of the land:<br><br>(a) In determining any application for development approval, the decision maker shall have regard to the scale and compatibility of proposed development with respect to the established Residential amenity and character of the surrounding locality. |

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| | | | (b) Development shall be limited to a maximum of 1,000m$^2$ net lettable area (NLA) in aggregate across the site. No individual Shop-Retail tenancy shall exceed 500m$^2$ NLA floorspace.<br><br>(c) Notwithstanding the land use terms defined in clause 55 of the Scheme, the land use 'Shop' as it pertains to this additional use shall also include premises used to sell by retail animal supplies including equestrian and pet goods.<br><br>(d) No development of sensitive land uses (e.g. residential uses, Child Minding Centre or Educational Establishment) shall occur prior to the land being successfully remediated and appropriately classified under the *Contaminated Sites Act 2003* to support such land uses. Development application for such uses, shall be supported by a noise/acoustic assessment demonstrating compliance with relevant state planning policy requirements concerning road/rail noise. |

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| | | | (e) Vehicle access is to be provided via Hay Road.<br><br>(f) Development interfaces with existing residential development shall be designed to provide a compatible interface. Special design consideration should be demonstrated to address screening, separation, height and bulk moderation, and/or noise attenuation measures necessary to mitigate potential impacts on adjacent premises.<br><br>(g) Built form shall be located/oriented to address Hay Road with active frontages to provide high quality street and pedestrian environment. Building design (including height, glazing, colours, textures and architectural features) shall provide a high-quality aesthetic design that reflects a level of integration and consistency with the surrounding built form, and where relevant, address crime prevention and environment design principles. The position of buildings (and any signage) shall have regard to |

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| | | | the natural landscape and views from public vantage points.<br><br>(h) Building form on the corner of Hay Road and Thomas Road shall be designed to reflect a prominent position with detailing to signify this corner. In terms of Thomas Road and South Western Highway frontages, development shall present aesthetic (nonactive) edges only.<br><br>(i) Waste disposal and loading / unloading areas, internal to the site, are to be designed and located to reduce potential noise, visual and odour impacts on adjoining residential properties. Where possible, these areas should be integrated to improve internal traffic circulation.<br><br>(j) Landscaping is to form an integrated part of the development; include appropriate deep soil zones; and serve to screen car parking areas and positively interface with surrounding roads and residential properties. Landscaping should maximise the use of local native species. |

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| A19 | Lot 9002 (1780) Thomas Road, Oakford | • Service Station (P) | 1. The term 'P' attributed to the additional use listed shall have the same meaning as defined in Clause 18(2) of the Scheme. |
| A20 | Lot 12 (No. 101) King Road, Oakford | • Industry – Light – (A) | 1. All Applications for development approval relating to additional uses shall be at the local government's discretion and shall only be considered for approval if such development demonstrates there will be no unreasonable offsite impacts pertaining to odor, air emissions and/or dust.<br><br>2. All applications for development approval must include suitable technical studies developed by qualified experts, to demonstrate how provision (1) will be achieved. Such studies are to be subject to independent peer review by a suitably qualified consultant, in order to assess the robustness of such studies and their recommendations.<br><br>3. A condition of approval for the additional use shall require that the existing poultry farm approval is cancelled, pursuant to clause 77(d) of the *Planning and Development (Local Planning Schemes)* Regulations 2015, prior to commencement of the approved additional use.<br><br>4. The local authority shall not grant planning approval for the additional use unless;<br><br>(a) A risk assessment has been prepared by a qualified expert to assess any |

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| | | | potential risk that the proposed land use and development poses to the environment and in particular to the groundwater; and<br><br>(b) The application along with the supporting risk assessment have been referred to the Department of Water and Environmental Regulation for assessment and is supported prior to determination of the application.<br><br>5. The Local Government shall not determine an application for development approval until it has received advice from the Department of Water and Environmental Regulation. Any development should not pose a greater risk to water quality then the current Poultry Farm use.<br><br>6. Any application for development approval for the additional use must demonstrate a clear and measurable improvement to air-quality, odour emission reduction and rural amenity, through direct comparison to the existing Poultry Farm use.<br><br>7. The additional use is restricted to the area of the existing previously approved sheds 1-5 (total area of 7,370m$^2$), in addition to accessways/hardstand and incidental office space as indicated on an approved site plan. |

## Schedule 2 – Special Use Zones

| No. | Description of land | Special use | Conditions |
|---|---|---|---|
| SU 1 | Lot 200 Foster Way, Jarrahdale; Lots 1338, 801, 2495, 804, 4, 5, 815 and 814, Jarrahdale Road, Jarrahdale; Lots 816, 817, 818, 819, 820 and 821 Staff Street, Jarrahdale, and Lots 807, 808, 809, 810, 811, 812 and 2090 Millars Road, Jarrahdale<br><br>*AMD 21/04/2026* | Jarrahdale Heritage Precinct<br><br>1. The following shall be considered as 'D' uses:<br>• ancillary dwelling<br>• art gallery<br>• civic use<br>• community purpose<br>• convenience store<br>• educational establishment<br>• family day care<br>• home business<br>• home occupation<br>• home office<br>• shop<br>• single house<br><br>2. The following shall be considered as 'A' uses:<br>• aged care facility<br>• brewery<br>• caravan park<br>• childcare premises<br>• cinema/theatre<br>• exhibition centre<br>• market<br>• place of worship<br>• reception centre<br>• recreation – private<br>• restaurant/café<br>• road house<br>• small bar<br>• tavern<br>• telecommunications infrastructure<br>• tourism and visitor accommodation<br>• unhosted short-term rental accommodation<br><br>3. The following shall be considered as 'P' uses:<br><br>• hosted short-term rental accommodation | |

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| SU 2 | Lot 202 South Western Highway, Whitby | Byford Hard Rock Quarry<br>• industry – extractive (A)<br>• industry – light (A) | 1. Development shall only be approved for the purposes of extraction and processing of hard rock and clay. |
| SU 3 | Portion of Lot 101 Nettleton Road, Byford; Lots 50, 521, 801 and 802 South Western Highway, Byford; and Lots 7, 10, 12, 30, 31, 32 and 53 Kiln Road, Byford | Clay and shale extraction and Brick Manufacturing Plant<br>• industry (A)<br>• industry – extractive (A)<br>• industry – light (A) | 1. Development shall only be approved for the purposes of extraction and storage of shale and clay and the manufacture, storage and distribution of masonry and related products. |

## Schedule 3 – Special Control Areas

| Name of area | Purpose | Objectives | Additional provisions |
|---|---|---|---|
| SCA1 | Darling Scarp Landscape Protection | To preserve the amenity deriving from the scenic value of the Darling Scarp.<br><br>To protect and enhance the landscape, scenic and townscape values.<br><br>To maintain the integrity of landscapes in the line of sight view corridor along scenic routes in the Shire, including but not limited to South West Highway, Nettleton Road, Jarrahdale Road, Admiral Road, Kingsbury Drive and both the North-South and East-West Railway lines and natural water courses. | 1. Development approval shall be required for all development within SCA1.<br><br>2. Development shall not be approved on ridge lines or spur, bluff or knoll, escarpments, hill tops or visually exposed areas.<br><br>3. Development shall not be approved in areas having a generalised slope greater than 25 percent.<br><br>4. Development shall only be supported where the local government is satisfied that the landscape value of the area will be protected and the development has been designed and sited to blend with the landscape.<br><br>5. For industry – extractive development, the local government may approve an application for development approval that does not comply with additional provisions 2 and 3 above. The local government will require pre and post mining landscape modelling, as part of any application for development approval. This is to assist the local government is considering the merits of any such application in respect of the degree to which the landscape value of the area will be protected. |
| SCA2 | Jandakot Groundwater Protection | To protect groundwater quality and quantity.<br><br>To ensure land uses within the SCA are compatible with the protection and maintenance of groundwater. | 1. Development within SCA3 should be consistent with State Planning Policy 2.3: Jandakot Groundwater Protection Policy and the Department of Water and Environmental Regulation's Water Quality Protection Note No. 25 – Land Use Compatibility Tables for Public Drinking Water Source Areas (as amended). |

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| | | To prevent the contamination of groundwater which may result from land uses. | 2. Development approval shall be required for all development within SCA2, excluding residential development.<br><br>3. The local government may refer an application for development approval to the Department of Water and Environmental Regulation for comment where that application is for a use which is identified as compatible with conditions or incompatible within the relevant priority area on the Department of Water's Land Use Compatibility Table in the Water Quality Protection Note No. 25 – Land Use Compatibility in Public Drinking Water Source Areas (as amended). |
| SCA3 | Agri-Food Processing and Production | To encourage the development of agri-food processing and production industries.<br><br>To ensure that agri-food processing and production industries are established in locations suitable to their operational requirements.<br><br>To minimise the impact of agri-food processing and production industries on potentially incompatible and sensitive land uses.<br><br>To protect the operation of existing agri-food processing and production industries. | 1. Notwithstanding Table 3 – Zoning Table, an application for development approval for a new Animal Husbandry – Intensive use or an expansion of an existing Animal Husbandry – Intensive use shall be determined as a 'P' use under the scheme provided the application satisfies the following requirements:<br><br>(a) All development shall be consistent with the objectives and measures of State Planning Policy 2.5 Rural Planning.<br>(b) Controlled environment sheds or other (more superior) best practice controlled environmental technology, shall be used.<br>(c) There shall be an internal loop vehicle access way to allow articulated vehicles and truck and dog configurations to enter and leave the site, and service the facility, in a forward direction.<br>(d) Landscaping and screening shall be undertaken to the satisfaction of the local government.<br>(e) All waste materials managed and disposed of in accordance with best |

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| | | | practices.<br>(f) An air quality and odour impact assessment and management plan being prepared to the satisfaction of the local government.<br>(g) All development must demonstrate adequate separation to adjoining properties, as determined by the local government, to ensure biosecurity.<br><br>2. All other applications for development approval for an Animal Husbandry – Intensive use shall be determined as a 'D' use under the scheme having regard to the above requirements. |
| SCA4 | Extractive Industries | To identify the location of extractive industries.<br><br>To protect the operation of extractive industries.<br><br>Designate separation distances to properties with extractive industries. | 1. Development approval shall be required for all development within SCA4.<br><br>2. Development approval may be subject to conditions in regards to noise attenuation, siting and orientation of buildings.<br><br>3. Sensitive land use separation distances to properties with extractive industries are contained in Schedule 6 and spatially shown on the Scheme Map.<br><br>4. The separation distances in Schedule 6 are designated in accordance with the Environmental Protection Authority's Guidance for the assessment of Environmental Factors: Separation Distances between Industrial and Sensitive Land Uses. Where a separation range is recommended in the guidance statement, the separation distance in Schedule 6 is based on the scale of the operation. The separation distances in Schedule 6 may only be reduced where a scientific study based on site - and industry - specific information demonstrates that a lesser distance will not result in |

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| | | | unacceptable impacts in accordance with the guidance set out in the EPA guidance statement. |
| SCA5 | Separation Distances | To control development within close proximity of a site which may be considered a nuisance or offensive by virtue of noise, dust, gas, odour, fumes, lighting overspill and health concerns.<br><br>To control development so that it does not jeopardise or conflict with the ongoing operations of existing approved uses.<br><br>Designate separation distances to properties with offsite impacts | 1. All proposed development within SCA5 shall require development approval.<br><br>2. Development which involves the commercial preparation of food on land identified within the boundaries of SCA5 shall generally not be supported by the local government.<br><br>3. Development may not be supported by the local government where it is considered to be a land use conflict.<br><br>4. Development approval may be subject to conditions in regards to noise attenuation, siting and orientation of buildings.<br><br>5. Development approval shall be subject to a condition requiring the preparation of a Section 70A notification on the certificate of title notifying prospective purchasers of the presence of a separation distance.<br><br>6. Development shall be designed so that it does not jeopardise or conflict with the ongoing operations of any servicing infrastructure.<br><br>7. All development must demonstrate adequate separation to adjoining properties, as determined by the local government, to ensure biosecurity.<br><br>8. Sensitive land use separation distances to properties with off-site impacts are contained in Schedule 6 and spatially shown on the Scheme Map. |

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| | | | 9. The separation distances in Schedule 6 are designated in accordance with the Environmental Authority's Guidance for the assessment of Environmental Factors: Separation Distances between Industrial and Sensitive Land Uses. Where a separation range is recommended in the guidance statement, the separation distance in Schedule 6 is based on the scale of the operation. The separation distances in Schedule 6 may only be reduced where a scientific study based on site - and industry - specific information demonstrates that a lesser distance will not result in unacceptable impacts in accordance with the guidance set out in the EPA guidance statement. |
| SCA6 | Byford Development Contribution Area identified on the Scheme Map as SCA6/DCA1 | To designate areas where a Development Contribution Plan shall apply.<br><br>To specify the infrastructure items and contribution methodology contained within the Development Contribution Plan. | The Byford Development Contribution Area is subject to the Development Contribution Plan provisions contained in Schedule 7 Clause 7.1. |
| SCA7 | West Mundijong Industrial Development Contribution Area identified on the Scheme Map as SCA7/DCA2 | To designate areas where a Development Contribution Plan shall apply.<br><br>To specify the infrastructure items and contribution methodology contained within the Development Contribution Plan. | The West Mundijong Industrial Development Contribution Area is subject to the Development Contribution Plan provisions contained in Schedule 7 Clause 7.2. |

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| SCA8 | Mundijong Urban Development Contribution Area identified on the Scheme Map as SCA8/DCA3 | To designate areas where a Development Contribution Plan shall apply.<br><br>To specify the infrastructure items and contribution methodology contained within the Development Contribution Plan. | The Mundijong Urban Development Development Contribution Area is subject to the Development Contribution Plan provisions contained in Schedule 7 Clause 7.3. |
| SCA9 | Byford and Mundijong Community Infrastructure Development Contribution Area identified on the Scheme Map as SCA9/DCA4 | To designate areas where a Development Contribution Plan shall apply.<br><br>To specify the infrastructure items and contribution methodology contained within the Development Contribution Plan. | The Byford and Mundijong Community Infrastructure Development Contribution Area is subject to the Development Contribution Plan provisions contained in Schedule 7 Clause 7.4. |

# Schedule 4 – Additional Site and Development Requirements

## 4.1 - Zone Development Requirements

<table>
<tr><th>Zone name</th><th>Development Requirements</th></tr>
<tr><td>Urban Development</td><td>• The keeping of animals shall not exceed the stocking rate guidelines recommended by the Department of Primary Industries and Regional Development for the applicable pasture types.</td></tr>
<tr><td>Rural Residential</td><td>• Subdivision of land in the Rural Residential zone shall be supported by the local government to the minimum lot size requirements for the respective Rural Residential Codes as designated on the Scheme Maps. The minimum lot size requirements for the Rural Residential Codes (RR Codes) are as follows:
<table>
<tr><th>Rural Residential Code</th><th>Lot Size</th></tr>
<tr><td>RR - 1</td><td>1 ha minimum</td></tr>
<tr><td>RR - 2</td><td>2 ha minimum</td></tr>
</table>
• Lot boundary fencing shall be a minimum 75% visually permeable, to a maximum height of 1.8 metres from natural ground level and constructed of masonry, concrete, timber, wire, post and rail and/or post and wire (including chain mesh). The fencing shall be unobtrusive and sensitive to the objective of maintaining rural character and visual amenity.<br><br>
• Where a lot is not connected to reticulated water, dwellings shall be provided with an adequate supply of potable water from either an underground bore, a rainwater storage system or an alternative system as approved by the local government, with a minimum capacity of 120,000 litres and an appropriate roof catchment where relevant in addition to an adequate supply of water for fire fighting purposes as required by State Planning Policy 3.7 - Planning in Bushfire Prone Areas.<br><br>
• Removal of existing vegetation, which is not exempted from requiring development approval under Schedule 4.7 of this Scheme, will require a landscaping and revegetation plan to be prepared and implemented in accordance with Schedule 4.6 of this Scheme to the satisfaction of the local government.<br><br>
• The keeping of animals shall not exceed the stocking rate guidelines recommended by the Department of Primary Industries and Regional Development for the applicable pasture types.</td></tr>
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| | • Due regard shall be given to building envelopes. |
| Rural Smallholdings<br><br>*AMD 9 GG 21/04/2026* | • No more than one (1) single house per lot shall be approved by the local government in the Rural Smallholdings zone.<br><br>• Lot boundary fencing shall be a minimum 75% visually permeable, to a maximum height of 1.8 metres from natural ground level and constructed of masonry, concrete, timber, wire, post and rail and/or post and wire (including chain mesh). The fencing shall be unobtrusive and sensitive to the objective of maintaining rural character and visual amenity.<br><br>• Where a lot is not connected to reticulated water, dwellings shall be provided with an adequate supply of potable water from either an underground bore, a rainwater storage system or an alternative system as approved by the local government, with a minimum capacity of 120,000 litres and an appropriate roof catchment where relevant in addition to an adequate supply of water for fire fighting purposes as required by State Planning Policy 3.7 - Planning in Bushfire Prone Areas.<br><br>• Tourist and Visitor Accommodation development shall not exceed more than two (2) chalets or cabins.<br><br>• Removal of existing vegetation, which is not exempted from requiring development approval under Schedule 4.7 of this Scheme, will require a landscaping and revegetation plan to be prepared and implemented in accordance with Schedule 4.6 of this Scheme to the satisfaction of the local government.<br><br>• The keeping of animals shall not exceed the stocking rate guidelines recommended by the Department of Primary Industries and Regional Development for the applicable pasture types.<br><br>• Due regard shall be given to building envelopes. |
| Rural<br><br>*AMD 9 GG 21/04/2026* | • Lot boundary fencing shall be a minimum 80% visually permeable, to a maximum height of 1.8 metres from natural ground level and constructed of masonry, concrete, timber, wire, post and rail and/or post and wire (including chain mesh). The fencing shall be unobtrusive and sensitive to the objective of maintaining rural character and visual amenity.<br><br>• Where Agriculture – Intensive land uses are proposed, vegetated screening to a minimum of 10 metres wide shall be required.<br><br>• Where a lot is not connected to reticulated water, dwellings shall be provided with an adequate supply of |

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| | potable water from either an underground bore, a rainwater storage system or an alternative system as approved by the local government, with a minimum capacity of 120,000 litres and an appropriate roof catchment where relevant in addition to an adequate supply of water for fire fighting purposes as required by State Planning Policy 3.7 - Planning in Bushfire Prone Areas.<br><br>• Tourist and Visitor Accommodation development shall not exceed six (6) chalets or cabins. Caravan park development shall not exceed twelve (12) caravan or camping bays.<br><br>• Removal of existing vegetation, which is not exempted from requiring development approval under Schedule 4.7 of this Scheme, will require a landscaping and revegetation plan to be prepared and implemented in accordance with Schedule 4.6 of this Scheme to the satisfaction of the local government.<br><br>• The keeping of animals shall not exceed the stocking rate guidelines recommended by the Department of Primary Industries and Regional Development for the applicable pasture types.<br><br>• Due regard shall be given to building envelopes. |
| Environmental Conservation | • The clearing of native trees or vegetation except for the purpose of complying with relevant bushfire management requirements shall not be permitted in the Environmental Conservation zone. Removal of existing vegetation, which is not exempted from requiring development approval under Schedule 4.7 of this Scheme, will require a landscaping and revegetation plan to be prepared and implemented in accordance with Schedule 4.6 of this Scheme to the satisfaction of the local government.<br><br>• Lot boundary fencing shall be a minimum 80% visually permeable, to a maximum height of 1.8 metres from natural ground level and constructed of masonry, concrete, timber, wire, post and rail and/or post and wire (including chain mesh). The fencing shall be unobtrusive and sensitive to the objective of maintaining rural character and visual amenity.<br><br>• Where a lot is not connected to reticulated water, dwellings shall be provided with an adequate supply of potable water from either an underground bore, a rainwater storage system or an alternative system as approved by the local government, with a minimum capacity of 120,000 litres and an appropriate roof catchment where relevant in addition to an adequate supply of water for fire fighting purposes as required by State Planning Policy 3.7 - Planning in Bushfire Prone Areas.<br><br>• Due regard shall be given to building envelopes. |

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| Light Industry | • Subdivision of land in the Light Industry zone shall be supported by the local government to a minimum lot size of 2,000m$^2$.<br><br>• The open storage of goods and materials in the Light Industry zone must not detract from the visual amenity of the street and shall be screened from public view.<br><br>• The local government shall require wastewater connection to reticulated sewer. Subject to land capability and site constraint analysis to the satisfaction of the local government, alternate treatment units may be considered as a temporary solution until such time as reticulated sewer is available to the site, at which time the development is to be connected to reticulated sewer.<br><br>• The local government shall require connection to reticulated water. Subject to the demonstration of suitability, connection to an alternate water supply may be considered by the local government.<br><br>• Developments shall apply water quality treatment to the first 15mm of rainfall incident to the lot. Discharge from the land shall be managed to predevelopment rates for the 10 and 100 year critical storm events.<br><br>• Road access shall be designed to service RAV network 4 to the satisfaction of the local government to service the most restrictive vehicle combination up to and including RAV network 4. |
| General Industry | • Subdivision of land in the General Industry zone shall be supported by the local government to a minimum lot size of 2,000m$^2$.<br><br>• The open storage of goods and materials in the General Industry zone must not detract from the visual amenity of the street and shall be screened from public view.<br><br>• The local government shall require wastewater connection to reticulated sewer. Subject to land capability and site constraint analysis to the satisfaction of the local government, alternate treatment units may be considered as a temporary solution until such time as reticulated sewer is available to the site, at which time the development is to be connected to reticulated sewer.<br><br>• The local government shall require connection to reticulated water. Subject to the demonstration of suitability, connection to an alternate water supply may be considered by the local government. |

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| | • Developments shall apply water quality treatment to the first 15mm of rainfall incident to the lot. Discharge from the land shall be managed to predevelopment rates for the 10 and 100 year critical storm events.<br><br>• Road access shall be designed to service RAV network 4 to the satisfaction of the local government to service the most restrictive vehicle combination up to and including RAV network 4. |
| Industrial Development | • The local government shall require wastewater connection to reticulated sewer. Subject to land capability and site constraint analysis to the satisfaction of the local government, alternate treatment units may be considered as a temporary solution until such time as reticulated sewer is available to the site, at which time the development is to be connected to reticulated sewer.<br><br>• The local government shall require connection to reticulated water. Subject to the demonstration of suitability, connection to an alternate water supply may be considered by the local government.<br><br>• Developments shall apply water quality treatment to the first 15mm of rainfall incident to the lot. Discharge from the land shall be managed to predevelopment rates for the 10 and 100 year critical storm events.<br><br>• Road access shall be designed to service RAV network 4 to the satisfaction of the local government to service the most restrictive vehicle combination up to and including RAV network 4.<br><br>• The open storage of goods and materials in the Industrial Development zone must not detract from the visual amenity of the street and shall be screened from public view. |
| District Centre | • Residential development within the District Centre zone shall have a density coding of R60 in accordance with the R-Codes unless otherwise specified in the Scheme or an approved structure plan.<br><br>• Residential development shall only be supported where it is above or behind commercial or retail development on the same site.<br><br>• Building setbacks shall be determined with regard to the streetscape and the surrounding development in the area, in accordance with the objectives of the District Centre zone and to the satisfaction of the local government.<br><br>• The maximum external building wall height on street frontages shall not exceed 10.5 metres. Components of buildings with a height greater than 10.5 metres shall be setback a minimum of 3 metres from the primary building line. |

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| | • The external building shall be adequately articulated with varying colours and materials, major openings and awnings to the satisfaction of the local government in accordance with the objectives of the District Centre zone.<br><br>• End of trip bicycle facilities must be provided in new developments in accordance with the requirements of Schedule 4.4 of the Scheme. |
| Neighbourhood Centre | • Residential development within the Neighbourhood Centre zone shall have a density coding of R60 in accordance with the R-Codes unless otherwise specified in the Scheme or an approved structure plan.<br><br>• Residential development shall only be supported where it is above or behind commercial or retail development on the same site.<br><br>• Building setbacks shall be determined with regard to the streetscape and the surrounding development in the area, in accordance with the objectives of the Neighbourhood Centre zone and to the satisfaction of the local government.<br><br>• The maximum external building wall height on street frontages shall not exceed 10.5 metres. Components of buildings with a height greater than 10.5 metres shall be setback a minimum of 3 metres from the primary building line.<br><br>• The external building shall be adequately articulated with varying colours and materials, major openings and awnings to the satisfaction of the local government in accordance with the objectives of the Neighbourhood Centre zone.<br><br>• End of trip bicycle facilities must be provided in new developments in accordance with the requirements of Schedule 4.4 of the Scheme. |
| Rural Townsite | • Residential development within the Rural Townsite zone shall have a density coding of R60 in accordance with the R-Codes unless otherwise specified in the Scheme or an approved structure plan.<br><br>• Building setbacks shall be determined with regard to the streetscape and the surrounding development in the area, in accordance with the objectives of the Rural Townsite zone and to the satisfaction of the local government. |

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| | • End of trip bicycle facilities must be provided in new developments in accordance with the requirements of Schedule 4.4 of the Scheme.<br><br>• The local government shall require wastewater connection to reticulated sewer. Subject to land capability and site constraint analysis to the satisfaction of the local government, alternate treatment units may be considered as a temporary solution until such time as reticulated sewer is available to the site, at which time the development is to be connected to reticulated sewer.<br><br>• The local government shall require connection to reticulated water. Subject to the demonstration of suitability, connection to an alternate water supply may be considered by the local government. Where a lot is not connected to reticulated water, dwellings shall be provided with an adequate supply of potable water from either an underground bore, a rainwater storage system or an alternative system as approved by the local government, with a minimum capacity of 120,000 litres and an appropriate roof catchment where relevant in addition to an adequate supply of water for fire fighting purposes as required by State Planning Policy 3.7 - Planning in Bushfire Prone Areas. |
| Mixed Use | • Residential development within the Mixed Use zone shall have a density coding of R60 in accordance with the R-Codes unless otherwise specified in the Scheme or an approved structure plan.<br><br>• Residential development shall only be supported where it is above or behind commercial or retail development on the same site.<br><br>• Building setbacks shall be determined with regard to the streetscape and the surrounding development in the area, in accordance with the objectives of the Mixed Use zone and to the satisfaction of the local government.<br><br>• Development which is proposed for purely residential purposes shall only be considered by the local government where it is demonstrated that an existing or future non-residential component can be incorporated into the layout and design.<br><br>• All non-residential development shall be located to actively interface with the streetscape.<br><br>• Where a mixed use development incorporating a residential component is proposed in the same building, the residential component shall generally be restricted to above the ground floor level. |

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| | • The maximum external building wall height on street frontages shall not exceed 10.5 metres. Components of buildings with a height greater than 10.5 metres shall be setback a minimum of 3 metres from the primary building line.<br><br>• The external building shall be adequately articulated with varying colours and materials, major openings and awnings to the satisfaction of the local government in accordance with the objectives of the Mixed Use zone.<br><br>• End of trip bicycle facilities must be provided in new developments in accordance with the requirements of Schedule 4.4 of the Scheme. |
| Service Commercial | • End of trip bicycle facilities must be provided in new developments in accordance with the requirements of Schedule 4.4 of the Scheme.<br><br>• The local government shall require wastewater connection to reticulated sewer. Subject to land capability and site constraint analysis to the satisfaction of the local government, alternate treatment units may be considered as a temporary solution until such time as reticulated sewer is available to the site, at which time the development is to be connected to reticulated sewer.<br><br>• The local government shall require connection to reticulated water. Subject to the demonstration of suitability, connection to an alternate water supply may be considered by the local government. |

**4.2 - Setbacks, Site Coverage and Plot Ratio**

| | | | | Setback | | | |
|---|---|---|---|---|---|---|---|
| Zone | Landscaping % | Maximum Site Coverage % | Maximum Plot Ratio | Front | Secondary Street | Side | Rear |
| Residential | N/A | As per the Residential Design Codes or relevant adopted and endorsed design guidelines, structure plans or local development plans. | | | | | |
| Urban Development | N/A | As per the corresponding zone specified on the relevant structure plan. | | | | | |
| Rural Residential | N/A | N/A | 0.1 | 20 | 10 | 10 | 10 |
| Rural Smallholdings | N/A | N/A | N/A | 20 | 10 | 10 | 10 |
| Rural | N/A | N/A | N/A | 20 | 10 | 10 | 10 |
| Environmental Conservation | N/A | N/A | N/A | 20 | 10 | 10 | 10 |
| Light Industry | 10% in total, comprised of 5% of the front setback | 75 | 0.5 | 12 | 6 | 6 | 6 |
| General Industry | 10% in total, comprised of 5% of the front setback | 75 | 0.5 | 20 | 10 | 10 | 10 |
| Industrial Development | 10% in total, comprised of 5% of the front setback | As per the corresponding zone specified on the relevant structure plan. | | | | | |
| District Centre | 10% in total, comprised of 5% of the front setback | 75** | 2.0** | */** | */** | */** | */** |
| Neighbourhood Centre | 10% in total, comprised of 5% of the front setback | 50** | 1.0** | */** | */** | */** | */** |
| Rural Townsite | 10% in total, comprised of 5% of the front setback | 50** | 0.5** | */** | */** | */** | */** |
| Mixed Use | 10% in total, comprised of 5% of the front setback | 70** | 1.5** | */** | */** | */** | */** |
| Service Commercial | 10% in total, comprised of 5% of the front setback | 75 | 1.0 | 12 | 6 | 6 | 6 |

| | | |
|---|---|---|
| Special Use | 10% in total, comprised of 5% of the front setback | See Schedule 2 |
| *District Centre, Neighbourhood Centre and Rural Townsite: As prescribed by endorsed design guidelines, an approved structure plan or local development plan.<br>Mixed Use: 3 metre minimum or as prescribed by endorsed design guidelines, an approved structure plan or local development plan.<br>Service Commercial: 12 metre minimum or as prescribed by endorsed design guidelines, an approved structure plan or local development plan.<br>**If the development includes a residential component, the corresponding standards of the R-Codes or relevant adopted and endorsed design guidelines, structure plans or local development plans shall apply. | | |

### 4.3 - Car Parking Requirements

(1) All development within the Scheme Area shall comply with the Car Parking Requirements specified within the Table below for the relevant land use. Calculated parking requirements shall be rounded up to the nearest whole number.

(2) Where parking standards are not specified or the relevant land use is not contained within the Table below, the local government shall determine the number of required bays with regard to the following:

(a) nature of the proposed development;
(b) number of employees, other persons and/or visitors likely to be associated with the proposed development; and
(c) the parking requirements of similar land uses contained within the Table below.

(3) All parking areas shall be designed and constructed in accordance with relevant Australian Standards.

(4) The parking requirement for two or more land uses on the same lot shall be the sum of the number of bays required for each use.

(5) The local government may permit two or more land uses on the same lot to share parking bays or may reduce the combined parking bay requirement for all land uses, if reciprocal parking arrangements can be demonstrated. The following shall be considered by the local government in determining reciprocal parking arrangements:

(a) the peak periods of demand for parking bays generated by each land use;
(b) the operating times of each land use;
(c) the combined maximum number of parking bays likely to be required at any given time; and
(d) potential conflicts which may result from the reciprocal parking arrangement.

(6) The local government may require all landowners involved in a reciprocal parking arrangement to prepare a legal agreement which details the shared use of parking facilities and rights of access.

(7) The local government may accept a cash payment in lieu of the provision of some or all parking bays required under the Scheme for a proposed development. The following conditions shall apply to cash payments in lieu of parking provisions:

(a) the cash-in-lieu payment shall not be less than the estimated cost of constructing the parking bays required by the Scheme and associated manoeuvring areas as well as the value of the land, as determined by the local government, which would have been occupied by the parking bays and manoeuvring areas; and
(b) the payments under this clause shall be paid into a parking fund to be used for the provision of public car parking facilities anywhere within reasonable proximity to the subject land in respect of which a cash in lieu arrangement is made.

(8) All external parking areas shall include shade trees at the rate of 1 tree per 4 parking bays or 1 tree every 12 metres, whichever is the lesser.

| Land Use | Number of Required Car Parking Bays |
|---|---|
| amusement parlour | 1 bay per 20m$^2$ of NLA. |
| animal establishment | 1 bay per 10 animals accommodated under maximum occupancy and 1 bay per employee*. |
| art gallery | 1 bay per 40m$^2$ of NLA. |
| Hosted short-term rental accommodation.<br>*AMD 9 GG 21/04/2026* | 1 bay per guestroom and 1 bay per 2 employees. |
| betting agency | 1 bay per 20m$^2$ of NLA. |
| bulky goods showroom | 1 bay per 40m$^2$ of NLA. |
| caravan park | 1 bay per caravan or cabin site and 1 bay for every 2 camp sites and visitor parking shall be provided at a minimum of 1 bay per 20 sites with a minimum of 2 bays. |
| child care premises | 1 per 10 children accommodated under maximum occupancy and 1 bay per employee* with a minimum of 3 spaces. |
| cinema / theatre | 1 bay for every 4 persons accommodated at maximum occupancy and 1 bay per employee*. |
| civic use | 1 bay for every 4 persons accommodated at maximum occupancy and 1 bay per employee*. |
| community purpose | 1 bay for every 4 persons accommodated at maximum occupancy and 1 bay per employee*. |
| consulting rooms | 4 bays per consulting room or professional person and 1 bay for each other employee*. |
| convenience store | 1 bay per 20m$^2$ of NLA. |
| educational establishment | 14 bays per 100 students. |
| exihibition centre | 1 bay per 40m$^2$ of NLA. |
| family day care | 1 bay per 3 children accommodated under maximum occupancy. |
| fast food outlet | 1 bay per 4m$^2$ of counter and/or dining areas, 1 bay per 4m$^2$ of public assembly areas and 1 bay per employee*.<br><br>Where a drive through facility is provided, 4 stacking bays and 1 waiting bay shall be provided. |
| funeral parlour | 1 bay for every 4 persons accommodated at maximum occupancy and 1 bay per employee*. |
| garden centre | 1 bay per 40m$^2$ of NLA. |
| holiday accommodation | DELETED BY AMD 9 GG 21/04/2026 |
| hospital | 1 bay per 4 beds and 1 bay per employee*. |
| hotel | 1 bay per bedroom, 1 bay per employee* and 1 bay per 4m$^2$ of dining, drinking and/or lounge areas. |
| liquor store – large | 1 bay per 20m$^2$ of NLA. |

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|---|---|
| liquor store – small | 1 bay per 20m$^2$ of NLA. |
| lunch bar | 1 bay per 4m$^2$ of counter area, 1 bay per 4m$^2$ of public assembly areas and 1 bay per employee*. |
| medical centre | 4 bays per consulting room or professional person and 1 bay for each other employee*. |
| motel | DELETED BY AMD 9 GG 21/04/2026 |
| motor vehicle, boat or caravan sales | 1 bay per 100m$^2$ of display area and 1 bay per employee* with a minimum of 3 bays. |
| motor vehicle repair | 1 bay per 50m$^2$ NLA and 1 bay per employee*. |
| motor vehicle wash | 1 bay per 50m$^2$ NLA and 1 bay per employee*. |
| nightclub | 1 bay per 4m$^2$ of dining, drinking and/or lounge areas and 1 bay per 4m$^2$ of public assembly areas. |
| office | 1 bay per 40m$^2$ of NLA. |
| place of worship | 1 bay per 4 persons accommodated at maximum occupancy. |
| recreation – private | 1 bay per 20m$^2$ nla, 1 bay per 4 spectator seats and 1 bay per employee*. |
| restaurant/café | 1 bay per 4m$^2$ of dining, drinking and/or lounge areas and 1 bay per 4m$^2$ of public assembly areas. |
| service station | 2 bays per service bay and 1 bay per employee*. |
| shop | 1 bay per 20m$^2$ of NLA. |
| small bar | 1 bay per 4m$^2$ of dining, drinking and/or lounge areas and 1 bay per 4m$^2$ of public assembly areas. |
| tavern | 1 bay per 4m$^2$ of dining, drinking and/or lounge areas and 1 bay per 4m$^2$ of public assembly areas. |
| transport depot | 1 bay per 100m2 NLA and 1 bay per employee*. |
| veterinary centre | 4 bays per consulting room or professional person and 1 bay for each other employee*. |
| warehouse/storage | 1 bay per 80m$^2$ of NLA. |
| workforce accommodation | 1 bay per bedroom. |
| *1 bay per employee means 1 bay for each of the maximum number of employees on the premises at any given time. | |

### 4.4 - Bicycle Parking and Facilities

(1) The local government may require the provision of bicycle parking spaces in any new development or redevelopment in accordance with the Bicycle Parking Requirements specified within the Table below.

(2) Where bicycle parking standards are not specified or the relevant land use is not contained within the Table below, the local government shall determine the number of bicycle parking spaces required with regard to the following:

(a) nature of the proposed development; and
(b) number of employees, other persons and/or visitors likely to be associated with the proposed development; and
(c) the bicycle parking requirements of similar land uses contained within the Table below.

(3) Where the local government requires bicycle parking spaces pursuant to subclause (1), as a minimum, end of trip bicycle facilities shall also be provided as set out in the following requirements:"

(a) one (1) shower for the first five (5) bicycle spaces or part thereof, plus an additional shower for each ten (10) bicycle parking spaces thereafter; and
(b) one (1) change room or direct access to a communal change room per shower; and
(c) one (1) secure equipment locker per bicycle parking space.

| Land Use | Minimum Number of Required Bicycle Parking Bays |
|---|---|
| amusement parlour | 1 bay per 250m$^2$. |
| art gallery | 1 bay per 50m$^2$. |
| Hosted short-term rental accommodation<br>*AMD 9 GG 21/04/2026* | 1 bay per 2 guestrooms. |
| betting agency | 1 bay per 250m$^2$. |
| bulky goods showroom | 1 bay per 750m$^2$. |
| cinema / theatre | 1 bay per 50m$^2$ of auditorium area |
| civic use | 1 bay per 500m$^2$. |
| community purpose | 1 bay per 500m$^2$. |
| consulting rooms | 1 bay per practitioner |
| convenience store | 1 bay per 250m$^2$. |
| educational establishment | 1 bay per 4 students |
| exhibition centre | 1 bay per 500m$^2$. |
| fast food outlet | 1 bay per 250m$^2$. |
| holiday accommodation | DELETED BY AMD 9 GG 21/04/2026 |
| hospital | 1 bay per 10 beds. |
| hotel | 1 bay per 25m$^2$ bar floor area; and 1 bay per 100m$^2$of lounge, dining and function areas, beer gardens and areas used predominantly for games. |
| liquor store – large | 1 bay per 250m$^2$. |

| | |
|---|---|
| liquor store – small | 1 bay per 250m$^2$. |
| lunch bar | 1 bay per 250m$^2$. |
| medical centre | 1 bay per 4 practitioners. |
| motel | DELETED BY AMD 9 GG 21/04/2026 |
| office | Staff: 1 bay per 200m$^2$.<br>Visitors: 1 bay per 750m$^2$. |
| place of worship | 1 bay per 40m$^2$. |
| recreation – private | 1 bay per 250m$^2$. |
| restaurant/café | 1 bay per 40m$^2$ of dining area for visitors. |
| shop | 1 bay per 250m$^2$. |
| small bar | 1 bay per 25m$^2$ of bar floor area; and 1 bay per 100m$^2$ of lounges, dining and function areas, beer gardens and areas used predominantly for games. |
| tavern | 1 bay per 25m$^2$ of bar floor area; and 1 bay per 100m$^2$ of lounges, dining and function areas, beer gardens and areas used predominantly for games. |
| warehouse/storage | 1 bay per 2,000m$^2$. |
| workforce accommodation | 1 bay per 4 rooms. |
| Note – All figures in NLA unless stated otherwise | |

**4.5 - Ancillary Dwellings**

(1) The following shall apply to the development of ancillary dwellings in the Rural Residential, Rural Smallholdings, Rural and Environmental Conservation zones:

(a) no more than one (1) ancillary dwelling in association with a single house shall be permitted on any lot;
(b) ancillary dwellings shall have a maximum internal floor area of 100m$^2$; and
*AMD 13 GG 2/10/2026*
(c) ancillary dwellings shall generally be located behind the primary dwelling setback and be sited to minimise conflict with surrounding uses.

(2) Where the ancillary dwelling is required to provide the principal place of residence for persons employed in association with approved uses on the land, the maximum floor area in (b) may be varied at the discretion of the decision maker.

**4.6 - Vegetation**

(1) The local government may determine that any tree(s) and/or areas of vegetation are significant and shall be retained and protected as a condition of development approval or recommended as a condition of subdivision approval. The purpose for such a condition may include, though is not limited to, the following:

(a) to protect a vegetation community;
(b) to develop or maintain vegetated corridors as fauna and flora linkages;
(c) to protect habitat or threatened species;
(d) to prevent of land degradation;
(e) to protect roadside vegetation;
(f) to protect and enhance water quality;

(g) to provide visual amenity, character and enhance the natural setting; or
(h) to ensure tree canopy cover to reduce the heat island effect.

(2) The local government may request that a proposed development be modified to accommodate existing trees or vegetation.

(3) The local government may require revegetation as a condition of development approval approval where the proposed development includes the removal of existing tree(s) and/or vegetation.

(4) The local government may require a management plan for the revegetation of a site.

(5) Where revegetation is proposed, local indigenous species shall generally be required by the local government.

(6) The local government may require a maintenance plan to be prepared, to be monitored for 2 years after approval in order to ensure ongoing maintenance of vegetation.

**4.7 - Vegetation Removal**

(1) All vegetation removal requires the prior development approval of the local government, with the exception of the following:

a) any clearing, including the provision of firebreaks, that is authorised under the *Bush Fires Act 1954 (as amended)* except where a variation to the location of a firebreak has been approved by local government;
b) any clearing that is carried out in accordance with an existing subdivision or development approval;
c) any vegetation that is dead or dangerous, except for dead, hollowed nesting habitat trees, as determined by the local government;
d) clearing of native remnant vegetation for an approved primary production purpose in accordance with the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (as amended)*;
e) any clearing carried out in accordance with a local government approved Fire Management Plan;
f) the clearing of indigenous vegetation planted for approved forestry, agriculture, wood lots and horticultural purposes;
g) any clearing of declared weeds required under the *Biosecurity and Agriculture Management Act 2007*;
h) any clearing of environmental weeds identified in the Department of Biodiversity, Conservation and Attractions Florabase/Swan Weeds database, except where those weeds have been planted through the requirements of an approved plan or are identified for preservation; and
i) minor pruning of vegetation undertaken in accordance with Australian Standards AS 4373 for maintenance purposes, which does not endanger the life of the vegetation.

(2) These exemptions do not apply where vegetation is specifically protected by relevant legislation, or by way of a landscape protection or revegetation area designation or similar within an approved Structure Plan, Subdivision Plan, Local Development Plan, or any other provision of the Scheme.

(3) The local government will, when presented with an application to clear land pursuant to the Scheme, have regard to the extent of clearing to be undertaken, the quality and type of vegetation to be removed and any re-vegetation carried out on the same land. The local government may impose conditions or make arrangements to retain some of the vegetation on the land, or refuse the application if the removal of the vegetation, in the opinion of the local government, would result in a deleterious environmental, amenity or landscape impact.

**4.8 - Tree Preservation Orders**

(1) Where the local government considers that it is expedient for the purpose of securing or preserving existing amenity including urban cooling, it may, by a resolution, make an order (hereinafter referred to as a "Tree Preservation Order") relating to specific trees or groups of trees, and may, by a resolution, revoke or amend any such order. The Tree Preservation Order shall have effect from the date and time of the resolution.

(2) A Tree Preservation Order prohibits the ring-barking, cutting down, topping, lopping, removing, injuring or wilful destruction of any tree or trees specified in the Tree Preservation Order except with the consent of the local government and any such consent may be given subject to reasonable conditions.

(3) Where the local government resolves to make, amend or revoke a Tree Preservation Order, the local government shall as soon as practicable after the resolution, serve a notice to all affected landowners and any other relevant parties and invite comment on the resolution within a period of not less than 21 days as specified in the notice.

(4) All submissions received within the period specified in the notice of a Tree Preservation Order shall be considered by the local government within a period of not less than 60 days. During this period, the local government shall decide whether to maintain, amend or revoke the Tree Preservation Order.

(5) All decisions to maintain, modify or revoke a Tree Preservation Order shall have immediate effect. If the local government decides to maintain or amend the Tree Preservation Order, the local government shall publish a notice of the Tree Preservation Order in a newspaper circulating in the area of the affected land.

(6) A person shall contravene the Scheme if they do not comply with a Tree Preservation Order.

(7) Non-compliance with a Tree Preservation Order shall not contravene the Scheme where:

(a) the person acted to remove an immediate threat to life or property;
(b) the person acted to comply with the *Bush Fires Regulations 1954*; or
(c) where the tree is considered likely (as demonstrated through an arboricultural report) to cause damage to buildings or services.

(8) A person whose land is affected by a Tree Preservation Order may apply in writing to the local government to have the Tree Preservation Order revoked or amended and shall, in that application, provide that person's reasons for requiring the revocation or amendment.

(9) The local government shall maintain a register of Tree Preservation Orders which contains a list of all the trees subject to orders under this clause.

### 4.9 - Waterway Protection

(1) All existing native vegetation shall be retained within the defined setback from a watercourse, as determined by the local government.

(2) The local government may recommend or impose conditions for subdivision or development approval which require the rehabilitation of the land within the setback of a watercourse, as determined by the Local Government.

(3) The natural flow of water within watercourses shall be maintained, and no development which would prevent the natural flow of water shall be approved by the local government, unless that development would restore or enhance the environmental health of the watercourse to the satisfaction of the local government.

(4) Development adjacent to watercourses shall incorporate appropriate measures to minimise runoff and erosion and to protect water quality, including:

(a) provision of infrastructure outside of the defined setback from the watercourse to intercept and safely dispose of stormwater runoff; and
(b) planting of local native vegetation to provide nutrient stripping and to act as a barrier to seepage and runoff.

(5) All onsite effluent disposal systems must be adequately separated from watercourses as determined by the local government.

### 4.10 - Site Specific Requirements

| Number | Location | Additional Site and Development Requirement |
|---|---|---|
| ASR1 | Lots 341 to 359 Old Dairy Court, Oakford | 1. The clearing of native trees or vegetation except for the purpose of complying with relevant bushfire management requirements shall be prohibited. |
| ASR2 | Florence Place Area – Lots 23-26, 31, 38-50 Florence Place; Lots 35-37 Pescara Place; Lots 32-34 Selva Place; and Lots 27-30 Lucca Lane, Oakford | 1. The keeping of horses shall be prohibited. |

## Schedule 5 – Environmental Conditions

| Number | Location | Environmental Conditions |
|---|---|---|
| EC1 | Parts of Lots 521 and<br>523 South Western Highway, Byford | 1. Environmental Management Plans<br><br>1.1. Prior to submission of an application for subdivision approval, the developer shall prepare the following environmental management plans in accordance with the specifications set out in Attachment 1 of the Minister for the Environment's Statement that a Scheme may be Implemented No. 499 published on 8 March, 1999:<br>• Vegetation Management Plan;<br>• Drainage and Nutrient Management Plan;<br>• Soil and Groundwater Contamination Remediation Plan;<br>• Aboriginal Heritage Management Plan; and<br>• Unexploded Ordnance Remediation Plan.<br><br>1.2. The above environmental management plans shall be implemented in accordance with the provisions of the Plans, to the requirements of Council.<br><br>2. Areas Affected by Gaseous Emissions, Dust and Noise<br><br>2.1. Residential Development is not permitted within the areas shows as follows on figures 1-3 inclusive in Minister for the Environment's Statement No. 499 published on 8 March, 1999:<br>• gaseous emissions - residential development exclusion area;<br>• particulates and dust - residential development exclusion area; and<br>• noise - residential development exclusion area;<br>unless the Council and the Department of Environmental Protection agree in writing that appropriate modelling or monitoring of the emissions has been undertaken and that a modified residential development exclusion area is appropriate.<br><br>3. Conceptual Subdivision Plan<br><br>3.1. The conceptual subdivision plan for the subject land shall show residential development exclusion zones consistent with |

| | | |
|---|---|---|
| | | the requirements of condition 2 of this schedule and a vegetation protection area adjoining Cardup Brook as shown on figure 4 in the Minister for the Environment's Statement No. 499. |

# Schedule 6 – SCA4 and SCA5 Separation Distances

## 6.1 - SCA4 - Extractive Industries

| Type of Industry | Address | Separation Distance |
|---|---|---|
| Clay / Shale | 104 Kiln Road, Cardup | 1,000m |
| Hard Rock | L202 South Western Highway, Whitby | 1,000m |
| Hard Rock | L901 South Western Highway, Whitby | 1,500m |
| Sand | L7 Jarrahdale Road, Jarrahdale | 500m |
| Sand | 514 Hopeland Road, Hopeland | 500m |
| Sand | 394 Hopeland Road, Hopeland | 500m |
| Sand | 253 Yangedi Road, Hopeland | 500m |
| Sand | 344 King Road, Hopeland | 500m |
| Sand | 313 King Road, Oldbury | 500m |
| Sand | 124 Coyle Road, Oldbury | 500m |
| Sand | 491 King Road, Oldbury | 500m |
| Sand | 391 Boomerang Road, Oldbury | 500m |
| Mineral Sands | 731 Westcott Road, Keysbrook | 1,500m |

## 6.2 - SCA5 - Separation Distances

| Type of Industry | Address | Separation Distance |
|---|---|---|
| Abattoir | 640 Yangedi Road, Keysbrook | 500m |
| Abattoir | 458 Gossage Road, Oldbury | 500m |
| Abattoir | Lot 504 Yangedi Road, Keysbrook | 500m |
| Abattoir | 49 Butcher Road, Darling Downs | 500m |
| Manure Works (Enclosed) | 252 Boomerang Road, Oldbury | 400m |
| Manure Works (Outdoors) | 76 Punrak Road, Hopeland | 850m |
| Piggery | 567 Utley Road, Hopeland | 1,000m |
| Egg Farm | 1324 Thomas Road, Oakford | 300m |
| Clay Brick manufacturing | 97 Kiln Road, Cardup | 1,000m |
| Poultry Farm (Meat) | 47 Manning Road, Hopeland | 700m |
| Poultry Farm (Meat) | 151 Casuarina Road, Oldbury | 300m |
| Poultry Farm (Meat) | 101 King Road, Oakford | 500m |
| Poultry Farm (Meat) | 526 Gossage Road, Oldbury | 500m |
| Poultry Farm (Meat) | 12 Tunney Road, Oldbury | 500m |
| Poultry Farm (Meat) | 259 King Road, Oldbury | 600m |
| Poultry Farm (Meat) | 322 Hopeland Road, Hopeland | 800m |

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| Poultry Farm (Meat) | L701 Henderson Road, Hopeland | 1,000m |
| Poultry Farm (Meat) | 149 Punrak Road, Hopeland | 700m |
| Poultry Farm (Meat) | 118 Tuart Road, Oakford | 500m |
| Poultry Farm (Meat) | 440 Henderson Road, Hopeland | 600m |
| Poultry Farm (Meat) | 568 South Western Highway, Darling Downs | 600m |
| Feedlot (Sheep) | 848 Mundijong Road, Mardella | 1,000m |
| Feedlot (Cattle or Sheep) | Lot 25 Lightbody Road, Mardella | 1,000m |
| Turf Farm | 815 Henderson Road & Lot 1 Yangedi Road Keysbrook | 500m |
| Landfill | 145 Hopkinson Road, Hilbert | 500m |

# Schedule 7 – Development Contribution Plans

## 7.1 - Byford Development Contribution Plan

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| Development Contribution Plan | DCP1 |
| Development Contribution Area Name | Development Contribution Area 1 – Byford |
| Reference Number on Scheme Map(s) | SCA6/DCA1 |
| Items | **Thomas Road (Primary Regional Road)** between Tonkin Highway and Wungong South Road:<br><br>• Land required to achieve a 50-metre wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the unconstructed carriageway;<br>• The construction and upgrade of one carriageway to a Primary Regional Road standard, including intersection treatments and traffic control devices as required;<br>• Associated drainage works including water sensitive urban design measures;<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>**Abernethy Road (Integrator A)** between Tonkin Highway reserve and the Perth to Bunbury railway reserve where the portion of Abernethy Road adjacent to the Byford Trotting Complex area incurs only half the cost of road widening, construction and upgrade with the DCP:<br><br>• Land required to achieve a 30-metre wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections.<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Neighbourhood Connector A standard, including intersection treatments and traffic control devices as required;<br>• Associated drainage works including water sensitive urban design measures; |

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| | • Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>**Orton Road (Integrator B)** between Tonkin Highway and the South Western Highway:<br>• Land required to achieve a 30-metre wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• One at-grade rail crossing;<br>• Complete road construction to a Liveable Neighbourhoods Integrator B standard, including intersection treatments and traffic control devices as required;<br>• Associated drainage works including water sensitive urban design measures;<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>Note: The construction of the at-grade crossing is subject to agreement between the Road Manager and Rail Infrastructure Manager. The Local Government is responsible to manage communications between all stakeholders, obtain the required approvals and arrange for an Australian Level Crossing Assessment Model (ALCAM) Report and a Rail Safety Report to be undertaken.<br><br>In the event that an at-grade rail crossing is not approved, the local government is to apply any funds already collected to an approved alternate rail crossing or if no rail crossing is approved any collected funds shall be applied to the Orton Road infrastructure item generally or other infrastructure items in the DCP.<br><br>**Kardan Boulevard (Neighbourhood Connector A)** between Thomas Road and Abernethy Road:<br><br>• Land required to achieve a 25m wide road reserve from Abernethy Road to Fawcett Road and a 30m wide road reserve from Fawcett Road to Thomas Road, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Neighbourhood Connector A standard, including intersection treatments and traffic control devices as required;<br>• Associated drainage works including water sensitive urban design measures;<br>• Shared paths; |

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| | • Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>**Indigo Parkway (Integrator B)** between Thomas Road and Larsen Road:<br>• Land required to achieve a 22.5m wide road reserve adjacent to Public Open Space, a 30m wide road reserve for the Malarkey Rd section, and a 27.5 wide road reserve for the remaining areas, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Integrator B standard, including intersection treatments and traffic control devices as required;<br>• Associated drainage works including water sensitive urban design measures;<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>**Sansimeon Boulevard (Integrator B)** south of Larsen Road to Abernethy Road:<br>• Land required to achieve a 22.5m wide road reserve between Larsen Road and Armadan Court, and a 30m wide road reserve for the remaining areas, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Integrator B standard, including intersection treatments and traffic control devices as required;<br>• Associated drainage works including water sensitive urban design measures;<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>**Doley Road (Neighbourhood Connector A)** between Abernethy Road and Orton Road:<br>• Land required to achieve a 30m wide road reserve and where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Neighbourhood Connector A standard, including intersection treatments and traffic control devices as required;<br>• Associated drainage works including water sensitive urban design measures; |

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| | • Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>**Warrington Road (Neighbourhood Connector B)** between Abernethy Road and Orton Road:<br>• Land required to achieve a 20m wide road reserve and where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Neighbourhood Connector B standard, including intersection treatments and traffic control devices as required;<br>• Associated drainage works including water sensitive urban design measures;<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>**Byford Central District Open Space Improvements:**<br>• Earthworks;<br>• Grassing;<br>• Irrigation; and<br>• Associated costs relating to construction including design and management.<br><br>**West Byford Primary School/Kalimna District Open Space Improvements (under JUA)**<br>• Earthworks;<br>• Grassing;<br>• Irrigation; and<br>• Associated costs relating to construction including design and management.<br><br>**The Glades District Open Space Improvements**<br>• Earthworks;<br>• Grassing and/or Hard Landscaping;<br>• Irrigation; and<br>• Associated costs relating to construction including design and management. |

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| | **Orton Road District Open Space Improvements and REW Enhancement:**<br>This is a shared project with the Community Infrastructure DCP to provide a District Open Space with one full sized AFL oval. The building and lights will be covered by the Community DCP and the oval and land will be provided through the Byford Traditional Infrastructure DCP. Works covered under the Byford Traditional DCP include:<br>• Earthworks;<br>• Grassing;<br>• Irrigation; and<br>• Associated costs relating to construction including design and management.<br><br>In addition to the above, the buffer associated with the Cardup Brook Resource Enhancement Wetland (REW) is considered a regionally valuable ecological and environmentally sensitive corridor. As such, the Shire requires the REW along the Cardup Brook to be developed to a standard considered above minimum standard.<br><br>**Land for District Open Space, Public Open Space, Drainage and Roads:**<br><br>• All land required for district open space, public open space (including Community Purpose POS), multiple use drainage corridors and new roads or road widening.<br><br>**Water Monitoring:**<br><br>• All expended and estimated future costs for the post development water monitoring programme required by the Byford Townsite Drainage and Water Management Plan.<br><br>**Administrative:**<br><br>All future costs associated with administration of the DCP, including:<br><br>• Costs to prepare and administer the DCP;<br>• Costs associated with the annual review of cost estimates;<br>• Cost associated with the review of the cost apportionment schedules based on land development undertaken since the last review;<br>• Costs for undertaking valuations;<br>• Fees for professional services directly linked to the preparation and implementation of the DCP;<br>• Costs for Computer software and/or hardware upgrades necessary to enable DCP preparation;<br>• Proportion of staff salaries directly related to DCP administration; |

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| | • Financial institution fees and charges associated with the administration of DCP funds; and<br>• Interest charged on loans taken out to pre-fund items included in the DCP. |
| Contribution Methodology | The Byford development contribution area is divided into five precincts as shown within Schedule 7.1.<br><br>Cost Contribution rate is to be calculated on a $m^2$ basis based on the remaining developable land in the DCP Precinct/Area identified in Schedule 7.1. The remaining DCP cost is shared proportionally across the remaining developable land in the DCP Precinct/Area as follows -<br><br>(Remaining Cost / Remaining Developable land = $ contribution rate per $m^2$).<br><br>For simplicity of calculation, all Residential lots/dwellings will be calculated as an average R20 ($450m^2$) lot. For Non-Residential subdivision or development, the actual lot area is used for the calculation.<br><br>A cost review is to be undertaken at least annually, at which time the Contribution rate will be established based on -<br><br>• Road Upgrades and Construction<br>• District Open Space Improvements<br>• Land required for Roads, POS, Community Purposes POS, Drainage and DOS<br>• Water monitoring costs<br>• Administration costs<br>• Yields and Lots completed and expected<br>• Escalation Rates<br><br>To ensure costs remain current between Cost Reviews all costs will be calculated on a daily basis based upon an annual escalation rate to be established through the Cost Review.<br><br>The start date for daily escalation is the approval date for the prevailing Cost Review.<br><br>The Contribution Rate is to be applied as follows where DER is the daily escalation rate and D is the number of days since the last cost review:<br><br>(i) <u>Standard residential subdivision or development</u> |

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| | The number of additional dwellings/lots being created at the time of subdivision/development multiplied by the applicable development contribution rate.<br><br>(Precinct contribution rate per lot/dwelling x DER x D x number of additional lots or dwellings being created = Required development contribution)<br><br>(ii) <u>Non-standard residential subdivision or development</u><br><br>E.g. Lifestyle village, retirement village, caravan park, park home estate or similar.<br><br>The number of additional dwellings, residential units or similar created at the time of subdivision/development multiplied by the applicable development contribution rate.<br><br>(Precinct contribution rate per lot/dwelling x DER x D x number of additional lots or dwellings being created = Required development contribution)<br><br>(iii) <u>Non-residential subdivision or development</u><br><br>A development contribution is required for the creation of non-residential lots based on the actual size and number of lots created (minus the equivalent of one lot), multiplied by the applicable development contribution rate. Where a subdivision creates a lot that accommodates an existing non-residential development, that lot shall be exempt from the requirement for a development contribution to be made.<br>For clarity purposes, the area of the lot accommodating the existing approved non-residential development is to be subtracted from the overall subdivision area, before calculating the development contribution for the remaining balance of the subdivision area.<br><br>New non-residential development (including alteration and additions to existing non-residential development) will not be required to make a development contribution unless the new non-residential development results in increased traffic to the subject land, as identified by the information provided by the applicant in support of the development application for that new non-residential development. Where increased traffic is identified to occur, the applicable development contribution is to be calculated as follows-<br><br>Square metre rate x square metre size of land being developed (including alterations and additions) = Required development contribution |

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| | For new private education establishments and associated development, provided a shared use agreement for public access to district open space is agreed to the satisfaction of the Local Government, development contributions shall be levied at 0.3 percent of the total development costs of the site, as agreed with the Local Government based on the building licence application.<br><br>(iv) <u>Mixed-use development</u><br><br>The R20 subdivision/development potential of the site, or the actual number of lots/dwellings being created at the time of subdivision/development, whichever is the greater (minus the equivalent of one lot or dwelling), multiplied by the applicable development contribution rate.<br><br>Where based on dwelling potential -<br><br>(Precinct contribution rate per lot/dwelling x DER x D x R20 subdivision/development potential of the site - the equivalent of one lot or one dwelling = Required contribution rate)<br><br>Where based on the actual number of dwellings -<br><br>(Precinct contribution rate per lot/dwelling x DER x D x actual number of residential lots/dwellings being created - the first dwelling being created = Required development contribution) |
| Period of operation | 20 years (2034) |
| Priority and timing of infrastructure provision | A summary of the estimated timing and priority for the delivery of each item of infrastructure is provided below to align with the Council's long-term strategic plan and infrastructure plan with the details outlined in the Development Contribution Plan Report.<br><br>The following infrastructure items are priority items -<br><br>1. Indigo Parkway<br>2. Sansimeon Boulevard<br><br>The infrastructure items are to be delivered in the following broad timeframes with a more detailed timeline provided in the Development Contribution Plan Report -<br><br>1. Short Term 1-5 years |

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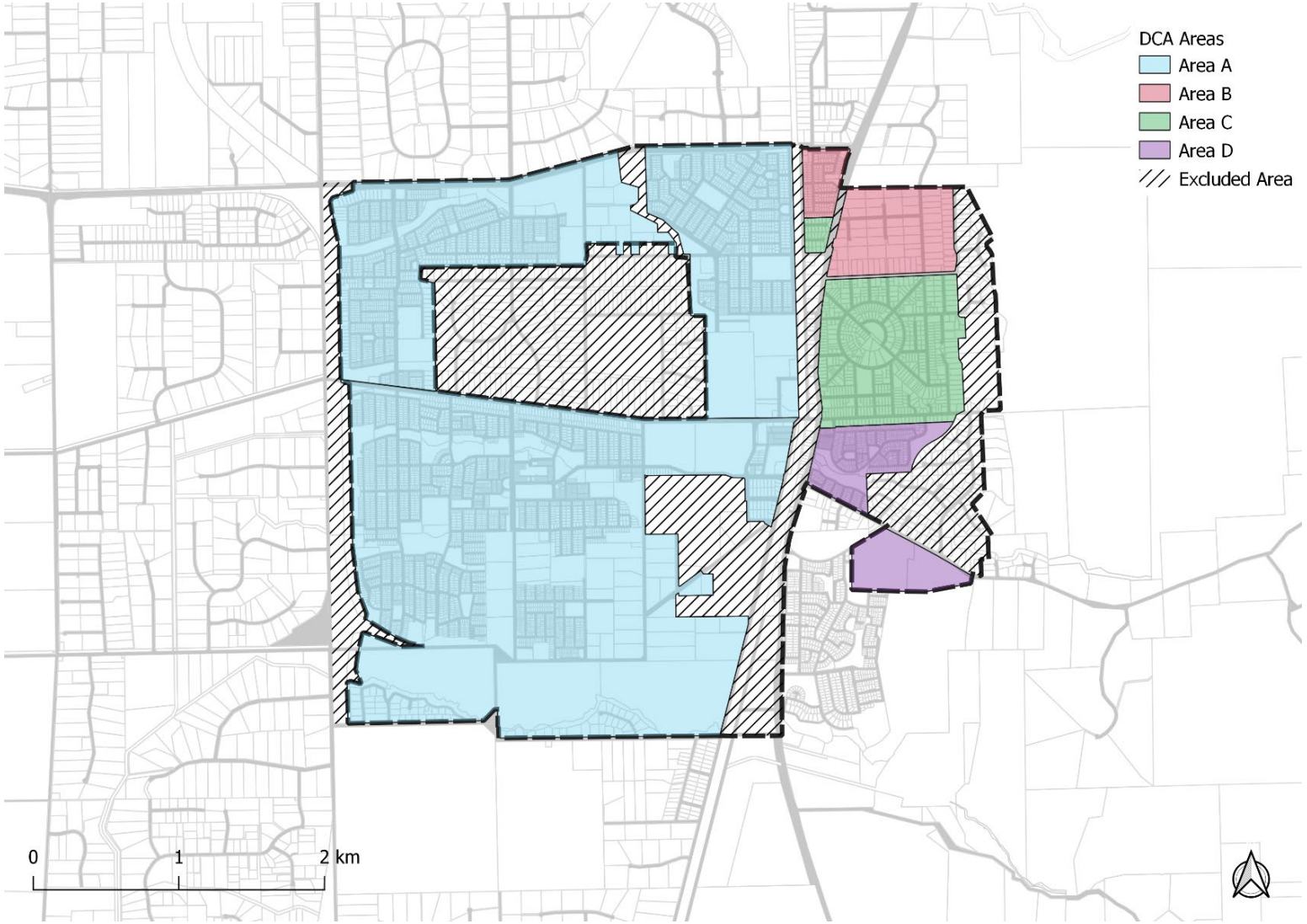
| | (a) Abernethy Road<br>(b) Kardan Boulevard<br>(c) Indigo Parkway<br>(d) Sansimeon Boulevard<br>(e) Byford Central DOS<br>(f) Kalimna DOS<br>(g) The Glades DOS<br><br>2. Medium Term 6-10 years<br><br>(a) Doley Road<br>(b) Warrington Road<br>(c) Orton Road<br>(d) Orton Road DOS<br><br>3. Long Term 11-15 years<br><br>(a) Thomas Road<br><br>Refer to Development Contribution Plan report (as revised from time to time). |
| Review process | The development contribution plan will be reviewed when considered appropriate, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing, but not exceeding a period of 5 years. |

**Development Contribution Area 1 – Byford**



**7.2 - West Mundijong Industrial Development Contribution Plan**

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| Development Contribution Plan | DCP2 |
| Development Contribution Area Name | Development Contribution Area 2 – West Mundijong Industrial |
| Reference Number on Scheme Map(s) | SCA7/DCA2 |
| Relationship to other planning instruments | The development contribution plan generally aligns with the district and/or local structure plans (as approved) prepared for the development contribution area. |
| Items | **Mundijong Road (West) (Integrator B)** between Kargotich Road and the Tonkin Highway reservation:<br><br>• Land required to achieve a 40m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• The construction and upgrade of one carriageway to a Liveable Neighbourhoods Integrator B standard;<br>• Associated drainage works including water sensitive urban design measures;<br>• Traffic control devices including, intersection treatments incorporating slip lanes and associated works (to be confirmed by MRWA);<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design, administration, and management.<br><br>**Kargotich Road (Integrator B)** between the freight rail crossing and Mundijong Road:<br><br>• Land required to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Integrator B standard;<br>• Associated drainage works including water sensitive urban design measures;<br>• Traffic control devices including intersection treatments incorporating slip lanes and associated works;<br>• Shared paths; |

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| | • Utility removal, relocation and insertion; and<br>• Associated costs including design, administration, and management.<br><br>**Bishop Road (West) (Integrator B)** between Kargotich Road and Tonkin Highway reservation:<br><br>• Land required to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Integrator B Standard.<br>• Associated drainage works including water sensitive urban design measures;<br>• Traffic control devices including one set of traffic lights, intersection treatments incorporating slip lanes and associated works;<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design, administration, and management.<br><br>**North South Spine Road (Integrator B)** between Bishop Road and Mundijong Road:<br><br>• Land required to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Integrator B standard;<br>• Associated drainage works including water sensitive urban design measures;<br>• Traffic control devices including intersection treatments incorporating slip lanes and associated works;<br>• Shared paths; and<br>• Associated costs including design, administration, and management.<br><br>**Land for drainage:**<br><br>• All land required for district drainage purposes.<br><br>**Administrative:**<br><br>All expended and estimated future costs associated with administration, planning, review and development of the District |

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| | Structure Plan, District Water Management Plan/s, preparation and implementation of the West Mundijong Industrial Development Contribution Plan and any technical documents necessary for the implementation of the above, including:<br><br>• Planning studies;<br>• Traffic studies;<br>• Drainage studies;<br>• Road design costs where not allocated to specific road items under the DCP;<br>• Other related technical and professional studies;<br>• Legal Costs;<br>• Valuations and cost review estimates;<br>• Borrowing costs (including loan repayments); and<br>• Scheme Management Costs (including administration and management of the Development Contribution Plan). |
| Contribution Methodology | A Cost Contribution rate is to be calculated on a per hectare or square metre basis.<br><br>The formula for calculating cost contributions on a per hectare basis is as follows-<br><br>Total Costs Outstanding / Total Remaining Developable Land = Contribution cost per hectare<br><br>To ensure costs remain current between Cost Reviews all costs will be calculated on a daily basis based upon an annual escalation rate to be established through the Cost Review.<br><br>The weighted escalation rate (ER) is detailed below-<br><br>ER= (%IC/TC x IER) + (%LV/TC x LVER) + (%AC/TC x AER)<br><br>Where-<br><br>• ER- is the weighted Escalation Rate;<br>• DER- is the daily escalation rate (ER/365);<br>• IC- is the estimated Infrastructure Cost;<br>• LV- is the estimated Land Value;<br>• AC- is the estimated Administration Cost<br>• TC- is the Total Cost being IC + LV+ AC; |

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| | • IER- is the Infrastructure Escalation Rate;<br>• LVER- is the Land Value Escalation Rate;<br>• AER- is the Administration Escalation Rate; and<br>• D- is the number of days since the last cost review.<br><br>The start date for daily escalation is the review date for the prevailing Cost Review. |
| Period of operation | 10 years |
| Priority and timing of infrastructure provision | A summary of the estimated timing and priority for the delivery of each item of infrastructure is provided below to align with the Council's long-term strategic plan and infrastructure plan with the details outlined in the Development Contribution Plan Report.<br><br>The following items are priority items-<br><br>1. Kargotich Road<br><br>The infrastructure items are to be delivered in the following broad timeframes with a more detailed timeline provided in the Development Contribution Plan Report-<br><br>1. Short Term 1-5 years<br><br>(a) Kargotich Road<br><br>2. Medium Term 6-10 years<br><br>(a) Bishop Road (West)<br>(b) North South Spine Road<br>(c) Mundijong Road (West)<br><br>Refer to annual Development Contribution Plan Report. |
| Review Process | The Plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment area since the last review and the degree of development potential still existing. |

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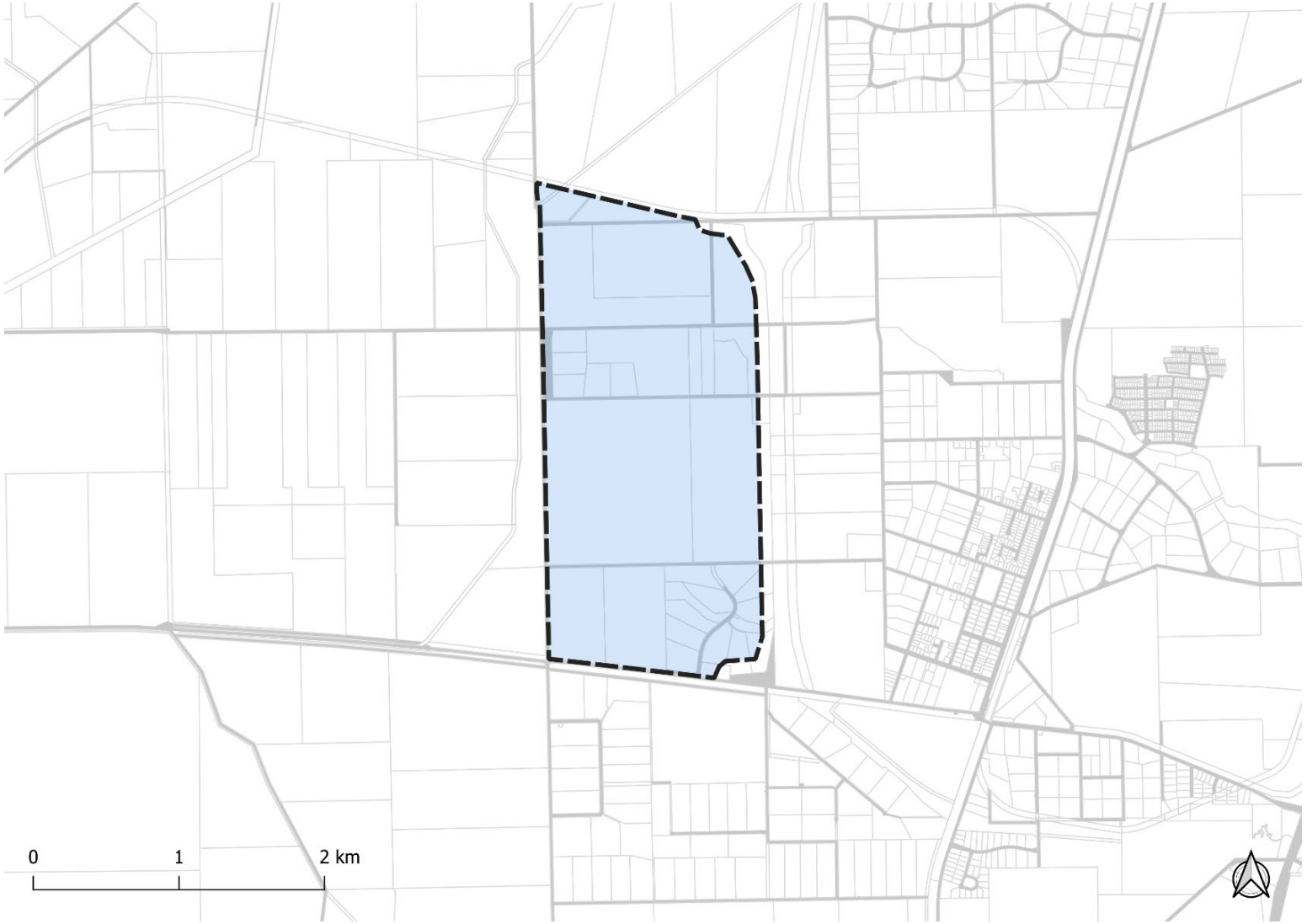
| | The estimated costs will be reviewed at least annually to reflect the changes in the funding, indexing and revisions to remaining infrastructure or land costs. Revisions to costs of infrastructure and value of land will be undertaken by a suitably qualified person.<br><br>Contribution values will be adjusted to reflect these changes to estimated costs, as well as taking into account any adjustment for the DCP fund being in surplus or deficit revenue received versus expenditure incurred). |

**Development Contribution Area 2 – West Mundijong Industrial**



**7.3 - Mundijong Urban Development Contribution Plan**

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| Development Contribution Plan | DCP3 |
| Development Contribution Area Name | Development Contribution Area 3 – Mundijong Urban |
| Reference Number on Scheme Map(s) | SCA8/DCA3 |
| Items | **Bishop Road (East) (Integrator B)** upgrade between Tonkin Highway reserve and Bett Road:<br><br>• Land required to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Integrator B standard;<br>• Associated drainage works including water sensitive urban design measures;<br>• Traffic control devices including one set of traffic lights and one roundabout;<br>• Upgrade of one existing at-grade rail crossing;<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design, administration, and management.<br><br>**Taylor Road (Integrator B)** upgrade between Bishop Road and Keirnan Street:<br><br>• Land required to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Integrator B standard;<br>• Associated drainage works including water sensitive urban design measures;<br>• Traffic control devices including, one set of traffic lights and one roundabout;<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design, administration, and management. |

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| | **Town Centre Distributor Road (Whitby New Road) (Integrator B)** construction between Taylor Road and South Western Highway:<br><br>• Land required to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Integrator B standard;<br>• Associated drainage works including water sensitive urban design measures;<br>• Traffic control devices including intersection treatments and associated works;<br>• Construction of one at-grade rail crossing;<br>• Costs associated with one rail crossing closure (Keirnan Street);<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>Note: The construction of the at-grade crossing is subject to agreement between the Road Manager and Rail Infrastructure Manager. The Local Government is responsible to manage communications between all stakeholders, obtain the required approvals and arrange for an Australian Level Crossing Assessment Model (ALCAM) Report and a Rail Safety Report to be undertaken.<br><br>Construction of the at-grade crossing should not be considered prior to the freight rail being realigned away from the Mundijong Urban area. In the event that an at-grade rail crossing is not approved, the local government is to apply any funds already collected to an approved alternate crossing or if no crossing is approved any collected funds shall be applied to the Town Centre Distributor Road item generally or other items in the DCP.<br><br>**North-South Road (Integrator B)** construction between Watkins Road and Galvin Road:<br><br>• Land required to achieve a 30m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Integrator B standard;<br>• Associated drainage works including water sensitive urban design measures;<br>• Traffic control devices including intersection treatments and associated works;<br>• Shared paths; |

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| | • Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>**Skyline Boulevard (Neighbourhood Connector A)** construction between Town Centre Distributor Road (Whitby New Road) and Tinspar Avenue:<br><br>• Land required to achieve a 25m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Connector A standard;<br>• Associated drainage works including water sensitive urban design measures;<br>• Traffic control devices including intersection treatments and associated works;<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>**Tinspar Avenue (Neighbourood Connector A)** construction between Skyline Boulevard and South Western Highway:<br><br>• Land required to achieve a 25m wide road reserve, plus additional land where necessary to accommodate channelization and/or roundabout construction at intersections;<br>• Earthworks for the whole road reserve;<br>• Complete road construction to a Liveable Neighbourhoods Connector A standard;<br>• Associated drainage works including water sensitive urban design measures;<br>• Traffic control devices including intersection treatments and associated works;<br>• Shared paths;<br>• Utility removal, relocation and insertion; and<br>• Associated costs including design and management.<br><br>**Whitby High School District Sporting Space (LSP Precinct A):**<br><br>Improvements for a single playing field with minimum dimension of 205m x 175m with costs shared with the Department of Education:<br><br>• Earthworks; |

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| | • Grassing;<br>• Irrigation; and<br>• Associated costs relating to construction including design and management.<br><br>**Kiernan Park Stage 3 District Sporting Space (LSP Precinct C):**<br><br>Improvements for two playing fields, each having minimum dimension of 205m x 175m:<br><br>• Earthworks;<br>• Grassing;<br>• Irrigation; and<br>• Associated costs relating to construction including design<br>• and management.<br><br>**Taylor Road/Scott Road Primary School Neighbourhood Open Space (LSP Precinct G):**<br><br>Improvements for a single playing field with a minimum dimension of 205m x 175m with costs shared with the Department of Education:<br><br>• Earthworks;<br>• Grassing;<br>• Irrigation; and<br>• Associated costs relating to construction including design and management.<br><br>**Land for District Open Space, Public Open Space, and Drainage:**<br><br>All land required for district open space, public open space and/or drainage purposes.<br><br>**Water Monitoring:**<br><br>All expended and estimated future costs for the post development water monitoring programme required by the Mundijong Drainage and Water Management Plan.<br><br>**Administrative:** |

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| | All expended and estimated future costs associated with administration, planning, review and development of the District Structure Plan, District Water Management Plan/s, preparation and implementation of the Mundijong Urban Development Contribution Plan and any technical documents necessary for the implementation of the above, including:<br><br>• Planning studies;<br>• Traffic studies;<br>• Drainage studies;<br>• Road design costs where not allocated to specific road items under the DCP;<br>• Other related technical and professional studies;<br>• Legal Costs;<br>• Valuation;<br>• Borrowing costs (Including loan repayments); and<br>• Scheme Management Costs (including administration and management of the DCP). |
| Contribution Methodology | A Cost Contribution rate is to be calculated on a $m^2$ basis based on the remaining developable land in the DCP Precinct/Area. The remaining DCP cost is shared proportionally across the remaining developable land in the DCP Precinct/Area as follows -<br><br>(Remaining Cost / Remaining Developable land = $ contribution rate per $m^2$).<br><br>For simplicity of calculation, all Residential lots/dwellings will be calculated as an average R25 ($350m^2$) lot. For Non-Residential subdivision or development, the actual lot area is used for the calculation.<br><br>A Cost Review is to be undertaken at least annually at which time the Contribution Rate will be established based on -<br><br>(a) Summary of Costs<br>(b) Estimated Future Lot Yield by approved Local Structure Plan by Precinct.<br>(c) Estimated Future Lot Yield by intended Local Structure Plan by Precinct.<br>(d) Contribution Rate Per Lot by cost Item.<br>(e) Outstanding Cost of Completed Works (Expenditure on All Cost Items - Value of All Contribution Received).<br>(f) Infrastructure Cost Escalator.<br>(g) Land Value Escalator.<br>(h) Administration Cost Escalator.<br>(i) Precinct Daily Escalation Rate. |

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| | To ensure costs remains current between Cost Reviews all costs will be calculated on a daily basis based upon an annual escalation rate to be established through the Cost Review.<br><br>The weighted escalation rate (ER) is detailed below -<br><br>ER = (%IC/TC x IER) + (%LV/TC x LVER) + (%AC/TC x AER)<br><br>Where -<br><br>• ER- is the weighted Escalation Rate;<br>• DER- is the daily escalation rate (ER/365);<br>• IC- is the estimated Infrastructure Cost;<br>• LV- is the estimated Land Value;<br>• AC- is the estimated Administration Cost<br>• TC- is the Total Cost being IC + LV + AC;<br>• IER- is the Infrastructure Escalation Rate;<br>• LVER- is the Land Value Escalation Rate;<br>• AER- is the Administration Escalation Rate; and<br>• D- is the number of days since the last cost review.<br><br>The start date for daily escalation is the review date for the prevailing Cost Review.<br><br>R25 zoning (350m$^2$ average dwelling) has been selected as the most appropriate for the Mundijong Urban area, given the current and forecasted trends for subdivision applications, and high likelihood that much of the development will cater towards first-time homebuyers.<br><br>The Contribution Rate is to be applied as follows where DER is the daily escalation rate, D is the number of days since the last cost review and the R25 potential is the developable site/lot area divided by 350m$^2$ -<br><br>(i) <u>Standard residential subdivision or development</u><br><br>The number of additional dwellings/lots being created at the time of subdivision/development multiplied by the applicable development contribution rate.<br><br>(Contribution rate per lot/dwelling x DER x D) x number of additional lots or dwellings being created = Required |

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| | development contribution<br><br>(ii) <u>Non-standard residential subdivision or development (e.g. Lifestyle village, retirement village, caravan park, park home estate or similar)</u><br><br>The number of additional dwellings, residential units or similar created at the time of subdivision/development multiplied by the applicable development contribution rate.<br><br>(Contribution rate per lot/dwelling x DER x D) x number of additional lots or dwellings being created = Required development contribution<br><br>(iii) <u>Non-residential subdivision or development</u><br><br>A development contribution is required for the creation of non-residential lots based on the actual size and number of lots created (minus the equivalent of one lot), multiplied by the applicable development contribution rate. Where a subdivision creates a lot that accommodates an existing approved non-residential development, that lot shall be exempt from the requirement for a development contribution to be made. For clarity purposes, the area of the lot accommodating the existing approved non-residential development is to be subtracted from the overall subdivision area, before calculating the development contribution for the remaining balance of the subdivision area.<br><br>New non-residential development (including alterations and additions to existing non-residential development) will not be required to make a development contribution unless the new non-residential development results in increased traffic to the subject land, as identified by the information provided by the applicant in support of the development application for that new non-residential development. Where increased traffic is identified to occur, the applicable development contribution is to be calculated as follows -<br><br>Square metre rate x square metre size of land being developed (including alterations and additions) = Required development contribution<br><br>For new private education establishments and associated development, provided a shared use agreement for public access to district open space is agreed to the satisfaction of the Local Government, development contributions shall be levied at 0.3 percent of the total development costs of the site, as agreed with the Local Government based on the building licence application.<br><br>(iv) <u>Mixed-use development</u> |

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| | The R25 subdivision/development potential of the site, or the actual number of lots/dwellings being created at the time of subdivision/development, whichever is the greater (minus the equivalent of one lot or dwelling), multiplied by the applicable development contribution rate.<br><br>Based on the R25 site calculation<br><br>(Precinct contribution rate per lot/dwelling x DER x D) x (R25 subdivision/development potential of the site - the equivalent of one lot or one dwelling) = Required contribution rate<br><br>Based on the number of dwellings<br><br>(Precinct contribution rate per lot/dwelling x DER x D) x (actual number of residential lots/dwellings being created - the first dwelling being created) = Required development contribution |
| Period of operation | 15 years (2034) |
| Priority and timing of infrastructure provision | A summary of the estimated timing and priority for the delivery of each item of infrastructure is provided below to align with the Council's long-term strategic plan and infrastructure plan with the details outlined in the Development Contribution Plan Report.<br><br>The following infrastructure items are priority items -<br><br>1. Bishop Road (East)<br><br>The infrastructure items are to be delivered in the following broad timeframes with a more detailed timeline provided in the Development Contribution Plan Report -<br><br>1. Short Term 1-5 years<br><br>(a) Kiernan Park Stage 3 District Sporting Space<br>(b) Bishop Road (East)<br>(c) Town Centre Distributor Road (Whitby New Road)<br><br>2. Medium Term 6-10 years<br><br>(a) Taylor Road |

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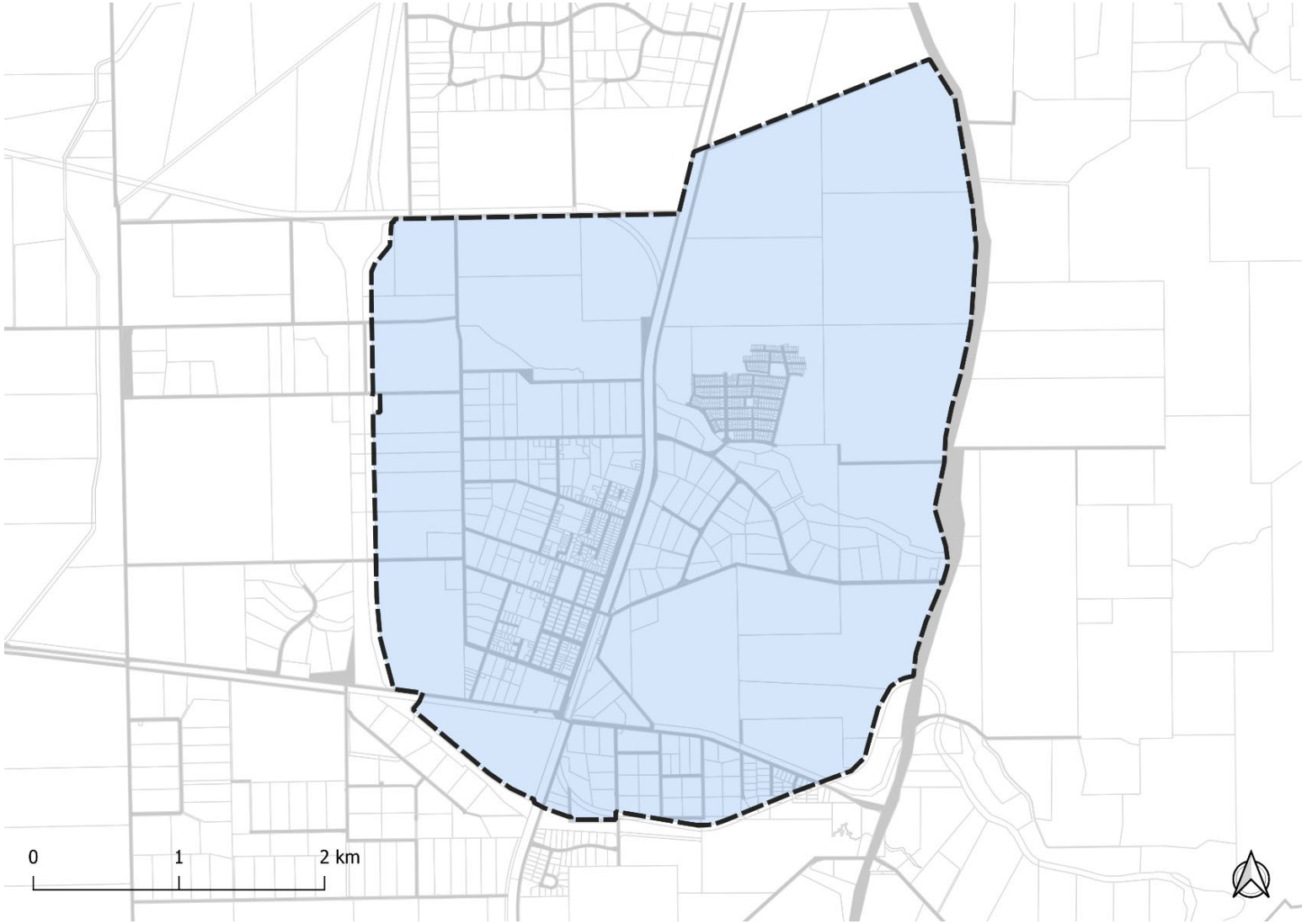
| | (b) Skyline Boulevard<br>(c) Tinspar Avenue<br><br>3. Long Term 11-15 years<br><br>(a) North South Road<br>(b) Whitby High School District Sporting Space<br>(c) Taylor Road/Scott Road Primary School Neighbourhood Open Space<br><br>Refer to Development Contribution Plan report (as revised from time to time). |
| Review process | The Plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment area since the last review and the degree of development potential still existing.<br><br>The estimated costs will be reviewed at least annually to reflect changes in funding, indexing and revisions to remaining infrastructure or land costs. Revisions to costs of Infrastructure and value of land will be undertaken by a suitable qualified person.<br><br>Contribution values will be adjusted to reflect these changes to estimated costs, as well as taking into account any adjustment for the DCP fund being in surplus or deficit (revenues received versus expenditure incurred). |

**Development Contribution Area 3 – Mundijong Urban**



**7.4 - Byford and Mundijong Community Infrastructure Development Contribution Plan**

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| Development Contribution Plan | DCP4 |
| Development Contribution Area Name | Development Contribution Area 4 – Byford and Mundijong Community Infrastructure |
| Reference Number on Scheme Map(s) | SCA9/DCA4 |
| Relationship to other planning instruments: | The CIDCP generally conforms to:<br><br>• Integrated Planning and Reporting Framework (IPRF)<br>• Strategic Community Plan (SCP)<br>• Corporate Business Plan (CBP)<br>• Long Term Financial Plan (LTFP)<br>• State Planning Policy 3.6 (SPP3.6)<br>• Community Infrastructure and Public Open Space Strategy (CIPOSS)<br>• Community Infrastructure Implementation Plan (CIIP)<br>• Byford District Structure Plan & Development Contribution Plan (BDSP & DCP)<br>• Mundijong District Structure Plan & Development Contribution Plan (MDSP & DCP) |
| Items | **Byford Community Infrastructure:**<br><br>• B01: Byford Library & Multi-Agency Service Centre – Building<br>• B02: Briggs Park Pavilion<br>• B03: Briggs Park Youth Centre<br>• B04: Briggs Park Recreation Centre Extension<br>• B05: Orton Road District Sport Space – Building & Lights<br>• B06: Byford Skate Park – Extension & Pump Track<br>• B07: Cardup Brook Themed Playground – Nature Play<br>• B08: Lindt Street Themed Playground – Adventure Playground<br>• B09: The Glades District Community Facility – Building<br>• B10: Kalimna Sporting Reserve – Ovals, Building & Lights |

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| | **Mundijong Community Infrastructure:**<br><br>• M01: Whitby District Sporting Space – Building & Lights<br>• M02: Mundijong Whitby Skate Park & Pump Track<br>• M05: Themed Playground – Dog Park<br>• M06: Keirnan Park Youth Centre<br>• M07: Whitby Themed Playground – Adventure Playground<br>• M11: Keirnan Park District Sporting Space – Ovals, Building & Lights<br><br>**Region wide at Keirnan Park:**<br><br>• S01: Keirnan Park BMX relocation Regional facility (Stage 2)<br><br>**Administrative costs of the CIDCP:**<br><br>• Costs to prepare and administer the CIDCP<br>• Costs associated with the annual review of cost estimates<br>• Costs associated with the review of the cost apportionment schedules based on land development undertaken since the last review<br>• Costs for undertaking valuations<br>• Fees for professional services directly linked to the preparation and implementation of the CIDCP<br>• Costs for computer software and/or hardware upgrades necessary to enable CIDCP preparation<br>• Proportion of staff salaries directly related to CIDCP administration<br>• Financial institution fees and charges associated with the administration of CIDCP funds<br>• Interest charged on loans taken out to pre-fund items included in the CIDCP |
| Contribution Methodology | The Shire's Integrated Planning and Reporting Framework identifies the needs that impact on the CIDCP. The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in DCA4. This calculation excludes the -<br><br>• demand for a facility that is generated by the current population<br>• demand created by external usage – the proportion of the use drawn from outside the main catchment area<br>• future usage – the proportion of usage that will be generated by future development outside the development |

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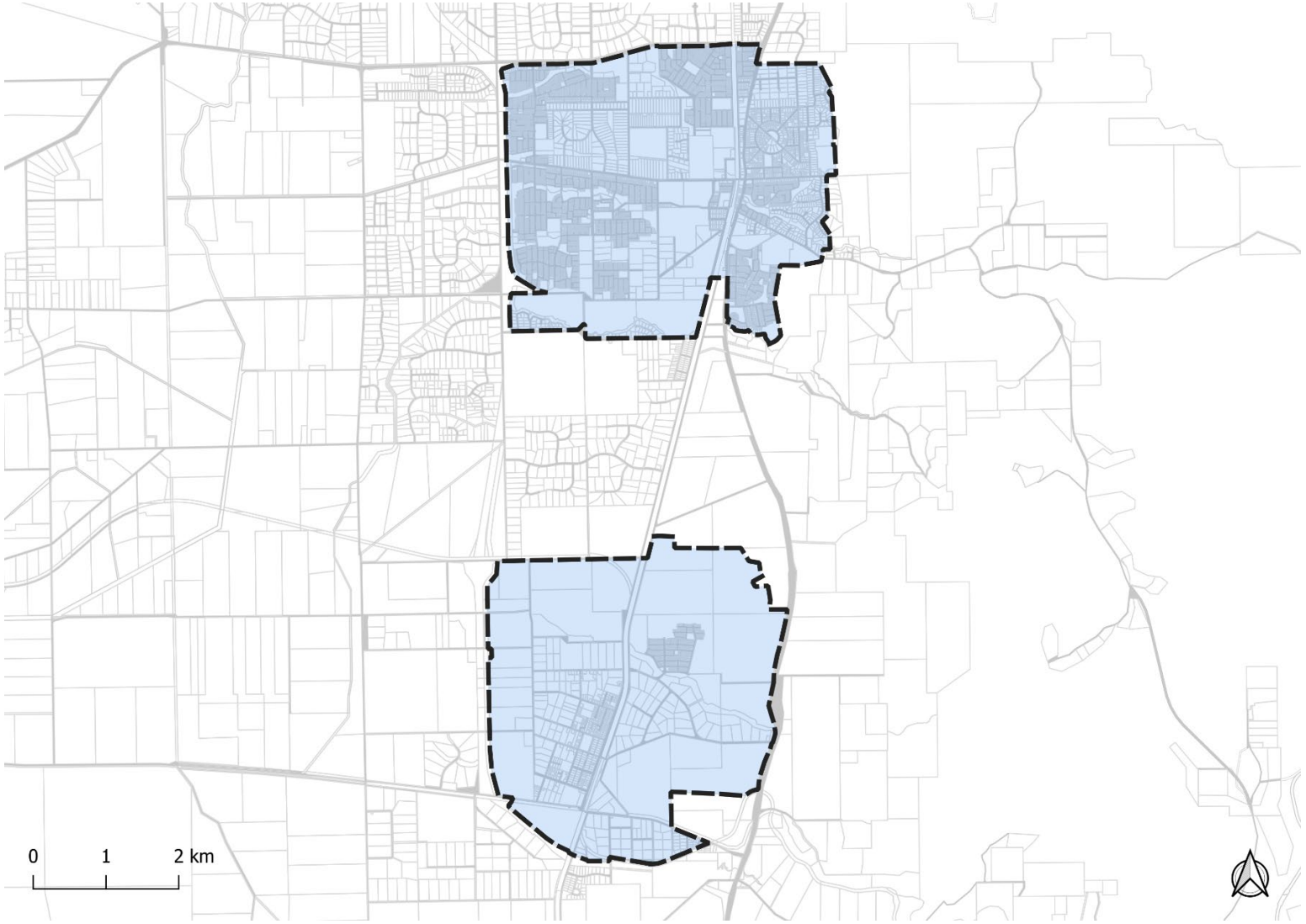
| | contribution plan timeframe<br><br>Infrastructure costs have been allocated to the DCA4 area which they will service, or if servicing both areas, have been apportioned proportionally to the forecasted growth of each area. The Shire will carry a portion of these costs based on the existing population.<br><br>(Additional Forecasted Population/Total Forecasted Population) x 100 = Allocated%<br><br>Costs of each DCA sub-area are then divided by the anticipated number of new lots. The cost per new lot can then be used in the following formula:<br><br>Contribution Rate per lot/dwelling x number of additional lots/dwellings being created =<br>Required Development Contribution<br><br>Details of the apportionment percentages and how they have been derived are included in the CIDCP Report. |
| Period of operation | The CIDCP will be in operation until 2036. |
| Priority and timing of infrastructure provision | In accordance with the CIDCP Report and subsequent revisions of the Report. |
| Review process | The CIDCP shall be reviewed five years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the CIDCP, or earlier should the local government consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.<br>The estimated infrastructure costs shown in the cost apportionment schedule shall be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs. |

**Development Contribution Area 4 – Byford and Mundijong Community Infrastructure**



The certification pages for local planning schemes have been updated as follows -

**COUNCIL RESOLUTION TO ADVERTISE LOCAL PLANNING SCHEME**

Adopted by resolution of the Council of the Shire of Serpentine Jarrahdale at the Ordinary Council Meeting of Council held on the 18 December 2017.

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**CHIEF EXECUTIVE OFFICER**

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**SHIRE PRESIDENT**

**COUNCIL RESOLUTION TO SUPPORT SCHEME FOR APPROVAL**

Council resolved to support approval of the draft Scheme of the Shire of Serpentine Jarrahdale at the Special Council Meeting of Council held on the 22 June 2020.

The Common Seal of the Shire of Serpentine Jarrahdale was

hereunto affixed by authority of a resolution

of the Council in the presence of:

P MARTIN

**CHIEF EXECUTIVE OFFICER**

M RICH

**PRESIDENT/ MAYOR**

WAPC Recommended for Approval

R MILLER

**Delegated under S.16 of the Planning**

**and Development Act, 2005**

**Date: 1 SEPTEMBER 2023**

Approval Granted

J CAREY

**MINISTER FOR PLANNING**

**Date: 11/09/2023**