CITY OF BUNBURY

Local Planning Scheme No. 8

Updated to include AMD 17 GG 30/10/2026

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Original Local Planning Scheme Gazettal
9th March 2018

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CITY OF BUNBURY LPS 8 - TEXT AMENDMENTS

AMD NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
New Scheme	09/03/2018	21/03/18	MLD	New Scheme
1	13/08/19	14/08/19	MLD	Clause 39, rephrasing the reference to '(Deemed Provisions)' and deleting the reference to 'Schedule 5. Clause 40, inserting reference to Schedule 5. Clause 41, (11) (b) (iii), page 26, by deleting the reference to 'subclause (9)' and replacing this to reference 'subclause (10)'. Clause 43 (1), inserting reference to clause 26. Schedule 1, Table 4 – Additional Uses Table, at AU3 by deleting the existing description of land and replacing with new details. Schedule 1, Table 4 – Additional Uses Table, at AU6 by deleting the existing description of land and replacing with new details. Schedule 2, Table 5 – Restricted Uses Table, at RU6 by deleting the word 'and' within the third column and repositioning it. Schedule 3, Table 6 – Additional Site and Development Requirements, at No. 4 within column two, by deleting the existing description of land and replacing with new address details and, within column three, by replacing the name 'Australind Bypass' with 'Forrest Highway.' Schedule 4, Table 7 – Car Parking Table, within column one, removing the '.' (full stop) after the land use class 'club premises'. Schedule 5, Table 8-1 – Regional Centre Zone Minimum Front Setbacks, by replacing the headings 'City Centre Core', 'City Centre Frame' and 'City Centre Fringe' with the terms 'Regional Centre Core', 'Regional Centre Frame' and 'Regional Centre Fringe'. Amend the scheme map by adjusting the alignment of the southern boundary of AU6 to accurately correspond with the alignment of the southern boundary of Lot 60 Vasse Street.
3	12/02/2021	16/03/2021	MLD	Modifying the Scheme map by: (i) rezoning a portion of land located at the corner of Albert Road and Mervyn Street within Lot 108 (#42) Strickland Street, Bunbury, from 'Service Commercial Zone' to 'Local Centre Zone'; and (ii) providing the 'Local Centre Zone' with an R-Code density notation of 'R-AC4'; and (iii) encompassing that portion of the land within the boundary of a Development Areas Special Control Area, as depicted on the proposed scheme map amendment. Modifying the Scheme text in Schedule 3, Table 6 – Additional Site and Development Requirements by inserting the following provision as No. 7: Bunbury part Lot 108 (#42) Strickland Street zoned 'Local Centre' (corner of Albert Road and Mervyn Street).
4	18/06/2021	23/06/2021	MLD	Modifying the residential density code of Lots 44-48 Castle Street, Bunbury (inclusive) from 'R20/R40' to 'R20/R60' and amending the Scheme Map accordingly.

				Inserting a new table into Schedule 3, Table 6 – Additional Site and Development Requirements – 7. South Bunbury: Lots 44 – 48 Castle Street (inclusive); Lot 102 Castle Street. Identifying Lots 44 – 48 (inclusive) and Pt Lot 102 Castle Street, Bunbury within the Special Control Area – Development Areas and amending the Scheme Map accordingly.
5	1/10/2021	15/10/2021	HB	Various Scheme Map amendments, as follows: Remove the lower value of all split R-Codes from various lots as shown on Amendment Map 1. Change the R-Code of Lots 3-5 (No.s 6, 8 & 10) Whitley Place from R20/30 to R40 as shown on Amendment Map 2. Change the R-Code of part of Lots 6, 7 & 8 (No.s 4, 2 & 1) Whitley Place from R20/30 to R40 as shown on Amendment Map 3. Change the R-Code of Lot 2 (No.173A) Minninup Road from R20/30 to R40 as shown on Amendment Map 4. Change the R-Code of Lot 10 (No 5) Whitley Place from R20/30 to R60 as shown on Amendment Map 5. Change the R-Code of Lots 353 - 358 (No.s 20, 22, 24, & 26) Jacaranda Crescent from R20/30 to R40 as shown on Amendment Map 6. Change the R-Code of Lot 558 (No.2) Davenport Way and Lots 367, 105 and 356 (No.s 2, 4 & 6) Jacaranda Crescent from R20/30 to R60 as shown on Amendment Map 7. Change the R-Code of Lot 227 on Plan 11732 and SP 47491 (No.3 Wilkerson Way and No. 2 Rand Court) from R20/30 to R60 and designate it as a 'Development Areas Special Control Area', as shown on Amendment Map 8. Change the R-Code of Lot 559 on Diagram 58942 and SP 36055 (No.3 Rand Court and No.12 Stallard Place) from R20/30 to R60 and designate it as a 'Development Areas Special Control Area', as shown on Amendment Map 9. Change the R-Code of Lot 200 on Plan 72260 and SP 57296 (No.40 Reynolds Way/No. 1 Stallard Place) from R20/30 to R60 and designate it as a 'Development Areas Special Control Area', as shown on Amendment Map 10. Change the R-Code of various lots on Armstrong Way and portions of the Reynolds Way, Parade Road, and Stallard Place road reserves and Lot 2 (No. 29) Stallard Place from R20/30 to R80 as shown on Amendment Map 11.
2	22/03/2022	10/05/2022	HB	Amend Schedule 1, Table 4 - Additional Uses Table at A.U.16 by removing Amusement Parlour, Car Park, Child Care Premises, Civic Use, Club Premises, Community Purpose, Consulting Rooms, Convenience Store, Educational Establishment, Fast Food Outlet, Home Occupation, Home Office, Lunch Bar, Market, Medical Centre, Multiple Dwelling, Office, Reception Centre, Recreation-Private, Restaurant, Shop and Telecommunications Infrastructure from the Additional Uses column. Modify Schedule 5, Table 8 – Additional Zone Development Requirements relevant to the 'District Centre Zone' and 'Neighbourhood Centre Zone' by revising side and rear setbacks in column three. Modify Schedule 5, Table 8 - Additional Zone Development Requirements relevant to the 'Local Centre Zone' by revising the

				front, side and rear setbacks in columns two and three respectively. Modify Schedule 5, Table 8 - Additional Zone Development Requirements relevant to the 'Mixed Use - Commercial Zone' by: (a) Revising the front, side and rear setbacks in column two and three respectively, as displayed in the Table 8 below; and (b) In the fourth column include Warehouse/Storage as having a maximum net lettable area of 500m^2 as a Single Land use and 1,000m^2 as a Mixed Use Development; (c) In the fourth column under Single Land Use, update 'Bulky Goods Showroom - 500m^2 to state "Bulky Goods Showroom - 500m^2 or in accordance with any relevant local planning policy and/or local development plan" (d) In the fourth column under Mixed Use Development, update 'Bulky Goods Showroom - 1000m^2 to state "Bulky Goods Showroom - 1000m^2 or in accordance with any relevant local planning policy and/or local development plan. Modify Schedule 5, Table 8 - Additional Zone Development Requirements relevant to the 'Mixed Use - Residential Zone' by revising the front, side and rear setbacks in columns two and three respectively. Modify Schedule 5, Table 8 – Additional Zone Development Requirements relevant to the 'Tourism Zone' by revising the side and rear setbacks in column three, Modify Schedule 5, Table 8 – Additional Zone Development Requirements relevant to the 'Light Industry Zone' by: (a) revising the front setback in column two under the Primary Street Setback heading; and (b) deleting reference to car parking areas in column four under the Landscaping heading. Modify Schedule 5, Table 8 – Additional Zone Development Requirements relevant to the 'General Industry Zone' by: (a) revising the front setback in column two under the Primary Street Setback heading; and (b) deleting reference to car parking areas in column four under the Landscaping heading. Modify Schedule 5, Table 8-1, by: (a) changing the format of the table's reference title to be consistent with the nomenclature used throughout the rest of the Scheme text for tables and supplementary tables; (b) replacing the term 'City Centre' with the more correct ' Regional Centre' zoning terminology; and (c) differentiating and inserting a new row for the Podium Level that provides minimum front building setbacks associated with the Pedestrian Core (as identified on 'Map A: Regional Centre Zone Setback and Pedestrian Core Map'), Modify Schedule 7, Table 10 – Special Control Area Table at Development Areas Special Control Area by including reference to development areas special control areas 1-32 proposed to be depicted on the Scheme Map. Modify the wording at Part 6, Division 2, clause 49 'Land Use Terms Used' by revising the land use definition for 'bulky goods showroom'. Modify the scheme map by rezoning Lot 2 (#155) Stirling Street, East Bunbury from 'Mixed Use – Residential Zone' to 'Residential Zone' as depicted on proposed map amendment number 1 accordingly. Modify the Scheme map to realign: (a) the boundaries of the 'Local Road Reserve' and 'Residential Zone' adjacent to Lots 103 to 110 (inclusive) and 112 to 115 (inclusive) Bow Street, and Lot 4 (#118) Jeffrey Road, Glen Iris; and (b) the delineation between the 'R20' and 'R40' residential density coding applied along the cadastral boundary of Lots

				103 to 108 (inclusive) Bow Street, Glen Iris, with Lots 101, 40 and 102 Jeffrey Road, Glen Iris, as depicted on proposed map amendment number 2 accordingly. Modify the Scheme map by removing the existing 'SCA Development Area' polygon from Lot 3 (#205) Ocean Drive, Bunbury, as depicted on proposed map amendment number 3 accordingly. Modify the Scheme map to capture the following lots within the boundary of a new 'SC Development Area': (a) Lot 2 and part Lot 50 Boyanup-Picton Road, Picton (b) Lot 4 Boyanup-Picton Road and part Lots 109, 501, 503 and 5575 Harris Road, Picton, and (c) Lots 8, 16 and 17 Harris Road, Picton, as depicted on proposed may amendment number 4 accordingly. Modify the Scheme map by inserting a new 'SCA Development Area' over part Lot 74 Beddingfield Street, Lot 3 Rawling Road and Lot 2 South Western Highway, Davenport, as depicted on proposed amendment map number 5 accordingly. Modify the Scheme map by rezoning Lot 33, Lot 120 and Lot 121 Vittoria Road, Glen Iris, from 'Local Centre Zone' to 'Neighbourhood Centre Zone' as depicted on proposed amendment map number 6 accordingly. Modify the Scheme map to reserve a portion of Lot 9000 Linguard Loop, Usher 'Public Purposes – Drainage', as depicted on proposed amendment map number 7 accordingly. Modify the Scheme map to rezone portions of Holman Street and Reserves 52705 and 52706 from 'Regional Centre Zone' to 'Local Road Reserve', 'Public Open Space Reserve' and 'Public Purposes Reserve' and removing the 'Restricted Uses' and 'R-Codes' designations from those portions of land rezoned, as depicted on proposed amendment map number 8 accordingly. Modify the Scheme map to: (a) rezone a portion of Lot 1881 Koombana Drive from 'Public Open Space Reserve' to 'Tourism Zone'; and (b) correspondingly adjust the extent of the 'SCA Development Area' boundary, as depicted on the proposed amendment map number 9 accordingly. Modify the Scheme map by identifying an Additional Use annotation 'A.U.9' over Lot 302 (No. 66) and Lots 18 and 19 (No. 72) Spencer Street, Bunbury, as depicted on proposed map amendment number 10 accordingly. Modify the Scheme map by annotating each 'SCA Development Area' with an identifying number as depicted on proposed map amendment number 11 accordingly. Amend Scheme Amendment Maps 1-13 to modify the Regional Centre, District Centre, Neighbourhood Centre and Local Centre zones to match the Centre zone appearance contained in Schedule 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and demarcate the relevant zones with RC, DC, NC or LC based upin their current/proposed zone accordingly.
6	10/05/2022	25/05/2022	HB	Insert a new Schedule as:- Schedule 9 – Supplemental Provisions to the Deemed Provisions. Insert text at Schedule 9 that reads as follows:- 3A. Design Review Panel and 67 Consideration of application by local government - (2) (zc) Any advice of a Design Review Panel. Insert reference to Schedule 9 in the list of Schedules.
7	12/05/2023	18/05/2023	GL	Rezone Lot 200 Spencer St and Lot 53 Constitution St, South Bunbury from 'Local Centre' and Residential Zone' to Mixed Use – Residential Zone' with a density code of 'R20/60' and amending the Scheme Map accordingly

8	8/12/2023	12/12/2023	GL	Insert at Part 3, cl17 – Table 3 'Zoning Table', within column 1 titled 'Use and Development Class', a footnote reference '1' next to the Animal Establishment. Modify text at Part 3, cl17 – Table 3 'Zoning Table', Note 5. Amend Schedule 1, - Table 4 Additional Uses Table' by modifying, replacing and/or adding within the second column titled 'Description of Land' updated property addresses. Modify Schedule 1 – Table 4 'Additional Uses Table', insert new rows as A.U.17 and A.U.18. Amend Schedule 2 – Table 5 'Restricted Uses Table' – modify, replace and or add within the second column titled 'Description of Land' updated property addresses. Insert 'Small bar' to the list of discretionary 'A' land use classes (all floors) within column three titled 'Restricted Uses' at entry R.U. 4 (Koombana North Precinct). Amend Schedule 3 – Table 6 'Additional Site and Development Requirements Table' – modify, replace and/or add with in the second column titled 'Description of Land' updated property addresses as appropriate. Amend Schedule 7 – Table 10 'Special Control Areas Table' – modify wording within the 1st row of the column titled 'Name of Area'. Modify the Scheme map by rezoning Mason St, Davenport from 'Light Industry' Zone to 'Local Road' Reserve. Modify the Scheme map by extending the SCA Bushland Area designated over Lot 505 South Western Highway, Davenport to align with the Public Purposes Regional Reserve, Modify the Scheme map by rezoning that portion of Geographe Way, Usher from 'Residential' Zone to 'Local Road' Reserve. Modify the Scheme map by rezoning Part Lot 81 (No.45) Moonlight Drive Iris from 'Local Road' Reserve to 'Residential' Zone with a density coding of R20. Modify the Scheme map by adjusting the position of R-Code boundaries to align with cadastre lot boundaries of Lots 74, (No.56) and 86 (No.55) Moonlight Drive, and Lot 69 (No.13 Sanders Parade, Glen Iris. Modify the Scheme map by adjusting the position of the R-Code boundary to align with cadastre lot (rear) boundaries of Lots 83 and 84 Kurrajong Circle. Modify the Scheme map by rezoning a portion of Part Lot 4669 Forrest Ave, Carey Park, Bunbury (Jaycee Park) from 'Public Open Space' Reserve to 'Civic and Community' Reserve. Rezone portions of Land at the junction of Bussell Hwy and Brittain Rd, Carey Park, Bunbury from 'No zone' to 'Private Community Purposes' Zone and to 'District Distributor Road' Reserve and a portion of 'Private Community Purposes' Zone to 'District Distributor Road' Reserve. Annotating the Scheme map by adding reference number 'DA33' to the SCA Development Area at Part Lot 108, No.42 Strickland St, Bunbury (Albert Rd/ Mervyn St Local Centre). Rezone Lot 207, No.15 Ramilies St, South Bunbury from 'Local Road' Reserve to 'Residential' Zone with a R20 density code. Modify the position of the SCA Development Area boundary to align with the cadatre boundary lot Lot 3 Boyanup – Picton Rd, and rezone the portion of 'No Zone' to 'Rural' Zone. Modify the Scheme map by extending SCA Development Area 'DA8' to include the entirety of Lot 103 Spencer St. Modify the Scheme map by rezoning Lot 1083 McCombe Rd, Davenport, Bunbury from 'Light Industry' Zone to 'Public Purposes – Drainage' Reserve. Annotate the Scheme map by adding refernce number 'DA 29' over the SCA Development Area at Lot 16 Harris Rd, Picton Bunbury. Annotate the Scheme map by adding reference number 'DA35' to the SCA Development Area at Land at Stallard Place, Rand Court and Wilkerson Way, Bunbury.

				Annotate the Scheme map by adding reference number 'DA34' to the SCA Development Area at Lots 44, 45,46, 47,48 and part Lot 102 Castle St, Bunbury. Modify the Scheme map by rezoning Lot 21, No.7 Morrissey St, Glen Iris, Bunbury from 'Public Open Space' Reserve to 'Residential' Zone with a density code of R15. Modify the Scheme map and the extent of SCA Development Area 'DA20" by removing Lot 101 Forrest Hwy. Modify the Scheme map by adding notations 'A 17' over the Bunbury Turf Club and 'A18' over the Bunbury Trotting Club. Modify the Scheme map by rezoning the portion of Lot 2, No.38 Minninup Rd, South Bunbury from designated 'Public Open Space' Reserve to 'Residential' Zone with a density code of R20/30. Modify the Scheme map by rezoning Parts Lot 200 and Lot 201 Clarke Street and Part Lot 202 Lee Street South Bunbury from 'Public purposes-Drainage' Reserve to 'Residential' Zone with a density code of R20. Modify the Scheme map by rezoning Part Lot 4685, No. 168-178 South Western Hwy, Glen Iris, Bunbury from 'Private Community Purposes' Zone to 'Public Purposes – Education' Reserve. Modify the Scheme map by rezoning that part of Part Lot 110 Nenke Way, Glen Iris, Bunbury from 'Local Road' Reserve to 'Residential' zone with a density code of R15. Modify the map legend under "OTHER CATEGORIES' by showing 'WELLHEAD PROTECTION ZONE' and 'PUBLIC DRINKING WATER ZONE' as subsets of 'SCA BUNBURY WATER RESERVE'.
9	3/05/2024	7/05/2024	GL	Amend Local Planning Scheme No. 8 map to identify Lot 8 on Plan 1325 as Additional Use No.19. Amend Local Planning Scheme No.8 text at Schedule 1 – Schedule of Additional Uses by adding AU19 – Lot 8 (No. 59) Stirling Street, Bunbury – Additional Uses with conditions.
10	21/06/2024	11/07/2024	GL	Modify Table 3 – Zoning Table in part 3, cl 17 by revising the land use classification permissibility for Liquor Store Large, Liquor Store Small, Lunch Bar and Small Bar. Part 3, cl 18 Interpreting zoning table – Modify text to A, Note 1, Note 2, Note 3. Delete number 6 and renumber accordingly. Amend Schedule 1, Table 4 – Additional Uses Table, Insert A.U 15. Amend Schedule 2, Table 5 – Restricted Uses Table, delete R.U.1, R.U.3, R.U,9, R.U.13 and R.U.15. Modify R.U.2, R.U.4 condition 1 & delete condition No.2 and renumber the other conditions. Modify R.U.6 condition No. 1 and 2. Modify Condition No. 2 (c), (d), (f) Condition No.3 – Local Development Plan should be in lower case. Add a new Condition 4. Renumber all the conditions. Condition No. 5 (c) and (d) – Local Development Plan should be in lower case. Modify Condition No.8. Change department in Condition 9 to Department of Planning, Lands and Heritage. Modify R.U.8 – 1.1, Delete 1.2 to 1.5 and renumber 1.6 to 1.2. Delete 1.7 and renumber to 1.3. Renumber 1.8 to 1.4 and delete the words and the Western Australian Planning Commission. Add new 1.5. 2. Land Use Requirements and Unstricted length of Stay – Delete 2.1, 2.2, 2.4 and renumber 2.3 to 2.1 and continue renumbering the rest of the conditions. 3. Development Standards – Delete 3.1, 3.3 and renumber 3.2. R.U.10 delete conditions 1 to 6. Renumber 7 to 1 and add the to the being of the sentence and change Sum to lower case.

				R.U.14 change the sentence in the restricted area. Delete conditions 1 to 14. Add note to reference to Schedule 3 – Additional Site and Development Conditions. Scheme Text Amendment 4 – amending schedule 3, table 6 – No. 3 delete requirements 1 to 3 and 7. Renumber the rest. Add a new requirements number 7. No.6 delete requirements 1 and 2. Requirements no 3 (Development Standards) renumber. Delete requirements 3.2 to 3.6 Delete requirements 4 and 5. Add number 9 – Bunbury (Marlston North Precinct) Lot 505 Jetty Road. Modify the Scheme Map Amd 1: Lot 505 Jetty Rd, Bunbury – remove designations and refernce to R1. Modify the Scheme Map Amd 2: Lot 366 Marlston Dr, Bunbury – remove designations and references to R3, and by overlaying a residential density code of R100. Modify the Scheme Map Amd 3: Lot 90 (No.45) Forrest Ave, South Bunbury – remove designations and refernces to R9, and by overlaying a residential density code of R40/60. Modify the Scheme Map Amd 4: Lot 20 (No.2) Lyons Cove, Bunbury – remove designations and references to R13. Modify the Scheme Map Amd 5: Lot 3 and 4 (No.302) Blair St, South Bunbury – remove the Restricted Use refernce 'R15' and replacing this with Additional Use reference 'A15' and by replacing the spilt density code 'R20/30' with a density code of 'R40'.
14	20/03/2026	27/03/2026	HAB	Delete the general definition for: - Short-term accommodation. amending the general definition for Cabin to: means a building that - (a) is an individual unit other than a chalet; and (b) forms part of - (i) tourist and visitor accommodation; or (ii) a caravan park; and (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; amending the general definition for chalet to: means a building that — (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) forms part of – (i) tourist and visitor accommodation; or (ii) a caravan park; and (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; Delete the definitions for: - Bed and breakfast - Holiday accommodation

- Holiday house
- Motel
- Serviced apartment
- Tourist development

Amend the existing land use term for Road house by deleting paragraph (d) and inserting:

(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.

Insert the definition for tourist and visitor accommodation as per Schedule 1 – Model Provisions.

Insert in alphabetical order the following land uses and permissibility:

A. hosted short-term rental accommodation; designate as 'P' use in zones where a dwelling is capable of approval (i.e. Regional Centre, District Centre, Neighbourhood Centre, Local Centre, Mixed Use – Commercial, Mixed Use – Residential, Residential and Rural zones): 'X' use in all other zones (i.e. Private Community Purpose, Service Commercial, Light Industry and General Industry zones) except Tourism zone where it is designated as an 'I' use.

B. unhosted short-term rental accommodation; designate as 'P' use in the Tourism zone, as 'D' use in zones where a dwelling is permissible (i.e. Regional Centre, District Centre, Neighbourhood Centre, Local Centre, Mixed Use – Commercial, Mixed Use – Residential, Residential and Rural zones) and as 'X' use in all other zones (i.e. Private Community Purpose, Service Commercial, Light Industry and General Industry zones).

C. tourist and visitor accommodation; designate as 'D' use in Regional Centre, District Centre and Tourism zones, as 'A' use in Mixed Use – Commercial zone, and as 'X' use in all other zones (i.e. Neighbourhood Centre, Local Centre, Mixed Use – Residential, Residential, Private Community Purpose, Service Commercial, Light Industry, General Industry and Rural zones).

Use and Development Class	Zones												
	Regional centre Zone		Neighbourhood Centre Zone	Local Centre Zone	Mixed Use – Commercial Zone	Mixed Use – Residential Zone			Private Community Purpose Zone	Service Commercial Zone	Light Industry Zone	General Industry Zone	Rual Zone
Hosted Short-Term Rental Accommodation[8]	P	P	P	P	P	P	I	P	X	X	X	X	P

Unhosted Short-Term Rental Accommodation[9]	D	D	D	D	D	D	P	D	X	X	X	X	D
Tourist and Visitor Accommodation	D	D	X	X	A	X	D	X	X	X	X	X	X

Add a new note as '8' and a new note as '9' below Table 3 – Zoning Table, to read as follows:

Note:
8. *'I' in the Tourism Zone is applicable where a dwelling (single house, grouped dwelling or multiple dwelling) is identified within Schedule 1 as an Additional Use.*
9. refer to clause 27 – Unrestricted Length of Stay.

Clause 17, Table 3, - 'Zoning Table', Part 3, delete all references to:

- Bed and breakfast
- Holiday accommodation
- Holiday house
- Motel
- Serviced apartment
- Tourist development

Clause 27, 'Unrestricted Length of Stay:
A. replace in subclause (1) 'holiday house, holiday accommodation and serviced apartment uses are' with 'unhosted short-term rental accommodation is', and 'short-term accommodation' with ''short-term rental accommodation' such that it reads as follows:
   (1) Where permissible in the Zoning Table (Table 3), except for the Tourism Zone, unhosted short-term rental accommodation is to be developed in the form of a single house, grouped dwelling or multiple dwelling in accordance with the R-Codes and the specific requirements of Building Class 1a, 2 or 3 of the Building Code of Australia, and must be able to be occupied either permanently as a dwelling or temporarily for short-term rental accommodation purposes.
B. replace in subclause (2) 'holiday house, holiday accommodation and serviced apartment uses' with 'unhosted short-term rental accommodation and portions of both tourist and visitor accommodation use and hotel use', and 'short-term accommodation' with ''short-term rental accommodation,' such that it reads as follows:
   (2) Within the Tourism Zone, unhosted short-term rental accommodation and portions of both tourist and visitor accommodation use and hotel use developed in accordance with the R-Codes and the specific requirements of Building Class 1a, 2 or 3 of the Building Code of Australia may be occupied permanently as a dwelling or temporarily for short-term rental accommodation purposes (unrestricted length of stay) in accordance with any relevant local planning policy and/or structure plan, subject to the local government having exercised its discretion by granting development approval.

Schedule 1 – Table 4 – Additional Use Table:
A. delete the entire entry at A.U. 14

B. at A.U.17 (Bunbury Turf club) within column three, delete:

				- Motel - Serviced apartment and insert - Tourist and Visitor Accommodation. C. at A.U.18 (Bunbury Trotting Club) within column three, delete: - Holiday accommodation - Holiday house - Serviced apartment and insert - Tourist and Visitor Accommodation - Unhosted Short-Term Rental Accommodation. D. at A.U.19 (Lot 8, No.59 Stirling Street) i) within column three delete: - Holiday accommodation. and insert as a discretionary 'A' use - Unhosted Short-Term Rental Accommodation. ii) within column four 'Conditions' at '1' and '4', delete 'Holiday Accommodation' and replace with 'unhosted short-term rental accommodation', and in '4', correct the spelling from 'Standley Street', such that these read as follows: 1. Except for unhosted short-term rental accommodation and Liquor store – small, the additional uses are limited to a maximum net lettable floor area of 180m2. 4. Unhosted short-term rental accommodation is limited to one apartment in addition to the existing dwelling, both of which may be accessed from Stanley Street or Stirling Street. A. at R.U.2 Bunbury (Marlston East Precinct): i) within column three 'Restricted Use', add to the list of discretionary 'D' uses: - Unhosted Short-Term Rental Accommodation. ii) within column four 'Conditions', add a new condition '4' to read: 4. Unhosted short-term rental accommodation is limited to the occupation of upper floors. B. at R.U.4 Bunbury (Koombana North Precinct) i) within column three 'Restricted Use' delete: - Motel - Tourist development (e.g. backpackers) - Serviced apartment and insert as a discretionary 'D' use - Unhosted Short-Term Rental Accommodation. and insert as a discretionary 'A' use - Tourist and Visitor Accommodation ii) replace within column four 'Conditions' at '4' 'Serviced apartment uses' with 'unhosted short-term rental accommodation', and 'short-term accommodation' with 'short-term rental accommodation', and 'has' with 'having' such that it reads as follows: 4. Unhosted short-term rental accommodation is to be developed in the form of multiple dwellings in accordance with the R-Codes and the specific requirements of Building Class 3 of the Building Codes of Australia may be occupied permanently as a dwelling or temporarily for short-term rental accommodation purposes (unrestricted

				length of stay) in accordance with any relevant local planning policy and/or structure plan, subject to the local government having exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions. C. at R.U.6 Pelican Point: Sanctuary Golf Resort Strata Lots 39, 40, 41 and 42 (no. 105) Old Coast Road. i) within column three 'Restricted Use' delete: - Holiday accommodation - Motel - Serviced apartment - Tourist development and insert as discretionary 'D' uses - Tourist and Visitor Accommodation - Unhosted Short-Term Rental Accommodation. ii) modify text within column four 'Conditions' at '2', '(g)' by replacing 'short-term accommodation' with 'short-term rental accommodation' such that it reads as follows: (g) A draft strata management statement to the satisfaction of the City of Bunbury and the Western Australian Planning Commission. Such management statement (to be approved by the local government prior to issuance of any development approval) is to address the management of the short-term rental accommodation and the relationship to the unrestricted length of stay occupancy standard. iii) modify text within column four 'Conditions' at '5' by replacing 'Short-term accommodation' with 'Unhosted Short-Term Rental Accommodation' such that the first line reads as follows: 5. Unhosted Short-Term Rental Accommodation and Unrestricted Length of Stay: iv) modify text within column four 'Conditions' by replacing at '6' 'short-term accommodation units' with 'tourist and visitor accommodation' such that it reads as follows 6. All short-stay accommodation units will be subject to a section 6 restriction under the *Strata Titles Act 1985*, whereby permanent occupancy of tourist and visitor accommodation will be limited to not more than three months in any 12 month period. v) modify text within column four 'Conditions' at 7(a) by deleting 'For any 'short-stay' lots –' and by replacing 'Tourist Accommodation Unit' with 'tourist and visitor accommodation' such that it reads as follows: 7. As a condition of sub-division, the following notifications are to be included on the certificate of title- (a) No person shall occupy any tourist and visitor accommodation for more than a total of three months in any one 12-month period. In this regard a register of guests is to be made available for perusal by the City of Bunbury as required. D. at R.U.8 Bunbury: Lot 11 (No.123) Ocean Drive; and Lot 2 (No. 14) Greensell Street

				i) within column three 'Restricted Use' delete: - Motel - Serviced apartment - Tourist development And insert as discretionary 'D' uses - Tourist and Visitor Accommodation - Unhosted Short-Term Rental Accommodation. ii) within column four 'Conditions', at 2.1 and 2.2 replace 'Serviced apartments uses' with 'unhosted short-term rental accommodation', and at 2.3 replace 'Tourism Accommodation Unit' with 'tourist and visitor accommodation' such that these read as follows: 2. Land Use Requirements and Unrestricted Length of Stay: 2.1 Unhosted short-term rental accommodation with the unrestricted length of stay occupancy standard shall be designed in accordance with the 'multiple dwelling' type and a residential density code of R80, as prescribed under the R-Codes. 2.2 All Unhosted short-term rental accommodation where the unrestricted length of stay occupancy standard has not been approved, will be subject to a 'Section 6' restriction under the *Strata Titles Act 1985*, whereby permanent occupancy of tourist accommodation. 2.3 As a condition of subdivision, the following notification is to be included on the certificate of title: 'No person shall occupy any Tourist and Visitor Accommodation for more than a total of three months in any one 12-month period. In this regard a register of guests is to be made available for perusal by the local government as required.' E. at R.U.10 Bunbury: Lot 3 (No. 206) Ocean Drive within column three 'Restricted Use', delete: - Motel - Serviced apartment And insert as discretionary 'D' uses - Tourist and Visitor Accommodation - Unhosted Short-Term Rental Accommodation. F. at R.U.14 Bunbury: Lot 19 Lyons Cove (on Plan 23106), Lot 19 (U 1-7 No. 16) Lyons Cove, Lot 19 (U3-29 No. 14) Lyons Cove, Lot 19 (No. 14) Lyons Cove, Lot 12 (Nos. 18, 20, 22, 24, 26, 28, 30, 32, 34, 36 and 38) Marabank Loop, within column three 'Restricted Use', delete: - Holiday accommodation - Motel - Serviced apartment - Other incidental uses to a tourist resort and insert as 'P' uses - Tourist and Visitor Accommodation - Unhosted Short-Term Rental Accommodation. A. at No. 3 Bunbury, lots as indicated at Marabank Loop, Avonbank Way and Lyons Cove, within column three 'Requirement' at '7', delete 'of temporarily for short-term accommodation purposes' and replace with 'or temporarily for short-term rental accommodation' such that it reads as follows:

7. Subject to zoning and the local government having exercised its discretion by granting development approval, all the single houses and grouped dwellings developed in accordance with the R-Codes and specific requirements of Building Class 1a, 2 or 3 of the Building Code of Australia may be occupied permanently as a dwelling or temporarily for short-term rental accommodation.

B. No. 9 Bunbury (Marlston North Precinct): Lot 505 Jetty Road, within column three at '2.1' delete 'Serviced apartment uses are' and 'short-term accommodation purposes, except for ground floors' and replace with 'unhosted short-term rental accommodation is' and 'short-term rental accommodation' such that it reads as follows:

2.1 Unhosted short-term rental accommodation is to be developed in the form of multiple dwellings in accordance with the R-Codes and the specific requirements of Building Class 3 of the Building Codes of Australia and must be able to be occupied either permanently as a dwelling or temporarily for short term rental accommodation.

A. at column one 'Land Use Classes' and column two 'Minimum Car Parking Requirements' delete the following entries:

- Bed and breakfast
- Holiday accommodation
- Holiday house
- Motel
- Serviced apartment
- Tourist development

B. at column one 'Land Use Classes', insert 'Hosted Short-Term Rental Accommodation', with a minimum parking standard (column two) provided as follows:

Hosted Short-Term Rental Accommodation	In accordance with the Residential Design Codes

C. at column one 'Land Use Classes' insert 'Tourist and Visitor Accommodation', with minimum parking standards (column two) provided as follows:

Tourist and Visitor Accommodation	1 bay per bedroom or accommodation unit; plus 1 bay per 15 square metres nla of floorspace other than that used for accommodation purposes.

D. at colmn one 'Land Use Classes' insert 'Unhosted Short-Term Rental Accommodation', with minimum parking standards (column two) provided as follows:

Unhosted Short-Term Rental Accommodation	1 decicated parking bay, plus 0.5 bay per additional guest bedroom or equivalent – I.e: 1 bedroom/studio unit = 1 bay 2 bedrooms: 1 plus 0.5 =2 bays

<table>
<tr><td></td><td></td><td></td><td></td><td>
<table>
<tr><td></td><td>3 bedrooms: 1 plus 2x0.5 =2 bays
4 bedrooms 1 plus 3x0.5 =3 bays
In conjunction with Unrestricted Length of Stay, as above but not less than the relevant R-Code deemed to comply standard.</td></tr>
</table>
Delete all references to ‘A14’ (boundary delineation and notations).
</td></tr>
<tr><td>12</td><td>27/03/2026</td><td>31/03/2026</td><td>HAB</td><td>
Rezone Lot 81 South Western Highway, Davenport from ‘Industrial Development’ Zone to ‘General Industry’ zone.
Modify the Scheme Map; accordingly, and
Insert the following text into ‘Schedule 3 – additional site and Development Requirements Table 6’ as follows:
<table>
<tr><th>No</th><th>Description of Land</th><th>Requirements</th></tr>
<tr><td>10</td><td>Davenport:
Lot 81 South Western Highway</td><td>1. No development is to be carried out within the Preston River floodway.
2. No development is to be carried out within the 50m buffer of the wetland located on adjoining Lot 80.</td></tr>
</table>
</td></tr>
<tr><td>13</td><td>12/06/2026</td><td>12/06/2026</td><td>HAB</td><td>
Amend Local Planning Scheme No.8 map to identify Lot 17 on Plan 1856 As Additional Use No.20.
Amend Local Planning Scheme No.8 text at Schedule 1 – Schedule of Additional Uses by adding in the following text:
<table>
<tr><th>No</th><th>Description of Land</th><th>Additional Use</th><th>Conditions</th></tr>
<tr><td>A.U. 20</td><td>Glen Iris Village Lot 17 Vittoria Road, Glen Iris</td><td>The following land use classes are listed as discretionary ‘D’ uses:
- tavern</td><td></td></tr>
</table>
</td></tr>
<tr><td>17</td><td>30/10/2026</td><td>2/11/2026</td><td>RW</td><td>
Amend the Scheme Map by
(a) Rezoning Lot(s) 15-17, 42 and 100 Albert Road, Bunbury from “Residential R20/30” to “Mixed Use – Residential” with a R-Code density notation of “R60”.
</td></tr>
</table>

Preamble

The City of Bunbury under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme No. 8 in accordance with the purposes of the Act.

The Local Planning Scheme of the City of Bunbury consists of this Scheme Text and accompanying Scheme Map (sheets 1 to 13). The Scheme divides the local government district into zones to identify areas for particular land uses and identifies land reserved for public purposes. Most importantly, the Scheme controls the types of land uses and development allowed in different reserves and zones.

The Scheme Text and Map should be read in conjunction with the Local Planning Strategy, which is the overarching planning instrument of the City's Local Planning Framework. The Local Planning Strategy sets out the long-term planning directions for the local government, applies State and regional planning policies and provides the rationale for the zones and other provisions of the Scheme. In addition to the Local Planning Strategy, the Local Planning Framework provides for local planning policies which set out the general policies of the local government on matters within the Scheme.

The separately gazetted deemed provisions for local planning schemes are prescribed under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and have automatic statutory effect as part of the Scheme. In addition to the provisions set out in the Scheme Text, the following lists the parts of the deemed provisions included as part of the Scheme:

Part 1 -	Preliminary:	Sets out the meaning of general terms used throughout the Scheme Text.
Part 2 -	Local planning framework:	Sets out the relationship of the Scheme to other planning instrument of the Local Planning Framework (e.g. Local Planning Strategy and local planning policies).
Part 3 -	Heritage protection:	Sets out the suite of heritage protection measures (e.g. establishment of a Heritage List, designation of Heritage Areas, entering into of Heritage Agreements with landowners, requirements for a Heritage Assessment and the giving of Heritage Conservation Notices).
Part 4 -	Structure plans:	Sets out the requirements, effect and procedure for preparing, implementing and amending Structure Plans adopted by the Western Australian Planning Commission (WAPC).
Part 5 -	Activity centre plans:	Sets out the requirements, effect and procedure for preparing, implementing and amending Activity Centre Plans adopted by the Commission.
Part 6 -	Local development plans:	Sets out the requirements, effect and procedure for preparing, implementing and amending Local Development Plans adopted by the local government.

Part 7 -	Requirement for development approval:	Sets out the requirement for development approval and the types and nature of development for which development approval is not required.
Part 8 -	Applications for development approval:	Sets out the form of application and accompanying material required for development approval, and the procedure for advertising applications.
Part 9 -	Procedure for dealing with applications for development approval:	Sets out the procedure for consultation with other authorities and the matters to be considered by the local the government when dealing with and determining applications for development approval.
Part 10 -	Enforcement and administration:	Sets out the powers of the local government for the purposes of implementing the Scheme, the procedure for delegating those powers and other miscellaneous matters.
Part 11 -	Forms referred to in this Scheme:	Application for Development Approval; Additional Information for Development Approval for Advertisements; Notice of Public Advertisement of Planning Proposal; and Notice of Determination on Application for Development Approval.

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PART 1 - PRELIMINARY

1. Citation

This planning scheme is the City of Bunbury Local Planning Scheme No. 8.

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 -

City of Bunbury Town Planning Scheme No. 7, Gazettal date 13 December 2002 as amended.

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 City of Bunbury 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 Greater Bunbury Region 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 Scheme Map (sheets 1 -13);

(c) the following plans, maps, diagrams, illustrations or materials -

Maps A and B.

(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 -

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

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

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

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

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

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

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

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

9. Aims of Scheme

The aims of this Scheme are -

(1) to implement the intentions and desired outcomes of the Local Planning Strategy in support of the Strategic Community Plan as amended;

(2) to coordinate and integrate planning at the local level with planning at regional and state levels;

(3) to avoid and/or mitigate land use and development impacts on environmental and public health;

(4) to provide for the adequate and efficient servicing of development;

(5) to facilitate the effective implementation of the State Planning Framework, including the Greater Bunbury Strategy, Greater Bunbury Region Scheme and Greater Bunbury Structure Plan;

(6) to facilitate the effective implementation of the Local Planning Framework, including the local planning strategy, local planning polices, structure plans, activity centre plans and local development plans; and

(7) to seek to achieve greater ecologically sustainable development that balances and integrates -

  (a) preservation of biodiversity and conservation of natural resources;

  (b) facilitation of economic development; and

  (c) maintenance of social, cultural and wellbeing of people and communities; by managing the process and effects of land use and development in a manner that applies the precautionary principle and principle of intergenerational equity.

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 City of Bunbury which apply to the Scheme area.

12. Relationship with Region Planning Scheme

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

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

PART 2 - RESERVES

13. Regional Reserves

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

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

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

14. Local Reserves

(1) In this clause -

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

'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. • 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. • 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. • 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.
Public Purposes	• To provide for a range of essential physical and community infrastructure.

Reserve Name	Objectives
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.
Emergency Services	• Public purposes which specifically provide for a range of essential emergency services.
Government Services	• Public purposes which specifically provide for a range of government services.
Cemetery	• To set aside land required for a cemetery.
Drainage	• To set aside land required for significant drainage.
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.
Local Distributor Road	• To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.
Local Road	• To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.

15. Additional Uses for Local Reserves

There are no Additional Uses for land in local reserves that apply to this Scheme.

PART 3 - ZONES AND USE OF LAND

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
Regional Centre	• To consolidate the city centre's status as Principal Regional Centre. • To provide a range of services and uses to cater for both the local and regional community, including but not limited to specialty shopping, restaurants, cafés and entertainment. • To ensure that there is provision to transition between the uses in the Regional Centre and the surrounding residential areas and impacts from the operation of the Regional Centre are minimised. • To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Regional Centre. • To encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of the Regional Centre, to develop areas for public interaction and enhance the function of the city centre as a local, district and regional transport hub. • To ensure the provision of residential opportunities within the Regional Centre including high density housing and tourist accommodation that supports the role of the Regional Centre and meets the needs of the community.
District Centre	• To designate land for future development as a District Centre. • To provide a community focal point for people, services, employment and leisure that are highly accessible and do not adversely impact on adjoining residential areas. • To provide for District Centres to focus on weekly needs and services for a wider district catchment. • To provide a broad range of employment opportunities to encourage diversity within the District Centre. • To ensure a mix of commercial and residential development, which provides for activity and accessibility at the street level and supports the provision of public transport and pedestrian links in conjunction with opportunities for high density residential accommodation. • To 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. • To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme and the Activity Centres for Greater Bunbury Policy.

Zone Name	Objectives
Neighbourhood Centre	• To designate land for future development as a Neighbourhood Centre. • To provide a variety of retail shopping, commercial and recreational facilities and services that meet the daily needs of the retail catchment area population. • To offer a range of supporting health, welfare and community facilities and services in conjunction with opportunities for medium density living within a walkable distance of the Neighbourhood Centre. • To 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. • To provide a basis for future detailed planning in the form of local development plans in accordance with the provisions of this Scheme and the Activity Centres for Greater Bunbury Policy.
Local Centre	• To designate land for future development as a Local Centre. • To provide services for the immediate neighbourhoods, that are easily accessible, which do not adversely impact on adjoining residential areas. • To provide for Local Centres to focus on the main daily household shopping and community needs. • To encourage high quality, pedestrian-friendly, street-orientated development. • To provide a focus for medium density housing. • To 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. • To provide a basis for future detailed planning in the form of local development plans in accordance with the provisions of this Scheme and the Activity Centres for Greater Bunbury Policy.
Mixed Use - Commercial	• To facilitate development of non-residential and residential land uses in strategic locations which complements the hierarchy of activity centres with a predominantly commercial character and amenity, which meets both the employment and higher density housing needs of the city. • To facilitate the development of walkable and vibrant places: ▪ with a distinctive sense of place that maintains a high standard of urban design and amenity; ▪ within a walkable distance to a designated higher order activity centre; and ▪ with convenient access to existing or future high frequency public transport routes. • To ensure that the scale of development and intensity of land use activity does not generate nuisances detrimental to the health, welfare and safety of residents and transitions sensitively into surrounding Mixed Use - Residential Zone and Residential Zone areas.

Zone Name	Objectives
Mixed Use - Residential	• To facilitate development of residential and non-residential land uses in strategic locations that complements the hierarchy of designated activity centres, including the Mixed Use - Commercial Zone, with a predominantly residential character and amenity that meets both the medium to higher density housing and employment needs of the city. • To facilitate the development of walkable and vibrant places: ▪ with a distinctive sense of place that maintains a high standard of urban design and amenity; ▪ with a land use mix appropriate to the role and functions of the locality in supporting desired economic and social activity that services the needs of predominantly residents; and ▪ with provision of greater transit oriented development that supports the viability of public transport and other infrastructure. • To ensure that the scale of development and intensity of land use activity does not generate nuisances detrimental to the health, welfare and safety of residents and transitions sensitively into surrounding residential areas.
Tourism	• To promote and provide for tourism opportunities. • To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area. • To allow limited residential uses where appropriate. • To encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities. • To facilitate and encourage opportunities for integrated development of tourism precincts with distinct visitor and lifestyle oriented amenity, character and function that support and enhance the availability of tourism related services and facilities within strategic locations of the city.
Residential	• To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development. • To preserve and enhance residential amenity in relation to competing land uses and urban design issues within residential neighbourhoods through appropriate housing types, forms and densities, and provision of private and public open spaces that contribute to the city's landscape character.

Zone Name	Objectives
Private Community Purposes	• To provide sites for privately owned and operated recreation, institutions and places of worship. • To integrate private recreation areas with public recreation areas wherever possible. • To separate potentially noisy engine sports from incompatible uses. • To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. • To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.
Service Commercial	• To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites. • To provide for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in the regional centre, other activity centres or industrial zones.
Light Industry	• To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones. • To encourage the development of safe, clean and attractive light industrial areas that contribute positively to the overall city image by ensuring that acceptable levels of safety and high standards of visual and environmental amenity are provided within sites. • 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.
General Industry	• To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone. • To promote the establishment of industrial development that reinforces but does not compete with the role and functions of strategic industrial areas.
Rural	• To provide for the maintenance or enhancement of specific local rural character. • 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.

Zone Name	Objectives
	• To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural Zone. • To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.
Urban Development	• To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • To provide for a range of residential densities to encourage a variety of residential accommodation. • To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development. • To provide an intermediate transitional zone following the lifting of an urban deferred zoning within the Greater Bunbury Region Scheme.
Industrial Development	• To designate land for future industrial development. • To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme. • To provide an intermediate transitional zone following the lifting of an industrial deferred zoning within the Greater Bunbury Region Scheme.
Special Use	• To facilitate special categories of land uses which do not sit comfortably within any other zone. • 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															
	Regional Centre Zone	District Centre Zone	Neighbourhood Centre Zone	Local Centre Zone	Mixed Use – Commercial Zone	Mixed Use – Residential Zone	Tourism Zone	Residential Zone	Private Community Purpose Zone	Service Commercial Zone	Light Industry Zone	General Industry Zone	Rural Zone	Urban Development Zone	Industrial Development Zone	Special Use Zone
Abattoir [1]	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to clause 18 (7)	Refer to clause 18 (7)	Refer to clause 21
Agriculture – Extensive	X	X	X	X	X	X	X	X	X	X	X	X	P			
Agriculture – Intensive [1]	X	X	X	X	X	X	X	X	X	X	X	X	D			
Amusement Parlour	P	P	D	A	A	X	D	X	X	X	X	X	X			
Ancillary Dwelling	D	X	X	X	D	D	X	P	X	X	X	X	D			
Animal Establishment[1] *AMD 2 GG 22/03/2022* *AMD 8 GG 8/12/2023*	A	A	A	X	A	X	X	X	X	D	D	X	D			
Animal Husbandry – Intensive [1]	X	X	X	X	X	X	X	X	X	X	X	X	A			
Art Gallery	P	P	D	A	D	A	D	X	A	D	X	X	I			
Bed and Breakfast	DELETED BY AMD 14 GG 20/03/2026															
Betting Agency	P	D	A	X	A	X	A	X	X	A	X	X	X			
Brewery [1 & 2]	I	I	I	I	X	X	I	X	X	X	A	A	I			
Bulky Goods Showroom [3]	D	P	P	X	D	X	X	X	X	P	P	X	X			
Car Park	P	P	D	D	D	A	A	X	P	D	D	D	X			
Caravan Park	X	X	X	X	X	X	A	X	X	X	X	X	X			
Caretaker's Dwelling *AMD 2 GG 22/03/2022*	X	X	X	X	X	X	X	D	D	D	A	A	D			
Child Care Premises	A	A	A	A	A	A	X	A	A	A	X	X	X			

Use and Development Class	Zones															
	Regional Centre Zone	District Centre Zone	Neighbourhood Centre Zone	Local Centre Zone	Mixed Use – Commercial Zone	Mixed Use – Residential Zone	Tourism Zone	Residential Zone	Private Community Purpose Zone	Service Commercial Zone	Light Industry Zone	General Industry Zone	Rural Zone	Urban Development Zone	Industrial Development Zone	Special Use Zone
Cinema / Theatre	P	P	D	X	A	X	A	X	D	X	X	X	X	Refer to clause 18 (7)	Refer to clause 18 (7)	Refer to clause 21
Civic Use	P	P	P	P	D	A	D	A	D	D	A	A	D			
Club Premises	P	P	D	A	D	A	D	A	D	D	A	X	A			
Commercial Vehicle Parking	I	I	I	I	I	I	I	X	P	P	P	P	X			
Community Purpose	P	P	D	A	D	A	D	A	D	D	A	X	X			
Consulting Rooms	P	P	P	D	D	D	X	A	D	P	X	X	X			
Convenience Store	P	P	P	P	D	D	D	X	X	X	X	X	X			
Convention Centre	P	P	D	X	A	X	A	X	A	D	X	X	X			
Corrective Institution	X	X	X	X	X	X	X	X	X	X	X	X	X			
Dry Cleaning Premises	A	A	A	X	X	X	X	X	X	A	D	D	X			
Educational Establishment	P	P	D	A	A	A	X	X	D	D	A	X	A			
Exhibition Centre	P	P	D	A	A	X	D	X	A	D	X	X	I			
Family Day Care	P	X	X	X	D	D	X	D	X	X	X	X	X			
Fast Food Outlet [4]	P	P	P	A	A	A	A	X	X	D	X	X	X			
Freeway Service Centre	X	X	X	X	X	X	X	X	X	D	D	D	A			
Fuel Depot [1]	X	X	X	X	X	X	X	X	X	X	X	D	X			
Funeral Parlour	D	D	D	A	A	X	X	X	X	P	D	X	X			
Garden Centre	I	I	I	I	I	X	X	X	X	P	P	P	I			
Grouped Dwelling	D	X	X	X	D	D	X	P	X	X	X	X	X			
Holiday Accommodation	DELETED BY AMD 14 GG 20/03/2026															
Holiday House	DELETED BY AMD 14 GG 20/03/2026															

Use and Development Class	Zones															
	Regional Centre Zone	District Centre Zone	Neighbourhood Centre Zone	Local Centre Zone	Mixed Use – Commercial Zone	Mixed Use – Residential Zone	Tourism Zone	Residential Zone	Private Community Purpose Zone	Service Commercial Zone	Light Industry Zone	General Industry Zone	Rural Zone	Urban Development Zone	Industrial Development Zone	Special Use Zone
Home Business	P	D	X	X	D	D	D	A	X	X	X	X	D	Refer to clause 18 (7)	Refer to clause 18 (7)	Refer to clause 21
Home Occupation	P	P	P	P	P	P	P	D	X	X	X	X	P			
Home Office	P	P	P	P	P	P	P	P	X	X	X	X	P			
Home Store	D	X	X	X	D	D	X	A	X	X	X	X	X			
Hospital	D	A	X	X	A	X	X	X	A	X	X	X	X			
Hosted Short-Term Rental Accommodation *AMD 14 GG 20/03/2026*	P	P	P	P	P	P	I	P	X	X	X	X	P			
Hotel [2]	D	D	X	X	A	X	D	X	X	X	X	X	X			
Industry [1]	X	X	X	X	X	X	X	X	X	X	X	P	X			
Industry – Extractive [1]	X	X	X	X	X	X	X	X	X	X	X	X	A			
Industry - Light	X	X	X	X	X	X	X	X	X	D	D	P	X			
Industry – Primary Production [1]	X	X	X	X	X	X	X	X	X	X	D	D	D			
Laundromat	P	P	D	A	A	A	A	X	X	P	P	X	X			
Liquor Store – Large *AMD 10 GG 21/06/24*	D	D	A	X	X	X	X	X	X	A	X	X	X			
Liquor Store – Small *AMD 10 GG 21/06/24*	D	D	A	A	A	X	A	X	X	A	X	X	X			
Lunch Bar *AMD 10 GG 21/06/24*	P	P	P	P	A	A	A	X	D	P	P	P	X			
Marina	A	X	X	X	X	X	A	X	X	X	X	X	X			
Marine Filling Station [1]	X	X	X	X	X	X	X	X	X	X	X	D	X			
Market	P	P	D	D	X	X	A	X	X	X	X	X	X			

Use and Development Class	Zones															
	Regional Centre Zone	District Centre Zone	Neighbourhood Centre Zone	Local Centre Zone	Mixed Use – Commercial Zone	Mixed Use – Residential Zone	Tourism Zone	Residential Zone	Private Community Purpose Zone	Service Commercial Zone	Light Industry Zone	General Industry Zone	Rural Zone	Urban Development Zone	Industrial Development Zone	Special Use Zone
Medical Centre	P	P	D	A	D	A	X	X	D	D	A	X	X	Refer to clause 18 (7)	Refer to clause 18 (7)	Refer to clause 21
Mining Operations [1 & 5]	X	X	X	X	X	X	X	X	X	X	X	X	D			
Motel [2]	DELETED BY AMD 14 GG 20/03/2026															
Motor Vehicle, Boat or Caravan Sales	X	X	X	X	X	X	X	X	X	P	P	X	X			
Motor Vehicle Repair [1] *AMD 2 GG 22/03/2022*	X	X	X	X	X	X	X	X	X	D	D	P	X			
Motor Vehicle Wash [1] *AMD 2 GG 22/03/2022*	X	X	X	X	X	X	X	X	X	D	D	P	X			
Multiple Dwelling [6]	P	D	A	A	D	D	X	D	X	X	X	X	X			
Night Club [2]	A	X	X	X	X	X	A	X	X	X	X	X	X			
Office [3]	P	P	D	D	D	D	D	X	D	D	X	X	X			
Park Home Park	X	X	X	X	X	X	X	X	X	X	X	X	X			
Place of Worship *AMD 2 GG 22/03/2022*	P	P	D	A	A	A	X	A	D	D	X	X	X			
Reception Centre [2]	D	A	A	A	A	X	A	X	A	D	X	X	X			
Recreation - Private	P	P	D	A	A	A	D	X	A	D	D	X	X			
Residential Aged Care	D	D	X	X	A	A	X	A	D	X	X	X	X			
Residential Building	D	X	X	X	D	D	X	A	D	X	X	X	X			
Resource Recovery Centre [1]	X	X	X	X	X	X	X	X	X	X	X	A	A			
Restaurant / Café [2 & 4]	P	P	D	A	A	A	A	X	A	X	X	X	X			
Restricted Premises	A	A	A	X	X	X	X	X	X	A	X	X	X			
Road House	X	X	X	X	X	X	X	X	X	X	D	D	A			

Use and Development Class	Zones															
	Regional Centre Zone	District Centre Zone	Neighbourhood Centre Zone	Local Centre Zone	Mixed Use – Commercial Zone	Mixed Use – Residential Zone	Tourism Zone	Residential Zone	Private Community Purpose Zone	Service Commercial Zone	Light Industry Zone	General Industry Zone	Rural Zone	Urban Development Zone	Industrial Development Zone	Special Use Zone
Rural Home Business	X	X	X	X	X	X	X	X	X	X	X	X	P	Refer to clause 18 (7)	Refer to clause 18 (7)	Refer to clause 21
Rural Pursuit / Hobby Farm	X	X	X	X	X	X	X	X	X	X	X	X	P			
Serviced Apartment	DELETED BY AMD 14 GG 20/03/2026															
Service Station [1]	A	A	A	X	X	X	X	X	X	A	D	D	X			
Shop [3] *AMD 2 GG 22/03/2022*	P	P	P	D	D	D	D	X	I	X	X	X	X			
Single Bedroom Dwelling	D	X	X	X	D	D	X	D	X	X	X	X	X			
Single House	D	X	X	X	D	D	X	P	X	X	X	X	P			
Small Bar [2] *AMD 10 GG 21/06/24*	D	D	A	X	A	X	A	X	A	X	X	X	X			
Tavern [2]	A	A	X	X	A	X	A	X	X	X	X	X	X			
Telecommunications Infrastructure [7]	D	D	D	D	D	D	D	D	D	P	P	P	P			
Tourist and Visitor Accommodation *AMD 14 GG 20/03/2026*	D	D	X	X	A	X	D	X	X	X	X	X	X			
Tourist Development	DELETED BY AMD 14 GG 20/03/2026															
Trade Display	X	X	X	X	X	X	X	X	X	P	P	D	X			
Trade Supplies [3]	P	P	D	X	D	X	X	X	X	P	P	X	X			
Transport Depot [1]	X	X	X	X	X	X	X	X	I	D	P	P	X			
Tree Farm	X	X	X	X	X	X	X	X	X	X	X	X	P			
Unhosted Short-Term Rental Accommodation *AMD 14 GG 20/03/2026*	D	D	D	D	D	D	P	D	X	X	X	X	D			

Use and Development Class	Zones															
	Regional Centre Zone	District Centre Zone	Neighbourhood Centre Zone	Local Centre Zone	Mixed Use – Commercial Zone	Mixed Use – Residential Zone	Tourism Zone	Residential Zone	Private Community Purpose Zone	Service Commercial Zone	Light Industry Zone	General Industry Zone	Rural Zone	Urban Development Zone	Industrial Development Zone	Special Use Zone
Veterinary Centre	P	P	D	A	D	A	X	X	D	D	A	X	A			
Warehouse / Storage *AMD 2 GG 22/03/2022*	X	X	X	X	A	X	X	X	X	P	P	P	X			
Waste Disposal Facility [1]	X	X	X	X	X	X	X	X	X	X	X	A	X			
Waste Storage Facility [1]	X	X	X	X	X	X	X	X	X	X	X	A	X			
Wind Farm	X	X	X	X	X	X	X	X	X	X	X	A	A			
Winery [1 & 2]	X	X	X	X	X	X	X	X	X	X	A	A	A			
Workforce Accommodation	X	X	X	X	X	X	X	X	I	X	X	X	I			

Note:
1. Land use classes that are deemed to have a potential land use conflict or impact upon 'sensitive land uses', and therefore may require a buffer distance in accordance with Environmental Protection Authority Guidance for the Assessment of Environmental Factors (in accordance with the *Environmental Protection Act 1986*): Separation Distances Between Industrial and Sensitive Land Uses No. 3 (June 2005).
2. Land use classes that are the subject of a liquor licence granted under the *Liquor Control Act 1988*, which requires separate approval from the relevant public authority.
3. Floorspace restrictions apply to bulky goods showroom, office, shop and trade supplies uses within Mixed Use – Commercial Zone, Mixed Use – Residential Zone, Tourism Zone and Service Commercial Zone (refer to Schedule 5).
4. Fast food outlets, liquor store – large, liquor store – small, lunch bars and restaurants / cafés incorporating a drive through facility are not permitted in the Regional Centre Zone, Local Centre Zone, Mixed Use – Commercial Zone, Mixed Use – Residential Zone and Tourism Zone (refer to Schedule 5).
5. Refer to clause 45. *AMD 8 GG 8/12/2023*
6. Multiple dwelling is not permissible in the Neighbourhood Centre Zone and Local Centre Zone unless the use forms part of a mixed-use development - refer clause 28.
7. Under the commonwealth *Telecommunications Act 1997*, 'low-impact' telecommunications facilities are exempt from local government control.
8. 'I' In the Tourism Zone is applicable where a dwelling (single house, grouped dwelling or multiple dwelling) is identified within Schedule 1 as an Additional Use. *AMD 14 GG 20/03/2026*
9. Refer to clause 27 – Unrestricted Length of Stay. *AMD 14 GG 20/03/2026*

18. Interpreting Zoning Table

AMD 10 GG 21/06/24

(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 all 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; and
X	means that the use is not permitted by this Scheme.

Note:
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. In considering an application for development approval, the local government will have regard to clause 67 of the deemed provisions. 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 that development is located, except in certain circumstances where land is being used for a non-conforming use or is specified as an 'Additional Use' at Schedule 1.

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

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

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

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

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

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

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

(a) a structure plan;

(b) a local development plan.

19. Additional Uses

(1) The Table in Schedule 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 Additional Uses Table referred to in subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

20. Restricted Uses

(1) The Table in Schedule 2 sets out -

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

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

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

21. Special Use Zones

There are no Special Use Zones which apply to this 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 percent 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;

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 make a copy of the register available for public inspection during business hours at the offices of the local government; and

(c) may publish a copy of the register on the website of the local government.

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

PART 4 - GENERAL DEVELOPMENT REQUIREMENTS

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 -

(a) must make a copy of the R-Codes available for public inspection during business hours at the offices of the local government; and

(b) may publish a copy of the R-Codes on the website of the local government.

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

(4) The R-Codes apply to an area if the area has a coding number superimposed on it in accordance with subclause (3).

26. Modification of R-Codes

Dual Residential Density Codes -

(1) Where, a lot/development site has a dual residential density, for the purposes of assessing and determining applications for development approval and/or when making a recommendation to the Commission in respect of subdivision, the lower R-Code shall prevail as the maximum permissible residential density.

(2) Despite subclause (1), when considering an application for development approval, or when making a recommendation to the Commission in respect of subdivision, the local government is to apply the lower of the two R-Codes unless -

(a) the development is determined to be consistent with all relevant R-Codes provisions, parts of the Scheme, local planning policies, structure plans, and local development plans to the satisfaction of the local government; and

(b) the development retains the heritage values of the premises where included on the Heritage List in accordance with this Scheme and any relevant local planning policy to the satisfaction of the local government; and

(c) reticulated sewerage is or becomes available to the land subject to the provisions of the Government Sewerage Policy, as amended; and

(d) for development of more than two dwellings on a lot, the minimum development site frontage is 25 metres.

(3) Despite subclause (2)(d), the local government may approve development of a lot or recommend support for a subdivision with a development site frontage of less than 25 metres, up to the maximum permissible residential density of the applicable dual density code, subject to - *AMD 2 GG 22/03/2022*

(a) reciprocal rights of access being secured over the approved vehicle accessway to allow for shared use of this accessway by the adjoining lot to the satisfaction of the local government and/or Commission; and/or

(b) the proposal is facilitating the development of a mixed-use development where the land is included within either the Mixed Use - Residential Zone, Mixed Use - Commercial Zone or Tourism Zone; or

(c) the proposal is facilitating the development of multiple dwellings where the land is included within the Residential Zone, Mixed Use - Residential Zone, Mixed Use - Commercial Zone or Tourism Zone.

(4) Front setbacks for residential development (including mixed use development) within the Regional Centre Zone, District Centre Zone, Neighbourhood Centre Zone and Local Centre Zone must be in accordance with Schedule 5.

27. Unrestricted Length of Stay

(1) Where permissible in the Zoning Table (Table 3), except for the Tourism Zone, unhosted short-term rental accommodation is to be developed in the form of a single house, grouped dwelling or multiple dwelling in accordance with the R-Codes and the specific requirements of Building Class 1a, 2 or 3 of the Building Code of Australia, and must be able to be occupied either permanently as a dwelling or temporarily for short-term rental accommodation purposes. *AMD 14 GG 20/03/2026*

(2) Within the Tourism Zone, unhosted short-term rental accommodation and portions of both tourist and visitor accommodation use and hotel use developed in accordance with the R-Codes and the specific requirements of Building Class 1a, 2 or 3 of the Building Code of Australia may be occupied permanently as a dwelling or temporarily for short-term rental accommodation purposes (unrestricted length of stay) in accordance with any relevant local planning policy and/or structure plan, subject to the local government having exercised its discretion by granting development approval. *AMD 14 GG 20/03/2026*

28. Multiple Dwellings in Neighbourhood Centre Zone and Local Centre Zone

Multiple dwellings within the Neighbourhood Centre Zone and Local Centre Zone, shall be developed in accordance with the R-Codes as a part of a mixed use development.

29. State Planning Policy 3.6 to be Read as Part of Scheme

(1) State Planning Policy 3.6 - Development Contributions for Infrastructure, modified as set out in clause 30, is to be read as part of this Scheme.

(2) The local government -

(a) must make a copy of State Planning Policy 3.6 available for public inspection during business hours at the offices of the local government; and

(b) may publish a copy of State Planning Policy 3.6 on the website of the local government.

30. Modification of State Planning Policy 3.6

There are no modifications to State Planning Policy 3.6 - Development Contributions for Infrastructure.

31. Other State Planning Policies to be Read as Part of Scheme

There are no other state planning policies that are to be read as part of the Scheme.

32. Modification of State Planning Policies

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

33. Environmental Conditions

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

34. Environmental, Public Health and Amenity Protection

(1) The emission of noise, vibration, odour, fumes, smoke, vapour, steam, soot ash, dust, waste water, waste products, grit, oil and/or any other type of emission that may potentially impact on environmental and/or public health are to be mitigated within the boundaries of the premises and must not impact on public health and/or cause nuisance to users or occupants of adjoining premises.

(2) All building services, plant and equipment associated with a mixed use or non-residential development in a mixed-use zone is to be -

(a) acoustically and visually screened from any adjoining and/or adjacent residential land uses, mixed use developments or other sensitive land uses; or alternatively;

(b) incorporated within the building, or is housed external to the building and is to be contained within a solid structure and located no closer than 1.5 metres to any adjoining property boundary.

(3) All mixed use and non-residential development in a mixed-use zone must provide for the collection and storage of refuse on-site that is screened from view from a street and/or public open space, which is easily accessible for its removal.

(4) The siting, design, and construction of buildings for residential, mixed use and other noise-sensitive land uses within a mixed-use zone are to incorporate adequate noise attenuation measures to ensure that the following LAeq levels are not exceeded for dwellings, the residential component of mixed use developments and other noise-sensitive land uses -

(a) 35 dB(A) in any bedroom in the building at any time 10.00pm to 7.00am; and

(b) 40 dB(A) at any time anywhere else in the dwelling (other than a garage, kitchen, bathroom or hallway).

(5) Non-residential development and land uses within a mixed-use zone shall not be permitted to trade and/or undertake activities (e.g. deliveries) between the hours of 10.00pm and 7.00am Monday to Saturday and 7.00pm to 9.00am on Sundays and public holidays, in accordance with the *Environmental Protection (Noise) Regulations 1967*, unless supported by a noise impact assessment submitted for consideration at the development application stage.

Note: Prepared to the specifications and satisfaction of the local government, any development impact statement should address the scope of issues that have the potential to impact upon the amenity of existing and future residents, such as noise, lighting and crime prevention, and propose appropriate mitigating measures for consideration.

(6) A noise impact assessment prepared by a suitably qualified person, to the specifications and satisfaction of the local government, may be required to be submitted as part of any application for development approval for any development and/or land use where the proposal is for:

(a) a mixed-use development; and/or

(b) a non-residential use adjoining existing residential or other sensitive land use; and/or

(c) a residential or other sensitive land use adjoining an existing non-residential use; and/or

(d) any residential use, mixed use development or other sensitive land use adjoining any designated primary freight road, Railways Reserve, Primary Regional Roads Reserve or Other Regional Roads Reserve,

where there is the potential for noise impacts (land use conflict).

35. Additional Site and Development Requirements

(1) The Table in Schedule 3 sets out requirements relating to development that are additional to those set out in the R-Codes, activity centre 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, an activity centre plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.

36. Additional Development Requirements That Apply to Zones in the Scheme Area

(1) The Table in Schedule 5 sets out requirements relating to development that are additional to those set out in the R-Codes, activity centre 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 of the R-Codes, an activity centre plan, a local development plan or a state or local planning policy the requirement in subclause (1) prevails.

37. Additional Site and Development Requirements for Areas Covered by Structure Plan, Activity Centre Plan or Local Development Plan

The Table in Schedule 6 sets out requirements relating to development that are included in structure plans, activity centre plans and local development plans that apply in the Scheme area.

38. Requirement for a Local Development Plan in Mixed Use Zones

The preparation, submission and approval of a local development plan for development occurring in the Mixed Use – Commercial Zone, Mixed Use – Residential Zone and Tourism Zone is required for -

(a) proposals involving the development or redevelopment of a lot greater than 3,000m² in area; or

(b) the extension or expansion of an existing development (other than the refurbishment of an existing building) on a lot, where the proposed new development is greater than 2,000m² nla.

39. Building Height

Subject to clause 67 of the deemed provisions, maximum building height shall be determined having regard to any local planning policy setting out standards for building height.

AMD 1 GG 13/8/19

40. Landscaping

Primary and secondary front street setback areas and other setback areas not used for access, parking and/or waste management are to be landscaped in accordance with the provisions of the relevant local planning policy and Schedule 5. *AMD 1 GG 13/8/19*

41. Car Parking Requirements

(1) Subject to the provisions of the Scheme, the Car Parking Table in Schedule 4 indicates the minimum number of car parking bays required for each land use class specified therein within the Scheme area.

(2) Subject to the R-Codes, the local government will not require the provision of onsite car parking for proposals of development or change of use less than 500m² in gross floor area per lot, strata lot or survey strata lot within the Regional Centre Zone.

(3) Where more than one land use is permitted on a lot/development site or within an individual tenancy, the total number of car parking bays required is to be -

(a) calculated separately for each such land use, whether or not such land use is incidental to the predominant land use; and

(b) determined by the accumulated number of bays required for each land use as a proportion of the total area of the premises.

(4) Despite subclause (3)(b), where more than one tenancy is proposed/exists on a lot/development site, the total number of car parking bays is determined by the accumulated number of bays required for each tenancy as a proportion of the total area of a land use on the premises.

(5) For each land use class listed in column one of the Car Parking Table, the minimum number of car parking bays to be provided is listed in column two of the Car Parking Table. Unless otherwise specified, the minimum number of car parking bays to be provided for each land use is to be determined per lot, including a strata lot or survey strata lot.

(6) Where the number of car parking bays calculated for a development/use in accordance with the Car Parking Table is not a whole number, the minimum number of car parking bays required shall be rounded up to the next whole number.

(7) When the land use of any premises is changed to a land use class that requires a greater number of car parking bays, additional parking bays shall be provided to meet the requirements of the new land use.

(8) Where an existing premises is enlarged or intensified, such as construction of an additional building or an extension of an existing building, additional car parking bays in accordance with the Car Parking Table shall be provided in respect of the additional building or extension only, provided that -

(a) there is adequate provision of off-street car parking bays servicing the existing premises; and

(b) the use of the land use remains the same and any existing area of car parking is not reduced, or if disturbed, any existing car parking bays are replaced in the new development.

(9) For a mixed-use development, the number of car parking bays required for the overall development may be reduced by a maximum of up to 30 percent provided that the peak hours of operation of the different uses on the lot/development site are different or do not substantially overlap and the bays are clearly marked limiting the purpose for which the parking may be used at different times of the day.

(10) Reciprocal Parking (Private) and Shared Parking (Local Government) -

(a) Subject to the provisions of the Scheme, the local government may exercise its discretion in granting development approval to permit a proportion of the total number of car parking bays required under the Scheme to be provided jointly with any one or more other premises within a location, where it is demonstrated to the satisfaction of the local government that reciprocal and/or shared car parking would result in the same number of car parking bays required under the Scheme.

(b) Reciprocal and/or shared car parking shall only be permitted in locations where the following has been demonstrated to the satisfaction of the local government -

(i) reciprocal or shared off-street parking facilities are available in the location that sufficiently accommodates the deficit in required car parking bays; and

(ii) the peak hours of operation of land uses so sharing are different and do not substantially overlap, whether or not the premises providing shared car parking separately have the prescribed number of car parking bays; and

(iii) that a legally binding agreement has been made to enable those reciprocal or shared off-street parking facilities to be used for that purpose.

Note: Where a reciprocal or shared parking arrangement is proposed as part of an application for development approval, the written consent of the property owner of the reciprocal or shared parking facility must be in the form of a legally binding agreement between both parties that is prepared to the satisfaction of the local government, and at the applicant's/proponents' own cost.

(11) Cash or Land Contribution in Lieu of providing car parking bays -

(a) Subject to the provisions of the Scheme, the local government may require an applicant for development approval to provide, or may otherwise agree to accept, a cash and/or land contribution in lieu of the provision of a proportion of the total number of car parking bays required under the Scheme.

(b) A cash and/or land contribution in lieu of providing car parking bays shall only be considered in locations where the following has been demonstrated to the satisfaction of the local government -

(i) there is sufficient car parking in the locality; and

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

(iii) that a legally binding agreement has been made to enable the public car park to be used for the purpose of providing car parking for the proposed development on a permanent basis in accordance with subclause (10).

AMD 1 GG 13/8/19

42. Commercial Vehicle Parking Requirements

(1) A person shall not park, or permit to be parked, more than one commercial vehicle on any lot within a Residential Zone.

(2) No more than one commercial vehicle, of up to a medium rigid vehicle (MRV) design service vehicle type, may be parked on a lot within a Residential Zone, provided that -

(a) the vehicle is accommodated entirely on a hard standing area within the property boundary of the lot containing only a single house and associated outbuildings; and

(b) the vehicle does not exceed a maximum of 10 tonnes gross weight; and

(c) the vehicle does not exceed a maximum of 4.5 metres in height, 3.5 metres in width or 10 metres in length; and

(d) any vehicle exceeding eight metres in length is parked on a hard standing area that is located behind the front building line of the property and/or is screened from view from outside of the lot; and

(e) the vehicle is not started or manoeuvred on-site between the hours of 7 pm and 7 am Monday to Saturday or 6 pm and 9 am Sunday and public holidays where noise emission from the operation of the vehicle exceeds the assigned levels for noise sensitive receiving premises under the *Environmental Protection (Noise) Regulations 1997*; and

(f) the vehicle is not used or designed to be used for -

(i) the transportation of livestock, or

(ii) the transportation or disposal of liquid or solid wastes, or

(iii) the transportation of distillate, petrol, oil or lubricants, or

(iv) the transportation of hazardous or noxious chemicals or substances, or

(v) a refrigeration unit that is operated on a continuous or intermittent basis; and

(g) all repairs, servicing or cleaning of the vehicle is not undertaken on the lot.

Note: MRV as defined in Australian Standard AS2890.2 Off-street Parking - Part 2: Commercial Vehicle Facilities, as amended.

(3) The parking of a commercial vehicle within the road reserve, outside of a designated on street service vehicle parking bay, is not permitted within the Scheme area.

43. Variations to Site and Development Requirements

(1) In this clause -

additional site and development requirements means requirements set out in clauses 26, 27, 28 and 34 to 42 inclusive. *AMD 1 GG 13/8/19*

(2) The local government may approve an application for a development approval that does not comply with the 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 of the deemed provisions; and

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

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

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

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

44. 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 gives notice of the application for development approval in accordance with clause 64 of the deemed provisions.

45. Mining Operations

Whilst Mining Operations are exempt from the need for development approval under the *Mining Act 1978*, the local government may exercise its discretion to inform the Minister for Mines and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy. In providing advice to the Minister for Mines on the suitability of Mining Operations, the local government will be guided by the permissibility of this use in the zoning table.

46. Tree Preservation Orders

(1) The local government, having due regard to -

(a) the historical, cultural heritage or ecological significance of a tree;

(b) the amenity or aesthetic quality of a tree;

(c) the rarity of a tree;

(d) any other characteristic which in the opinion of the local government makes the tree worthy of preservation;

(e) the advice of any responsible public authority; and

(f) any submissions received,

may make a Tree Preservation Order.

(2) A Tree Preservation Order may be made in respect of an individual tree, a group of trees, or an area which contains trees.

(3) Where the local government proposes to make, vary or revoke a Tree Preservation Order, the local government is to -

(a) Notify in writing each owner of land who would in the opinion of the local government be affected by the proposal and provide the owner with a copy of the proposal.

(b) Advertise the proposal by -

(i) publishing a notice of the proposal once a week for two consecutive weeks in a newspaper circulating in the Scheme area;

(ii) erecting a sign giving notice of the proposal in a prominent location in the area that would be affected by the proposal; and

(iii) such other methods as the local government considers appropriate to ensure widespread notice of the proposal; and

(c) Carry out such other consultation as the local government considers appropriate.

(d) Notice of a proposal made in accordance with subclause (3)(a) is to specify -

(i) the tree, group of trees or area the subject of the proposal; and

(ii) in what form and in what period (being not less than 21 days from the day the notice is published, or the sign is erected, as the case requires) submissions may be made.

(e) After consideration of any advice or submissions, the local government may resolve to make, vary or revoke a Tree Preservation Order, and shall forward notice of its resolution to each affected owner.

(f) After a Tree Preservation Order has been made, a notification in the form of a memorial is to be placed on the Certificate(s) of Title of a lot or proposed lot(s), advising the existence of a Tree Preservation Order in accordance with section 70A of the *Transfer of Land Act 1893* to the satisfaction of the local government and at the landowner's/applicant's cost.

(4) The local government's prior development approval is required to clear a tree the subject of a Tree Preservation Order except a tree that -

(a) presents an immediate risk of personal injury or damage to property;

(b) must be cleared where necessary and only to the extent necessary -

(i) for the purposes of fire prevention or for access for public services or utilities; or

(ii) for the commencement or carrying out of development in accordance with a development approval granted under Part 9 of the Deemed Provisions; or

(iii) for the carrying out of any condition of subdivision approval for which approval is deemed to be given under Part 10 of the *Planning and Development Act 2005*; or

(iv) where expressly required by the terms of a written law.

(c) In determining an application for development approval to clear a tree the subject of a Tree Preservation Order, the local government may refuse the application, or approve the application with or without conditions.

(d) An application for development approval to clear a tree the subject of a Tree Preservation Order is to be made in the form prescribed by Schedule 1, and is to be signed by the owner, and accompanied by such plans or information that the local government may require to enable the application to be determined.

(e) In considering an application for development approval to clear, the local government is to have due regard to -

(i) the purpose of the Tree Preservation Order;

(ii) the effect of any programme proposed or to be imposed as a condition of approval for the regeneration of trees;

(iii) the advice received from a responsible public authority consulted under subclause (3)(b);

(iv) any relevant policy of the local government or the Western Australian Planning Commission in respect of cultural heritage and/or vegetation in the district or region; and

(v) any other matter which the local government considers relevant.

(f) In considering an application for development approval to clear, the local government may consult with any other statutory, public or planning authority it considers appropriate.

(5) The local government is to keep a Register of Tree Preservation Orders.

A copy of the Register is to be kept at the offices of the local government; and made available for public inspection during business hours.

(6) If any tree the subject of a Tree Preservation Order is cleared contrary to the requirements of the Scheme the local government may, by notice served on the owner of the land to which the Tree Preservation Order relates, require that the owner plant another tree of an appropriate size and species at the same place, and at the owner's cost, within 90 days of the notice being served on the owner or such other time as agreed between the local government and the owner.

(a) If the owner fails to plant another tree as required under subclause (6), the local government may plant the tree and recover the cost of the tree and associated works from the owner.

(b) In relation to any tree planted pursuant to subclause (6), the relevant Tree Preservation Order applies as it applied to the original tree.

(7) Any person who contravenes a Tree Preservation Order, and clears a tree that is the subject of a Tree Preservation Order without the prior approval of the local government, contravenes the provisions of the Scheme.

PART 5 - SPECIAL CONTROL AREAS

47. Special Control Areas

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

(2) The purpose, objectives and additional provisions that apply to each special control area is set out in the Table in Schedule 7.

PART 6 - TERMS REFERRED TO IN SCHEME

Division 1 - General Definitions Used in Scheme

48. Terms Used

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

Building envelope	means the area of land within which all buildings and effluent disposal facilities on a lot must be contained.
Building height	in relation to a building – (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections as that term is defined in the R-Codes.
Cabin *AMD 14 GG 20/03/2026*	means a building that – (a) an individual unit other than a chalet; and (b) forms part of- (i) tourist and visitor accommodation; or (ii) a caravan park; and (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 *AMD 14 GG 20/03/2026*	means a building that – (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) forms part of- (i) tourist and visitor accommodation; or (ii) a caravan park; and (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*;*
City centre	means the Bunbury regional centre or central business district (CBD), as defined by the local government's Local Planning Strategy (Activity Centre Hierarchy) and relevant local planning policies, and as shown on the Scheme Map by the Regional Centre Zone.

Commencement day	means the day this Scheme comes into effect under section 87(4) of the Act;
Commercial vehicle	means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including – (a) a utility, van, truck, tractor, bus or earthmoving equipment; and (b) a vehicle that is or is designed to be an attachment to a vehicle referred to in paragraph (a).
Designated flood level	means the 100 year Annual Recurrence Interval (ARI) flood level for a given location as indicated on the Flood Study Maps prepared by the responsible public authority.
Design vehicle or design service vehicle	means the vehicle type for which the land use or development is to make on-site provision for the access, circulation, manoeuvring, parking, standing, loading or unloading as required under this Scheme.
Development Impact Statement or DIS	means a documented statement that may be required by the local government pursuant to clause 63 of the deemed provisions for local planning schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
Drive-through	means premises designed, constructed and/or operated so that food, goods or services may be purchased, provided or exchanged with customers while remaining in their vehicle.
Floor area	has meaning given in the Building Code of Australia (BCA).
Frontage	in relation to a building – (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the line where a road reserve and the front of a lot meet and, if a lot abuts 2 or more road reserves, the one to which the building or proposed building faces.
Health practitioner or medical practitioner	has the same meaning as in the Medical Practitioners Act 2008, which means a person who is registered as a medical doctor, dentist, physiotherapist, radiologist, or other health care professional or paraprofessional registered or certified by a relevant statutory board and generating their own independent patient load.
Incidental use	means a use of premises which is consequent on, or naturally attaching, appertaining or relating to, the predominant use.
Minerals	has the meaning given in the *Mining Act 1978* section 8(1).

Net lettable area or nla	means the area of all floors within the internal finished surfaces of permanent walls but does not include the following areas – (a) stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas; (b) lobbies between lifts facing other lifts serving the same floor; (c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building; (d) areas set aside for the provision of facilities or services to the floor or building where those facilities are not for the exclusive use of occupiers of the floor or building.
Non-conforming use	has the meaning given in the Planning and Development Act 2005 section 172.
Plot ratio	in relation to – (a) residential development, has the meaning given in the R-Codes; or (b) development other than for residential purposes, 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.
Podium *AMD 2 GG 2203/2022*	Has the meaning given in the R-Codes.
Precinct	means a definable area where particular planning policies, guidelines or standards apply.
Predominant use	means the primary use of premises to which all other uses carried out on the premises are incidental.
Retail	means the sale or hire of goods or services to the public.
Service vehicle	means a vehicle used to remove waste or to transport people or to supply or remove goods and/or services to or from a premises, or used by a tradesperson, and includes the term commercial vehicle.
Service vehicle parking bay	means a parking bay for a service vehicle engaged in loading or unloading.
Short-term accommodation	DELETED BY AMD 14 GG 20/03/2026

Unrestricted Length of Stay *AMD 14 GG 20/03/2026*	means the occupation of accommodation designed for tourists on either a short-term rental accommodation or permanent basis.
Wall height	in relation to a wall of a building – (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the vertical distance from the natural ground level of the boundary of the property that is closest to the wall to the point where the wall meets the roof or parapet.
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

49. Land Use Terms Used

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

Abattoir	means premises used commercially for the slaughtering of animals for the purposes of consumption as food products.
Agriculture - extensive	means premises used for the raising of stock or crops including outbuildings and earthworks but does not include agriculture - intensive or animal husbandry - intensive.
Agriculture - intensive	means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following – (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts; (b) the establishment and operation of plant or fruit nurseries; (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); and (d) aquaculture.
Amusement parlour	means premises – (a) that are open to the public; and (b) that are used predominantly for amusement by

	means of amusement machines including computers; and (c) where there are two or more amusement machines.
Animal establishment	means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry - intensive or veterinary centre.
Animal husbandry - intensive	means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) or other livestock in feedlots, sheds or rotational pens.
Art gallery	means premises – (a) that are open to the public; and (b) where artworks are displayed for viewing or sale.
Bed and breakfast	DELETED BY AMD 14 GG 20/03/2026.
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 *AMD 2 GG 22/3/2022*	means premises – (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes – (i) automotive parts and accessories; (ii) camping, outdoor and recreational goods; (iii) electric light fittings; (iv) animal supplies including equestrian and pet goods; (v) floor and window coverings; (vi) furniture, bedding, furnishings, fabrics, Manchester and homewares; (vii) household appliances, electrical goods and home entertainment goods; (viii) party supplies; (ix) office equipment and supplies; (x) babies' and children's' goods, including play equipment and accessories; (xi) sporting, cycling, leisure, fitness goods and accessories; (xii) swimming pools; or (b) used to sell retail or hire, goods and accessories if – (i) a large area is required for the handling, display or storage of the goods; or

	(ii) vehicular access is required to the premises for the purpose of collection of purchased goods.
Caravan park	means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1).
Caretaker's dwelling	means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant.
Car park	means premises used primarily for parking vehicles whether open to the public or not but does not include – (a) any part of a public road used for parking or for a taxi rank; or (b) any premises in which cars are displayed for sale.
Child care premises	means premises where – (a) an education and care service as defined in the Education and Care Services National Law (Western Australia) section 5(1), other than a family day care service as defined in that section, is provided; or (b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided.
Cinema / theatre	means premises where the public may view a motion picture or theatrical production.
Civic use	means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes.
Club premises	means premises used by a legally constituted club or association or other body of persons united by a common interest.
Commercial vehicle parking	means premises used for parking of one or two commercial vehicles but does not include – (a) any part of a public road used for parking or for a taxi rank; or (b) parking of commercial vehicles incidental to the predominant use of the land.
Community purpose	means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

Consulting rooms	means premises used by no more than two health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.
Convenience store	means premises – (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and (b) operated during hours which include, but may extend beyond, normal trading hours; and (c) the floor area of which does not exceed 300m² net lettable area (nla).
Convention centre	means premises used for the conducting of conventions, conferences, exhibitions, seminars, presentations, lectures or training and other similar activities. A convention centre may contain one or more auditoriums, meeting rooms and other incidental facilities and amenities.
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.
Dry cleaning premises	means premises used for the cleaning of garments or fabrics by a mechanical and/or chemical process.
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 other than a lunch bar used for the preparation, sale and serving of food to customers in a form ready to be eaten - (a) without further preparation; and (b) primarily off the premises.
Freeway service centre	means premises that has direct access to a freeway, and which provides all the following services or facilities and may provide other associated facilities or services but does not provide bulk fuel services –

	(a) service station facilities; (b) emergency breakdown repair for vehicles; (c) charging points for electric vehicles; (d) facilities for cyclists; (e) restaurant, cafe or fast food services excluding the sale or consumption of alcohol under the *Liquor Licencing Act 1988*; (f) take-away food retailing without a drive-through facility; (g) public ablution facilities, including provision for disabled access and infant changing rooms; (h) parking for passenger and freight vehicles; (i) outdoor rest stop facilities such as picnic tables and shade areas; and (j) dump points for the disposal of black and/or grey water from recreational vehicles.
Fuel depot	means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used – (a) as a service station; or (b) for the sale of fuel by retail into a vehicle for use by the vehicle.
Funeral parlour	means premises used – (a) to prepare and store bodies for burial or cremation; and/or (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 14 GG 20/03/2026.
Holiday house	DELETED BY AMD 14 GG 20/03/2026.
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 – (a) does not involve employing more than two people who are not members of the occupier's household; and (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and (c) does not occupy an area greater than 50m²; and (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and (f) does not involve the presence, use or calling of a

	vehicle of more than 4.5 tonnes tare weight; and (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.
Home occupation	means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that – (a) does not involve employing a person who is not a member of the occupier's household; and (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and (c) does not occupy an area greater than 20m²; and (d) does not involve the display on the premises of a sign with an area exceeding 0.2m²; and (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and (f) does not – (i) require a greater number of parking spaces than normally required for a single dwelling; or (ii) result in an increase in traffic volume in the neighbourhood; and (g) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and (h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.
Home office	means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation – (a) is solely within the dwelling; and (b) does not entail clients or customers travelling to and from the dwelling; and (c) does not involve the display of a sign on the premises; and (d) does not require any change to the external appearance of the dwelling.
Home store	means a shop attached to a dwelling that – (a) has a net lettable area not exceeding 100m²; and (b) is operated by a person residing in the dwelling.
Hospital	means premises used as a hospital as defined in the *Hospitals and Health Services Act 1927* section 2(1).
Hotel	means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the

	premises.
Industry	means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes – (a) the storage of goods; (b) the work of administration or accounting; (c) the selling of goods by wholesale or retail; (d) the provision of amenities for employees; and (e) incidental purposes.
Industry - extractive	means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes – (a) the processing of raw materials including crushing, screening, washing, blending or grading; and/or (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 – (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 (b) for a workshop servicing plant or equipment used in primary production businesses.
Laundromat	means premises, open to the public, in which washing machines, with or without provision for drying clothes, are available for use by payment.
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 300m².
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 300m².
Lunch bar	means premises within an industrial or commercial area used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation with a net lettable area of not more than

	100m², but does not include a fast food outlet or restaurant.
Marina	means – (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 (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 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 14 GG 20/03/2026.
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 – (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or (b) repairs to tyres other than recapping or re-treading of tyres.
Motor vehicle wash	means premises primarily used to wash motor vehicles.
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* Schedule 8.

Place of worship	means premises used for religious activities such as a chapel, church, mosque, synagogue or temple.
Reception centre	means premises used for hosted functions on formal or ceremonial occasions.
Recreation - private	means premises that are – (a) used for indoor or outdoor leisure, recreation or sport; and (b) not usually open to the public without charge.
Residential Aged Care	means a residential facility providing personal and/or nursing care primarily to people who are frail and aged and which, as well as accommodation, includes appropriate staffing to meet the nursing and personal care needs of residents; meals and cleaning services; furnishings; furniture and equipment. May also include residential respite (short term) care but does not include a hospital or psychiatric facility.
Resource recovery centre	means premises other than a waste disposal facility used for the recovery of resources from waste.
Restaurant / café	means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*.
Restricted premises	means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of – (a) publications that are classified as restricted under the Classification (Publications, Films and Computer Games) Act 1995 (Commonwealth); or (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or (c) smoking-related implements.
Road house *AMD 14 GG 20/03/2026*	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 – (a) a full range of automotive repair services; (b) wrecking, panel beating and spray painting services; (c) transport depot facilities; (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.

	(e) facilities for being a muster point in response to accidents, natural disasters and other emergencies; and (f) dump points for disposal of black and/or grey water from recreational vehicles.
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 occupation if the carrying out of the business, service or occupation – (a) does not involve employing more than two people who are not members of the occupier's household; and (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and (c) does not occupy an area greater than 200m²; and (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and (f) does not involve the presence, use or calling of more than three vehicles at any one time or of a vehicle of more than 30 tonnes gross weight.
Rural pursuit / hobby farm	means any premises, other than premises used for agriculture - extensive or agriculture - intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household – (a) the rearing, agistment, stabling or training of animals; (b) the keeping of bees; (c) the sale of produce grown solely on the premises.
Serviced apartment	DELETED BY AMD 14 GG 20/03/2026.
Service station	means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for – (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; and/or (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.
Shop	means premises other than a bulky goods showroom, a liquor store - large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

Small bar	means premises the subject of a small bar licence granted under the *Liquor Control Act 1988*.
Tavern	means premises the subject of a tavern licence granted under the *Liquor Control Act 1988*.
Telecommunications infrastructure	means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.
Tourist and Visitor Accommodation *AMD 14 GG 20/03/2026*	(a) means a building, or a group of buildings forming a complex, that – (i) is wholly managed by a single person or body; and (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 (iii) may include on-site services and facilities for use by guests; and (iv) in the case of a single building – contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and (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 (c) does not include any of the following – (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation; (iv) a lodging-house as defined in the *Health (miscellaneous Provisions) Act 1911* section 3(1); (v) a park home park; (vi) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1); (vii) a road house; (viii) workforce accommodation.
Tourist development	DELETED BY AMD 14 GG 20/03/2026.

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 the following purposes including goods which may be assembled or manufactured off the premises – (a) automotive repairs and servicing; (b) building including repair and maintenance; (c) industry; (d) landscape gardening; (e) provision of medical services; (f) primary production; and (g) use by government departments or agencies, including local government.
Transport depot	means premises used primarily for the parking or garaging of three or more commercial vehicles including – (a) any ancillary maintenance or refuelling of those vehicles; and (b) any ancillary storage of goods brought to the premises by those vehicles; and (c) the transfer of goods or persons from one vehicle to another.
Tree farm	means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the *Carbon Rights Act 2003* section 5.
Veterinary centre	means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.
Warehouse / storage	means premises including indoor or outdoor facilities used for - (a) the storage of goods, equipment, plant or materials; or (b) the display or sale by wholesale of goods.
Waste disposal facility	means premises used – (a) for the disposal of waste by landfill; or (b) the incineration of hazardous, clinical or biomedical waste.
Waste storage facility	means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial

	scale.
Wind farm	means premises used to generate electricity by wind force and any associated turbine, building or other structure but does not include anemometers or turbines used primarily to supply electricity for a domestic property or for private rural use.
Winery	means premises used for the production of viticultural produce and associated sale of the produce.
Workforce accommodation	means premises, which may include modular or relocatable buildings, used – (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

Schedules

AMD 6 GG 10/05/2022

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Schedule 1 – Additional Uses Table

Table 4 - Additional Uses Table

No.	Description of Land	Additional Use	Conditions
A.U.1	Pelican Point: Lot 336 (No. 4) Broadway.	The following land use classes are listed as discretionary 'D' uses: • Motor Vehicle Wash.	1. The minimum development setback distance to Estuary Drive is to be not less than 6m. 2. The minimum development setback distance to Broadway is to be not less than 4m. 3. The height of any development is to be limited to a maximum of 9m above natural ground level (two storeys) in height.
A.U.2	South Bunbury: Lot 100 (No.3) Forrest Avenue *AMD 8 GG 8/12/23*	The following land use classes are listed as discretionary 'A' uses: • Service Station.	
A.U.3	Glen Iris: Lot 1 (No. 2) Vittoria Road. *AMD 1 GG 13/8/19*	The following land use classes are listed as discretionary 'A' uses: • Shop (maximum floorspace of 1,550m^2 nla).	1. Shop use is limited to a maximum retail floorspace area of 1,550m² net lettable area (nla): (a) on any individual lot, including a strata or survey strata lot; and (b) on all or any part of the land in a strata or survey strata scheme; for the entire additional use area. 2. No direct vehicle access is to be provided or permitted to the Forrest Highway.
A.U.4	Glen Iris: Lot 27 (No. 9805) Forrest Highway. *AMD 8 GG 8/12/23*	The following land use classes are listed as discretionary 'A' uses: • Service Station.	

No.	Description of Land	Additional Use	Conditions
A.U.5	Picton: Lot 101 and Lot 102 South Western Highway.	The following land use classes are listed as permitted 'P' uses: • Car Park.	1. No direct vehicle access is to be provided or permitted to the South Western Highway. 2. Drainage and access arrangements to be to the specifications and satisfaction of Main Roads Western Australia and the local government.
A.U.6	South Bunbury: Lot 60 (No. 12) & Lot 61 (No. 2) Vasse Street. *AMD 1 GG 13/8/19* *AMD 8 GG 8/12/23*	The following land use classes are listed as discretionary 'D' uses: • Motor Vehicle, Boat or Caravan Sales; and • Motor Vehicle Repair.	
A.U.7	Carey Park: Lot 38 (No. 30) Barr Road; Lot 39 (No. 28) Barr Road; Lot 40 (No. 26) Barr Road; Lot 41 (No. 24) Barr Road; Lot 42 (No. 22) Barr Road; Lot 43 (No. 16) Barr Road; Lot 44 (No. 12) Barr Road; Lot 45 (No. 10) Barr Road; Lot 26 (No. 8) Barr Road; Lot 25 (No. 6) Barr Road; Lot 46 (No. 31) Barr Road; Lot 47 (No. 29) Barr Road; Lot 48 (No. 27) Barr Road; Lot 49 (No. 25) Barr Road; Lot 50 (No. 23) Barr Road; Lot 51 (No. 21) Barr Road;	The following land use classes are listed as permitted 'P' uses: • Animal Establishment (stables).	

No.	Description of Land	Additional Use	Conditions
	Lot 35 (No. 19) Barr Road; Lot 34 (No. 17) Barr Road; Lot 33 (No. 15) Barr Road; Lot 32 (No. 13) Barr Road; Lot 31 (No. 11) Barr Road; Lot 30 (No. 9) Barr Road; Lot 27 (No. 7) Barr Road; Lot 28 (No. 5) Barr Road; Lot 29 (No. 3) Barr Road; Lot 471 Barr Road; Lot 22 (No. 58) Brittain Road; Lot 30 (No. 58) Brittain Road; Lot 31 (No. 58) Brittain Road; Lot 21 (No. 62A) Brittain Road; Lot 20 (No. 64) Brittain Road; Lot 19 (No. 66) Brittain Road; Lot 18 (No. 68) Brittain Road; Lot 17 (No. 70) Brittain Road; Lot 52 (No. 72) Brittain Road; Lot 53 (No. 74) Brittain Road; Strata Lot 1 (No. 86A) Ecclestone Street; Strata Lot 2 (No. 86B) Ecclestone Street; Lot 14 (No. 84) Ecclestone Street;		

No.	Description of Land	Additional Use	Conditions
	Lot 13 (No. 82) Ecclestone Street; Lot 12 (No. 80) Ecclestone Street; Lot 501 (No. 83) Ecclestone Street; Lot 11 (No. 78) Ecclestone Street; Lot 10 (No. 76) Ecclestone Street; Lot 9 (No. 74) Ecclestone Street; Lot 8 (No. 72) Ecclestone Street; Lot 7 (No. 70) Ecclestone Street; Lot 6 (No. 68A) Ecclestone Street; Lot 5 (No. 66) Ecclestone Street; Lot 4 (No. 64) Ecclestone Street; Lot 3 (No. 62) Ecclestone Street; Lot 2 (No. 60) Ecclestone Street; Lot 1 (No. 58) Ecclestone Street; and Lot 501 (No. 83) Ecclestone Street.		

No.	Description of Land	Additional Use	Conditions
A.U.8	Usher: Lot 551 (No. 36) Cranbrook Way; Lot 552 (No. 34) Cranbrook Way; Lot 1 (No. 124) Parade Road; and Lot 555 (No. 46) Campton Avenue.	The following land use classes are listed as discretionary 'A' uses: • Medical Centre; and • Shop (pharmacy) (maximum floorspace of 300m^2 nla).	1. Shop (pharmacy) use is limited to a maximum floorspace area of 300m² nla in total for the entire additional use area. 2. No direct vehicle access is to be provided or permitted to Parade Road.
A.U.9 *AMD 2 GG 22/03/2022* *AMD 8 GG 8/12/23*	Bunbury: Lot 7 (No. 57) Spencer Street; Lot 9 (No. 42) Spencer Street; Lot 18 (No. 72) Spencer Street; Lot 19 (No.74) Spencer Street; Lot 23 (No.30) Spencer Street; Lot 130 (No. 35) Spencer Street; Lot 251 (no.34) Spencer Street; Lot 302 (No. 66) Spencer Street; and Lot 501 (No. 85) Spencer Street. Lot 203 (No. 1) Stuart Street	The following land use classes are listed as permitted 'P' uses: • Motor Vehicle, Boat or Caravan Sales. The following land use classes are listed as discretionary 'D' uses: • Motor Vehicle Repair.	

No.	Description of Land	Additional Use	Conditions
A.U.10	Picton: Lot 100 Wimbridge Road.	The following land use classes are listed as discretionary 'A' uses: • Abattoir.	1. Prior to submitting any application for development approval, the local government may require the proponent to submit an Environmental Management Plan (EMP), prepared by a suitably qualified person to the specifications and satisfaction of the local government in consultation with the relevant public authority. The EMP is to be based upon sustainability principles demonstrating, among other things, containment of all off-site impacts within the off-site buffer from existing and proposed uses. (a) Once approved the EMP shall form part of the conditions of any approval issued for development. (b) The EMP shall address but is not limited to criteria, measures and mechanisms to control - (i) noise emissions - including assessment of the need for a detailed noise modelling study; (ii) dust emissions; (iii) stock handling and management; (iv) odour emissions - including assessment of the need for detailed odour modelling study; (v) cleaning and hygiene of animal holding yards; and (vi) waste disposal. 2. Prior to determining any development application for the use of Lot 100 as an Abattoir, including any upgrading, alteration or extension of the abattoir use, the local government may give notice or require the applicant to give notice for the application to be advertised for public comment for a period of not less than 21 days, and will take into account any submissions lodged during the advertising period when determining the application. 3. In determining any application for an abattoir use, the local government shall be satisfied that: (a) any alteration or extension of use which cannot reasonably be classified to fall within an abattoir land-use is restricted to uses which are ordinarily classified as being incidental to the abattoir use of the land;

No.	Description of Land	Additional Use	Conditions
			(b) the application has been referred to the relevant public authority and any comments or recommendations received have been taken into account by the local government; (c) the land-use will not present an unacceptable risk to existing sensitive land uses within the off-site buffer; and (d) the land-use will not present an unacceptable risk to proposed sensitive land uses outside the off-site buffer.
A.U.11	Davenport: Part Lot 1 (No.31) Rawling Road, and Part Lot 15 (No.81) South Western Highway *AMD 8 GG 8/12/23*	The following land use classes are listed as discretionary 'A' uses: • Abattoir.	1. Prior to submitting any application for development approval, the local government may require the proponent to submit an Environmental Management Plan (EMP), prepared by a suitably qualified person to the specifications and satisfaction of the local government in consultation with the relevant public authority. The EMP is to be based upon sustainability principles demonstrating, among other things, containment of all off-site impacts within the off-site buffer from existing and proposed uses: (a) Once approved the EMP shall form part of the conditions of any approval issued for development. (b) The EMP shall address but is not limited to criteria, measures and mechanisms to control: (i) noise emissions - including assessment of the need for a detailed noise modelling study; (ii) dust emissions; (iii) stock handling and management; (iv) odour emissions - including assessment of the need for detailed odour modelling study; (v) cleaning and hygiene of animal holding yards; and (vi) waste disposal. 2. In determining any application for an abattoir use, the local government shall be satisfied that:

No.	Description of Land	Additional Use	Conditions
			(a) any alteration or extension of use which cannot reasonably be classified to fall within an abattoir land-use is restricted to uses which are ordinarily classified as being incidental to the abattoir use of the land; (b) the application has been referred to the relevant public authority and any comments or recommendations received have been taken into account by the local government; (c) the land-use will not present an unacceptable risk to existing sensitive land uses within the off-site buffer; and (d) the land-use will not present an unacceptable risk to proposed sensitive land uses outside the off-site buffer. 3. The local government may determine that incidental development such as car park and staff amenities does not require advertising.
A.U.12	East Bunbury: Lot 14 (No. 81) King Road, and Lot 15 (No. 81) King Road.	The following land use classes are listed as discretionary 'A' uses: • Service Station.	
A.U.13	South Bunbury: Lot 11 (No. 188) Spencer Street, and Lot 10 (No. 188) Spencer Street.	The following land use classes are listed as discretionary 'A' uses: • Service Station.	
A.U.14 *AMD 8 GG 8/12/23;*	DELETED BY 14 GG 20/03/2026		

No.	Description of Land	Additional Use	Conditions
A.U.15	South Bunbury: Lot 3 (No.302) Blair Street; and Lot 4 (No. 302) Blair Street. *AMD 10 GG 21/06/24*	The following land use classes use are listed as discretionary 'A' uses: • Service Station • Motor Vehicle Wash	1. Dependant on the discretionary approval of local government the use(s) shall be subject to limited times of operation. 2. Development approval shall be supported by a: (a) Delivery Management Plan (DMP) (b) Landscaping Plan each submitted, approved and implemented to the specification and satisfaction of the City of Bunbury. 3. The subject land parcels must be amalgamated/consolidated into the one certificate of title at the full cost of the landowner and to the satisfaction of the City of Bunbury.
A.U.16	East Bunbury: part of Lot 100 Bunning Boulevard. *AMD 2 GG 22/03/2022*	The following land use classes are listed as permitted 'P' uses: • Bulky Goods Showroom; The following land use classes are listed as discretionary 'D' use: • Home Business; • Residential Building; and The following land use classes are listed as discretionary 'A' use: • Betting Agency;	1. The sum total of 'bulky goods showroom' use per lot (including a strata or survey strata lot) shall be restricted to a floorspace maximum of 500m² nla within the part of the site included in the Local Centre Zone.
A.U.17 *AMD 8 GG 8/12/23; AMD 14 GG 20/03/2026*	Bunbury Turf Club: Carey Park Lot 1 Brittain Road; Lot 4440 Bussell Highway; and Lot 36 Barr Road.	The following land use classes are listed as discretionary 'D' uses – • Animal Establishment • Betting Agency • Bulky Goods Showroom • Caretakers Dwelling • Hotel • Market	1. The scale and extent of additional land uses both individually and cumulatively, shall remain subordinate in character to the primary 'Private Community Purpose' i.e. horse racing and training. 2. The maximum net lettable area (nla) per unit shall apply to the following – - Bulky goods showroom – 500m^2 - Shop – 300m^2 3. New development shall not undermine the judicious operation of horse racing related activities, including that of supporting trackside facilities / infrastructure.

No.	Description of Land	Additional Use	Conditions
		• Shop • Tourist and Visitor Accommodation	4. When applying discretion in assessment – - Animal Establishment shall be limited to the consideration of 'Stables' - Bulky Goods Showroom shall be limited to consideration of development locating in an area situated adjacent to the western boundary of site between the racetrack and Bussell Highway
A.U.18 *AMD 8 GG 8/12/23; AMD 14 GG 20/03/2026*	Bunbury Trotting Club: Carey Park Lot 450 (No.83) Ecclestone Street; Lot 500 Milligan Street; and Lot 501 Milligan Street.	The following land uses classes are listed as discretionary 'D' uses – • Animal Establishment • Betting Agency • Caretakers Dwelling • Market • Tourist and Visitor Accommodation • Unhosted Short-Term Accommodation	1. The scale and extent of additional land uses both individually and cumulatively, shall remain subordinate in character to the primary 'Private Community Purpose' i.e. horse racing and training. 2. New development shall not undermine the judicious operation of horse racing related activities, including that of supporting trackside facilities / infrastructure. 3. When applying discretion in assessment, Animal Establishment shall be limited to the consideration of 'Stables'.
A.U.19 *AMD 9 3/5/24; AMD 14 GG 20/03/2026*	Lot 8 (No.59) Stirling Street, Bunbury	The following land use classes are listed as discretionary 'D' uses: • Art gallery • Office • Shop The following land uses classes are listed as discretionary 'A' uses: • Educational establishment • Exhibition centre • Liquor store – small • Restaurant/café • Unhosted Short-Term Accommodation	1. Except for unhosted short-term accommodation and Liquor store – small, the additional uses are limited to a maximum net lettable floor area of 180m^2. *AMD 14 GG 20/03/2026* 2. Liquor Store – small is restricted to a maximum net lettable floor area of 70m^2. 3. Additional uses shall be required as a condition of approval to prepare and implement an Operational Management Plan. The Plan is to manage potential amenity impacts, addressing: • Hours of operation • Maximum number of patrons • Noise and Waste management • All customer access from Stirling Street • Car parking arrangements 4. Unhosted short-term rental accommodation is limited to one apartment in addition to the existing Dwelling, both of which may be accessed from Stanley Street or Stirling Street. *AMD 14 GG 20/03/2026*

No.	Description of Land	Additional Use	Conditions
A.U. 20	Glen Iris Village Lot 17 Vittoria Road, Glen Iris *AMD 13 GG 12/06/2026*	The following land use classes are listed as discretionary 'D' uses: - tavern	

Schedule 2 – Restricted Uses Table

Part 3 cl.20

Table 5 - Restricted Uses Table

No.	Description of Land	Restricted Use	Conditions
R.U.1	DELETED BY AMD 10 GG 21/06/24		
R.U.2	Bunbury (Marlston East Precinct): Lot 8 (No. 11) Bonnefoi Boulevard; and Strata Lots 1 to 4 on Strata Plan: 44714 (No. 15) Bonnefoi Boulevard. *AMD 10 GG 21/06/24 ; AMD 14 GG 20/03/2026*	The following land use classes are listed as discretionary 'D' uses: • Amusement Parlour; • Civic Use; • Club Premises; • Convenience Store; • Exhibition Centre; • Fast Food Outlet; • Lunch Bar; • Restaurant / Café; and • Shop (maximum floorspcace of 300m² nla). • Unhosted Short-Term Rental Accommodation The following land use classes are listed as discretionary 'A' uses: • Cinema / Theatre; • Market; • Night Club; • Reception Centre; and • Small Bar.	1. Drive through facilities are not permitted. 2. All development (excluding external and alfresco areas) is to be set back a minimum distance of 10m from the seawall crest to the building line, to the specifications and satisfaction of the local government. 3. Sum total of 'shop' use per lot (including a strata or survey strata lot) is limited to a maximum floorspace area of 300m² nla. 4. Unhosted short-term rental accommodation is limited to the occupation of upper floors.

No.	Description of Land	Restricted Use	Conditions
R.U.3	DELETED BY AMD 10 GG 21/06/24		
R.U.4	Bunbury (Koombana North Precinct): Lot 43 (No. 30) Holman Street; Lot 44 (No. 20) Holman Street; Lot 41 (No. 21) Holman Street; Lot 100 (No.31) Holman Street; and Lot 45 (No.12) Holman Street. *AMD 8 GG 8/12/23* *AMD 10 GG 21/06/24 ; AMD 14 GG 20/03/2026*	The following land use classes are listed as permitted 'P' uses on all floors, except ground floor: • Multiple Dwelling (R-AC0). The following land use classes are listed as discretionary 'D' uses on all floors: • Amusement Parlour; • Car Park; • Child Care Premises; • Cinema / Theatre; • Civic Use; • Club Premises; • Community Purpose; • Consulting Rooms; • Educational Establishment; • Exhibition Centre; • Fast Food Outlet; • Hotel; • Lunch Bar; • Market; • Medical Centre; • Office; • Reception Centre;	1. Where development standards are not prescribed below or in an adopted structure plan, the general development standards of the Scheme shall prevail. 2. Buildings are to provide for an activated ground floor frontage to the Koombana Bay foreshore and to Koombana Drive. 3. Residential uses are not permitted on the ground floor of buildings. 4. Unhosted short-term rental accommodation is to be developed in the form of multiple dwellings in accordance with the R-Codes and the specific requirements of Building Class 3 of the Building Codes of Australia may be occupied permanently as a dwelling or temporarily for short-term rental accommodation purposes (unrestricted length of stay) in accordance with any relevant local planning policy and/or structure plan, subject to the local government having exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions. 5. Development on the subject land is to: (a) provide for a variety of architectural expression; (b) achieve quality contemporary building design; (c) incorporate sustainable building principles; and (d) incorporate design elements, details and finishes which articulate the building facades and provide interest. In particular, architectural landmark elements will be required to be incorporated into building elevations adjacent to the eastern boundary of the site. 6. Noise attenuation measures shall be provided between residential and non-residential uses to the satisfaction of the local government and in accordance with the requirements of an endorsed noise mitigation assessment. 7. Vehicle access will be via Holman Street and there will be no direct vehicular access onto, or from, Koombana Drive. 8. The subdivider shall be responsible for the implementation of:

No.	Description of Land	Restricted Use	Conditions
		• Restaurant / Café; • Shop; • Small bar; and • Tavern. • Unhosted Short-Term Rental Accommodation The following land use classes are listed as discretionary 'A' uses on all floors except the ground floor: • Home Occupation; • Tourist and Visitor Accommodation	(a) drainage and storm water management; (b) extension of Holman Street and associated works; (c) modifications and extensions to Holman Street car park; (d) public vehicle parking within the road reserve(s); (e) pedestrian and bicycle pathways (and public bike racks); (f) works to address storm surge and sea level rise; (g) foreshore improvements; (h) public open space development; and (i) infrastructure remediation works (roads and pathways) within the agreed structure plan area, and to associated infrastructure connections adjacent to the subject land to the specifications and satisfaction of the local government and prior to the creation of titles. 9. The preparation and implementation of an acid sulfate soil management plan, where necessitated by the proposed subdivision and/or development, to the satisfaction of the relevant public authority.
R.U.5	Bunbury: (Koombana Bay Caravan Park). Lot 751 Koombana Drive Lot 752 Koombana Drive *AMD 8 GG 8/12/23*	The following land use classes are listed as permitted 'P' uses: • Caravan Park; and • Caretakers Dwelling.	1. No vehicular access points being provided from Koombana Drive. 2. Development to ensure that the front facades of buildings fronting Leschenault Inlet and Koombana Drive are oriented outward from the site, maintaining the appearance of an integrated aesthetically pleasant development to the specifications and satisfaction of the local government. 3. A noise impact assessment prepared by a suitably qualified person, to the specifications and satisfaction of the local government, is required to be submitted as part of any application for development approval for resort accommodation constructed within the 25 metre setback area from Koombana Drive.
R.U.6	Pelican Point: Sanctuary Golf ResortStrata Lots 39, 40, 41 and 42 (No. 105) Old Coast Road.	The following land use classes are listed as discretionary 'D' uses: • Club Premises; • Hotel;	1. Development shall be consistent with a local development plan (precinct design) prepared for the entire site in accordance State Planning Policy 7.2 Precinct Design and approved in accordance with Part 6 of the Deemed Provisions. 2. The local development plan is to specifically incorporate and/or adhere to the

No.	Description of Land	Restricted Use	Conditions
	AMD 1 GG 13/8/19 *AMD 8 GG 8/12/23* *AMD 10 GG 21/06/24* *AMD 14 GG 20/03/2026*	• Reception Centre; • Restaurant / Café; • Shop (maximum floorspace of 300m² nla); • Tourist and Visitor Accommodation • Unhosted Short-Term Rental Accommodation .	following requirements of the local government: (a) Vehicle access to the site is to be limited to the existing entry points from Old Coast Road. (b) A dust, light and odour pollution impact analysis is to be undertaken having due regard to the proximity of the Primary Regional Roads Reserve, Rail Reserve, Port Installations Reserve and Industry Zone. Any mitigating measures deemed necessary as an outcome of the study are to be implemented concurrently with any development application. (c) A noise mitigation study is to be prepared (by a suitably qualified acoustic engineer) in accordance with State Planning Policy 5.4 – Road and Rail Noise and address potential noise impacts from the: (i) Forrest Highway and Old Coast Road; (ii) Port Access Road and Rail Corridor; and (iii) Proposed Port of Bunbury expansion to the satisfaction of the local government, Main Roads Western Australia and the Southern Ports Authority. Any mitigation measures as an outcome of the Noise Mitigation Study are to be implemented concurrently with any development application. (d) A 'Bushfire Management Plan' is to be prepared to the satisfaction of the local government and the Department of Fire and Emergency Services of Western Australia. Any mitigating measures deemed necessary as an outcome of the assessment are to be implemented concurrently with any development application. (e) Details of commercial and residential waste storage and collection arrangements to the satisfaction of local government. (f) Areas (and facilities) set aside as communal open space are to be shown on the local development plan. (g) A draft strata management statement to the satisfaction of the City of Bunbury and the Western Australian Planning Commission. Such management statement (to be approved by the local government prior to issuance of any development approval) is to address the

No.	Description of Land	Restricted Use	Conditions
			management of the short-term rental accommodation and the relationship to the unrestricted length of stay occupancy standard. 3. Where a local development plan (or any subsequent amendments) proposes development at a scale that may generate significant additional vehicular movements onto or from Old Coast Road, the City of Bunbury, in consultation with Main Roads Western Australia, shall require the submission of a suitable Traffic Impact Assessment. 4. The local government may choose to waive the requirement for a local development plan where it is satisfied that: (a) proposed development does not conflict with the principles of orderly and proper planning, and (b) proposed development would not prejudice the overall development potential of the area. 5. Unhosted Short-Term Rental Accommodation and Unrestricted Length of Stay: (a) shall be in the form of grouped dwelling and/or multiple dwelling and are to be designed, constructed, operated/occupied as determined by the local government, with regard to relevant local planning policies and matters to be considered by local government under the Scheme. (b) shall be restricted to Strata Lot 40, and shall be designed in accordance with a residential density code of 'R40', as prescribed under the Residential Design Codes. (c) shall provide a proportion of the open space requirement (necessary to conform with the relevant provisions of the Residential Design Codes), on site as communal open space within an area designated on the approved local development plan map. (d) shall provide additional communal/recreational facilities (or alternatively, contribute to the upgrading of central facilities) as designated on the approved local development plan. 6. All short-stay accommodation units will be subject to a section 6 restriction under the *Strata Titles Act 1985*, whereby permanent occupancy of tourist and visitor accommodation will be limited to not more than three months in any 12 month period.

No.	Description of Land	Restricted Use	Conditions
			7. As a condition of sub-division, the following notifications are to be included on the certificates of title— (a) No person shall occupy any Tourist and Visitor Accommodation for more than a total of three months in any one 12-month period. In this regard a register of guests is to be made available for perusal by the City of Bunbury as required.' (b) For all lots - 'Residents are advised of potential noise impacts from existing/ proposed adjacent road, rail and port infrastructure/activities which may impact residential amenity.' 8. 'Shop' use is restricted to a maximum (in total) of 300m² nla. 9. The applicant shall liaise with the Department of Planning, Lands and Heritage to determine if development is within 30m of registered sites on the adjoining land and provide written evidence to the local government in this regard. 10. Any advertising signage along the 'Primary Regional Roads Reserve' requires the approval of Main Roads Western Australia.
R.U.7	Bunbury (Back Beach Northern, Central and Southern development precincts): Lot 76 Ocean Drive; Lot 66 Ocean Drive; Lot 497 Ocean Drive; Lot 1 Ocean Drive; and Lot 2 Ocean Drive.	The following land use classes are permitted only where the local government has exercised discretion as a 'D' use by granting development approval, having regard to the land use and development provisions contained within the endorsed Back Beach Tourism General Structure Plan (2015) and endorsed Detailed Structure Plan(s): • Art Gallery; • Cinema/Theatre; • Community Purpose; • Convention Centre; • Exhibition Centre;	1. All development shall have due regard to the following endorsed Back Beach Tourism structure plans: (a) General Structure Plan (2015); (b) Detailed Structure Plan Northern and Southern Precincts (2015); (c) Detailed Structure Plan Central Precinct North (2016); and (d) Detailed Structure Plan Central Precinct South (2016). 2. Short-Term Accommodation and Unrestricted Length of Stay: 2.1 Holiday accommodation and serviced apartment uses developed in accordance with the R-Codes and the specific requirements of Building Class 1a, 2 or 3 of the Building Code of Australia may be occupied permanently as a dwelling or temporarily for short-term accommodation purposes (unrestricted length of stay) in accordance with the General Structure Plan (2015), subject to the local government having exercised its discretion by granting development approval.

No.	Description of Land	Restricted Use	Conditions
		• Fast Food Outlet; • Holiday Accommodation; • Hotel; • Laundromat; • Lunch Bar; • Market; • Motel; • Office (maximum floorspace of 200m² nla); • Recreation - Private; • Restaurant / Café; • Serviced Apartment; • Shop (maximum floorspace of 300m² nla); • Small Bar; and • Tourist Development.	2.2 All holiday accommodation units and serviced apartments where the unrestricted length of stay occupancy standard has not been approved, will be subject to a 'Section 6' restriction under the *Strata Titles Act 1985*, whereby permanent occupancy of tourist accommodation will be limited to not more than three months in any 12 month period. 2.3 As a condition of subdivision, the following notification is to be included on the certificates of title: *'No person shall occupy any Tourist Accommodation Unit for more than a total of three months in any one 12-month period. In this regard a register of guests is to be made available for perusal by the local government as required.'* 3. Development densities applicable to the site shall be as follows: (a) Central Precinct: a residential density coding of R-AC0; (b) Northern and Southern Precincts, Sub-Precinct 1: a residential density coding of R100; and (c) Northern and Southern Precincts, Sub-Precinct 2: a residential density coding of R60; as prescribed under the R-Codes. 4. Direct vehicular access is not permitted onto or from Ocean Drive. 5. Buildings shall: (a) provide for a variety of architectural expression; (b) achieve quality contemporary building design; (c) incorporate climatic appropriate and sustainable building principles; and (d) incorporate modulation (recesses and projections), fenestration (patterns of windows and openings), materials, finishes and colour which articulate the building façades and provide visual interest and

No.	Description of Land	Restricted Use	Conditions
			variety.
R.U.8	Bunbury: Lot 11 (No. 123) Ocean Drive; and Lot 2 (No. 14) Greensell Street. *AMD 10 GG 21/06/24*	The following land use classes are permitted only where the local government has exercised discretion as a 'D' use by granting development approval: • Hotel; • Restaurant / Café; • Shop (maximum floorspace of 100m^2 nla); • Tourist and Visitor Accommodation • Unhosted Short-Term Rental Accommodation. If the requirement for a local development plan is waived, the above land use classes are permitted only where the local government has exercised discretion as an 'A' use by granting development approval.	1. Application Requirements: 1.1 Development shall be consistent with a local development plan (precinct design) prepared in accordance with the State Planning Policy 7.2 Precinct Design and approved in accordance with Part 6 of the Deemed Provisions. 1.2 The local government may require the preparation and submission of a Stormwater Management Plan to accompany any local development plan. 1.3 A transport impact assessment may be required to be submitted for consideration and approval by the local government prior to the endorsement of local development plan and/or the granting of development approval. 1.4 The local government may require an acoustic report to be prepared assessing potential noise impacts from the proposed development on surrounding properties to the satisfaction of the local government. 1.5 The local government may choose to waive the requirement for a local development plan where it is satisfied that: (a) proposed development does not conflict with the principles of orderly and proper planning, and (b) proposed development would not prejudice the overall development potential of the area. 2. Land Use Requirements and Unrestricted Length of Stay: 2.1 Unhosted short-term rental accommodation with the unrestricted length of stay occupancy standard shall be designed in accordance with the 'multiple dwelling' type and a residential density code of R80, as prescribed under the R- Codes. 2.2 All Unhosted short-term rental accommodation, where the unrestricted length of stay occupancy standard has not been approved, will be subject to a 'Section 6' restriction under the *Strata Titles Act 1985*, whereby permanent occupancy of tourist accommodation.

No.	Description of Land	Restricted Use	Conditions
			2.3 As a condition of subdivision, the following notification is to be included on the certificates of title: 'No person shall occupy any Tourist and Visitor Accommodation for more than a total of three months in any one 12-month period. In this regard a register of guests is to be made available for perusal by the local government as required.' 2.4 Sum total of 'shop' use is limited to a maximum floorspace area of 100m² nla in total for the entire restricted use area. 2.5 The shop and restaurant uses are to be restricted to Lot 11 Ocean Drive and are not to front Greensell Street. 3. Development Standards: 3.1 Where development standards are not prescribed in an approved local development plan the Scheme provisions shall prevail.
R.U.9	DELETED BY AMD 10 GG 21/06/24		
R.U.10	Bunbury: Lot 3 (No. 205) Ocean Drive. *AMD 10 GG 21/06/24 ; AMD 14 GG 20/03/2026*	The following land use classes are listed as discretionary 'D' uses: • Hotel; • Restaurant / Café; • Shop (maximum floorspace of 100m^2 nla) • Tourist and Visitor Accommodation • Unhosted Short-Term Rental Accommodation.	1. The sum total of 'shop' use is limited to a maximum floorspace area of 100m² nla in total for the entire restricted use area.
R.U.11	South Bunbury: Lot 248 and Part Lot 249 (No.65) Timperley Road, cnr Bussell Highway.	The following land use classes are listed as permitted 'P' uses: • Caravan Park; and	

No.	Description of Land	Restricted Use	Conditions
	AMD 8 GG 8/12/23	• Caretakers Dwelling.	
R.U.12	Usher: Lot 2 Bussell Highway, Cnr Washington Avenue.	The following land use classes are listed as permitted 'P' uses: • Caravan Park; and • Caretakers Dwelling.	
R.U.13	DELETED BY AMD 10 GG 21/06/24		
R.U.14	Bunbury: Lot 19 Lyons Cove (on Plan 23106) Lot 19 (U1-7 No.16) Lyons Cove; Lot 19 (U3-29 No.14) Lyons Cove; Lot 19 (No.14) Lyons Cove. Lot 12 (Nos. 18, 20, 22. 24, 26, 28, 30, 32, 34, 36 and 38) Marabank Loop. *AMD 8 GG 8/12/23* *AMD 10 GG 21/06/24 ;* *AMD 14 GG 20/03/2026*	The following land use classes are listed as 'P' uses: • Hotel; • Convenience Store (incidental use); • Reception Centre (incidental use); • Recreation Private (incidental use); • Restaurant / Café (incidental use); and • Tourist and Visitor Accommodation • Unhosted Short-Term Rental Accommodation	*Note: Refer to Schedule 3 – Additional Site and Development Requirements*
R.U.15	DELETED BY AMD 10 GG 21/06/24		

Schedule 3 - Additional Site and Development Requirements Table

Part 4 cl.35

Table 6 - Additional Site and Development Requirements Table

No.	Description of Land	Requirement
1.	South Bunbury: Part Lot 108 (No. 42) Strickland Street (identified as portion of Lot 107 on Deposited Plan 47979 adjoining Moore Street) *AMD 8 GG 8/12/23*	1. Development Standards: 1.1 Maximum site coverage—60% 1.2 Maximum plot ratio—1.0 1.3 Minimum % of site to be landscaped—6% 1.4 Carparking shall be provided in accordance with Table 2 of the Scheme and any relevant Local Planning Policy. 1.5 Vehicular access: (a) no vehicular access is permitted to or from Moore Street; and (b) vehicle access to Moore Street is to be restricted by the imposition of a restrictive covenant enabled under section 129BA of the *Transfer of Land Act 1893*. 1.6 Setbacks: (a) The setback to Moore Street shall be a 6 metre setback (average) with a minimum of 3 metres (b) Other setbacks are to be in accordance with the Residential Design Codes 1.7 Office floorspace shall be limited to not more than 200m² NLA 1.8 A masonry fence to a height of 2.1 m to be provided along the entire northern boundary 1.9 A masonry/non-masonry fence to be provided along the Moore Street boundary.
2.	South Bunbury: Lot 501 (No.14) Holywell Street, Lot 211 (No.26) Holywell Street; and Lot 500 Holywell Street. *AMD 8 GG 8/12/23*	1. Notwithstanding any other provision of the Scheme, built form outcomes and densities applicable to the site are to be in accordance with an approved structure plan or local development plan and as prescribed under the Residential Design Codes, but in any event, shall be limited as follows - 1.1 Residential Interface Area as depicted on the structure plan: (a) a residential density coding of R40 and only single house and grouped dwelling types; (b) frontage to Hayward Street, Holywell Street and/or Pendal Street. 1.2 Central Core Area as depicted on the structure plan:

No.	Description of Land	Requirement
2. (Cont'd)		A residential density coding of R80 and only grouped and multiple dwelling types. 1.3 Ocean Drive Frontage Area as depicted on the structure plan: A residential density coding of R80 and only multiple dwelling types with frontage to Ocean Drive (but vehicular access from rear). 2. Identification of the boundaries of the areas described above within a structure plan or local development plan shall be generally in accordance with the Concept Spatial Layout Plan contained within the Scheme Amendment 80 (to Town Planning Scheme No. 7) report. 3. An unrestricted length of stay occupancy standard applies to all single, grouped and multiple dwelling accommodation types built in accordance with the Residential Design Codes and specific requirements of building Class 1b, 2 and 3 of the Building Codes of Australia. 4. Development above a residential density coding of R40 shall provide 50% of all open space required in accordance with the Residential Design Codes for multiple dwellings, on site as communal open space within an area designated on the local development plan map. 5. A 'shop' use is limited to a maximum floorspace area of 100m² net lettable area (nla) for the entire development site (including Lot 501 Holywell Street and Lot 211 Pendal Street). 6. No vehicle access is to be provided from Ocean Drive.
3.	Bunbury: . Lot 2 to 7 (Nos. 62, 60, 58, 56,52, 50, 48) Lots 9-16 (Nos. 10, 12, 16, 18, 19, 20, 22,24 26, 28, 30, 32, 34, 36, 38, 40, 42, 44), Lot 27 (No.25), Lot(s) 55, Lot 56 and Strata Lots 1 to 4 (No.62) Marabank Loop. Lots 21 to 26 (Nos. 1, 3, 5, 7, 9, 11) Avonbank Way. Lot 19 (on Plan 23106), Lot 19 (No.14), Lot 19 (U1-7 No.16), Lot 19 (U3-29 No.14) and Lot 20 (No.2) Lyons Cove. *AMD 8 GG 8/12/23; AMD 10 GG 21/06/24;* *AMD 14 GG 20/03/2026*	1. Development to ensure that the front facades of the proposed buildings fronting the Inlet and Koombana Drive are oriented outward from the site, maintaining the appearance of an integrated aesthetically pleasant development to the satisfaction of local government. 2. The maximum plot ratio on Lot 20 Lyons Cove shall be 1.5. 3. No direct vehicle access is to be provided from Koombana Drive. 4. Deep sewerage and underground power to be provided to the satisfaction of local government. 5. An acoustic report may be required to accompany development proposal adjacent to Koombana Drive and that shall be prepared consistent with State Planning Policy 5.4 – Road and Rail Noise. 6. Appropriate setbacks being imposed around two monitoring bores of the site/lot as recommended by the relevant public authority. 7. Subject to zoning and the local government having exercised its discretion by granting development approval, all the single houses and grouped dwellings developed in accordance with the R Codes and specific requirements of Building Class 1a, 2 or 3 of the Building Code of Australia may be occupied permanently as a dwelling of temporarily for short term rental accommodation.

No.	Description of Land	Requirement
4.	Glen Iris: Lots 18 (No. 9885) Forrest Highway; and Lots 17, Lot 30 (No. 27) and Lot 31 (No. 33) Vittoria Road. *AMD 1 GG 13/8/19*	1. Land Use Requirements: 1.1 The use of premises is to be for general commercial activities, and is to be designed, constructed and operated in a manner that does not result in land use conflict with adjoining premises and does not compete with the function of the proposed Glen Iris Neighbourhood Centre on the adjoining properties to the south. 1.2 Uses are not to be operated in a manner that would otherwise be located in a designated activity centre within the defined hierarchy of centres under the State Planning Framework and the Local Planning Framework. 1.3 The maximum net lettable area of the total floorspace of a 'bulky goods showroom' use on any individual lot (including a strata or survey strata lot) or tenancy is 1,000m^2. 1.4 A 'pharmacy' may only be considered in conjunction with an application for a 'medical centre' or where a 'medical centre' has already been approved. *Note: The use definition of a 'pharmacy' means premises used for the production and sale of medicines by a qualified pharmacist but does not include a 'shop'.* 2. Development Standards: 2.1 All development is to be undertaken in a manner which is generally consistent with an adopted local development plan. 2.2 Setbacks to Streets: (a) The minimum setback distances to lot boundaries with frontage to a street for all development is 6m. (b) Minimum setback to any other accessway or right-of-way is not less than 3m. 2.3 Vehicle Access and Parking: (a) Vehicle access, circulation and on-site parking provision for all uses is to be provided in accordance with the Scheme, and located in accordance with an adopted local development plan. (b) No direct vehicle access is to be provided to the Forrest Highway. *AMD 1 GG 13/8/19*

No.	Description of Land	Requirement
		2.4 Signage: (a) A precinct signage plan is required as a component of the local development plan, which is to regulate the location and area of signage, the type of signage, its unified style and quality of presentation. (b) Applications for development approval for the development of premises will require a detailed development signage plan, which is to be approved by the local government prior to commencement of works. 2.5 Drainage: An urban water management strategy is to be prepared as part of the local development plan to the satisfaction of the Department of Water and the local government.
5.	East Bunbury: Lot 100 Bunning Boulevard.	1. Land Use Requirements: 1.1 Development within part of the site included in the Local Centre Zone shall only be permitted where undertaken concurrently with residential development facing Duncan Way and Bunning Boulevard, which is included in the Residential Zone. 1.2 Prior to an application for retail 'shop' use of the site, preparation and submission of a Retail Sustainability Assessment is required, which inter alia, examines and makes recommendations on existing retail needs in the locality and provides justification for the retail scale proposed in the context of the catchment and centre classification. 1.3 The sum total of retail floorspace for the entire Local Centre Zone shall be restricted to a maximum of 2,000m^2 nla. 1.4 All land use and development adjacent to the Bunning Boulevard and Duncan Way Road reserves is to be limited to residential development/uses only. 1.5 The depth of any residential development/uses adjacent to the Bunning Boulevard and Duncan Way Road reserves is to be a minimum of 15m, as measured from the property boundary to the Bunning Boulevard and Duncan Way road reserves. 2. Local Development Plan: 2.1 The preparation and submission of a local development plan for the entire development site of Lot 100 Bunning Boulevard (encompassing both Local Centre Zone and Residential Zone) is required to be adopted by the local government prior to any subdivision or development approval being granted. 2.2 The local development plan shall include information or detail to the specification and satisfaction of the local government dealing with, but not limited to, the following:

No.	Description of Land	Requirement
		(a) Indicative lot layout of subdivision design. (b) Layout, extent and arrangement of land uses. (c) Location and extent of communal and private outdoor living areas. (d) Standards and requirements for land use, development and building design. (e) Any required limitations on floorspace areas relating to particular land uses. (f) Building envelopes (including maximum and minimum building area footprint and height). (g) Development setbacks from property boundaries and between buildings, accessways and right-of-ways. (h) Interface and buffer treatments between surrounding residential uses and the development site. (i) Urban design standards to guide, but not limited to, the following: (i) building orientation; (ii) active frontages; (iii) building entrances; (iv) crossovers and accessways; (v) building façades; (vi) rooflines; (vii) treatment of streetscapes and residential interfaces; and (viii) location of car parking structures (garages and carports). (j) Transport assessment prepared by a suitably qualified person, to the specifications and satisfaction of the local government, in accordance with the Western Australian Planning Commission's (WAPC) Transport Assessment Guidelines for Developments Volume 3 – Subdivision, as amended. (k) Pedestrian and bicycle pathway network, including bicycle parking and end of trip facilities. (l) Vehicle access and internal circulation areas, car parking areas, service and emergency vehicle loading/unloading areas, and local area traffic management treatments. (m) The provision of visual screening to parking, servicing, waste storage and loading areas.

No.	Description of Land	Requirement
		(n) Passive surveillance and application of Crime Prevention Through Environmental Design (CPTED) principles in accordance with the WAPC's Designing Out Crime Planning Guidelines (2006). (o) Waste management arrangements for the collection, storage and disposal of all waste materials. (p) Landscape plan prepared by a suitably qualified person, to the specifications and satisfaction of the local government, in accordance with the requirements of the relevant local planning policy for landscaping, detailing, but not limited to, the following: (i) road and footpath layout for use by pedestrians, cyclists and cars; (ii) vehicle parking, servicing, loading and unloading and turning facilities; (iii) landscaping(both softscape and hardscape) materials and surface finishes; (iv) vegetation species; (v) boundary treatments; (vi) proposed screening; (vii) potential and/or proposed on-street alfresco dining areas; (viii) lighting plan; and (ix) detailed staging of landscaping works. (q) Stormwater management plan prepared by a suitably qualified person, to the specifications and satisfaction of the local government, in accordance with the WAPC's Better Urban Water Management (2008) guidelines to the specifications and satisfaction of the Department of Water and the local government. (r) Acid sulfate soils investigation prepared by a suitably qualified person, to the specifications and satisfaction of the local government, in accordance with the WAPC's Acid Sulfate Soils Planning Guidance (2008) in respect of the local development plan requirements. (s) A precinct signage plan prepared and submitted as part of the local development plan for the entire lot / development site included in Local Centre Zone to the specifications and satisfaction of the local government, which is to regulate the location and area of signage, the type of signage, its unified style and quality of presentation.

No.	Description of Land	Requirement
		3. Development Standards: 3.1 All development is to be consistent with an adopted local development plan. Where development standards are not prescribed within the provisions of the zone or in an adopted local development plan, the general development requirements and standards of the Scheme shall prevail. 3.2 All development is to be undertaken in a manner that is consistent with an approved infrastructure implementation plan. 3.3 All development and/or land uses are to be oriented and designed to address street and public open space frontages, and are to complement or enhance the local streetscape character and amenity. Buildings are to have their most important facade directly facing the primary street frontage. Where development is located on a corner lot / development site, the most important facade (and main pedestrian entrance) is to be on or facing the primary street or the corner, and is to be designed with appropriate and distinctive architectural features. 3.4 Non-residential development on ground floor elevations are to incorporate major and minor openings, with clear glazing or visually permeable surfaces for a minimum of 50% of the building frontage, where a building fronts a street or public open space, as determined by the local government. 3.5 Buildings must provide shelter for pedestrians from the elements at the point of entry. 3.6 Vehicle access and parking is to be provided in accordance with the provisions of the Scheme and/or R-Codes, and located and developed in accordance with the adopted local development plan. 3.7 There shall be no vehicle access permitted from or onto Sandridge Road. 3.8 Reciprocal rights of access are to be secured over any approved vehicle accessway to allow for its shared use by adjoining premises. 3.9 Car parking areas are generally to be located to the side or rear of the development site accordance with an adopted local development plan. No car parking is permitted within a front setback area to a public street for residential land uses in order to achieve shared access. 3.10 Applications for development approval for the development of non-residential uses incorporating signage and advertising devices are to be supported by a detailed development signage plan, which is to be approved by the local government prior to works commencing. 3.11 A noise impact assessment prepared by a suitably qualified person, to the specifications and satisfaction of the local government, is required to be submitted as part of any application for planning approval for any development and/or land use where the proposal is for: (a) a mixed use development; and/or (b) a non-residential use adjoining any residential or other sensitive land use; and/or

No.	Description of Land	Requirement
		(c) a residential or other sensitive land use adjoining a non- residential use; and/or (d) any residential or mixed use development or other sensitive land use adjoining any designated primary freight road, Primary Regional Roads Reserve or Other Regional Roads Reserve; where there is the potential for noise impacts (land use conflict). 4. Infrastructure Implementation Plan: 4.1 An infrastructure implementation plan is to be prepared by a suitably qualified person, to the specifications and satisfaction of the local government which shall address, but not be limited to, the following: (a) the identification of any new infrastructure items or the upgrading of any existing infrastructure items (including those recommendations of the approved transport assessment); (b) the apportionment of costs for any infrastructure provision; (c) arrangements for the implementation of all identified infrastructure items, including but not limited to the following: (i) provision of pedestrian and bicycle pathways; (ii) reconfiguration and/or improvements to: (1) Picton Road to accommodate a slip lane; (2) intersection treatment of Bunning Boulevard and Picton Road, (3) intersection treatment of Duncan Way and Bunning Boulevard, and (4) intersection treatment of Bunning Boulevard and Inkpen Road; and (d) the timing and/or staging of any infrastructure works. 4.2 The infrastructure implementation plan is to be submitted to the local government for consideration and approval prior to the adoption of a local development plan.
6.	Bunbury: Lots 73 to 80 (Nos. 4, 6, 8, 10, 12, 14, 16, 18) Ward Street and Lot 81 (No.162) Blair Street.	Development Standards: 1. All Development is to be consistent with an adopted: (a) Local Development Plan (b) Infrastructure Implementation Plan (c) Landscaping Plan

No.	Description of Land	Requirement
	AMD 8 GG 8/12/23 *AMD 10 GG 21/06/24*	2. Where development standards are not prescribed within the adopted plans, the standards of the Scheme shall prevail.
7.	Bunbury part Lot 108 (#42) Strickland Street zoned 'Local Centre' (corner of Albert Road and Mervyn Street) *AMD 3 GG 12/02/2021*	1. Land Use Requirements: 1.1 The total floorspace area of 'shop' uses for the entire Local Centre Zone shall be restricted to a maximum of 2,000m2 nla. 1.2 Each individual 'shop' use tenancy shall have a mazimum floorspace area of no greater than 1,000m2 nla. 1.3 The total floorspace area of all non-retail commercial uses for the entire Local Centre Zone shall be restricted to a maximum of 1,000m2 nla. 2. Local Development Plan: 2.1 The preparation and submission of a local development plan for the entire Local Centre Zone is required to be adopted by the local government prior to any subdivision or development approval being granted. 2.2 The local development plan shall be prepared in accordance with the Scheme, including Additional Zone Development Requirements at Schedule 5, Table 8 to the satisfaction of local government. 3. Urban Design and Development Standards 3.1 Commercial land uses are only to be located on the ground floor. 3.2 Residential land uses are only to be located on upper floors. 3.3 Non-retail commercial land uses must be designed and located so as to not adversely affect the function of the Local Centre or impact on residential amenity of the locality. 3.4 Multiple dwellings shall be permissible only as part of an intergrated mixed-use development. 3.5 Buildings shall be designed to minimise potential noise impacts upon the residential component of mixed use development. 3.6 A noise impact assessment prepared by a suitably qualified person (acoustic engineer), to the specifications and satisfaction of the local government, is required to be submitted as part of the development application. Recommendations from the noise impact assessment shall be incorporated into the design and construction standards to the satisfaction of the local government. 3.7 A Transport Impact Assessment will be prepared consistent with WAPC guidelines, and is to address the upgrading of the adjacent transport network.

No.	Description of Land	Requirement
8.	South Bunbury: Lot 44 to 48 inclusive (Nos. 2, 6, 8, 10); and Part Lot 102 Castle Street *AMD 4 GG 18/06/2021* *AMD 8 GG 8/12/2023*	1. Land Use Requirements: 1.1 Development at the higher residential density coding (R60) is subject to the amalgamation of Lots 44 – 48 Castle Street into one lot. 2. Vehicular Access: 2.1 Prior to development in accordance with an approved local development plan the rear laneway (Lot 102 Castle Street) shall be dedicated as a public right of way. 2.2 All vehicular access/egress to development shall be obtained from the rear via the public right of way. 2.3 All works that are required to dedicate the rear laneway (Lot 102 Castle Street) as a public right of way shall be borne by the developer, including the upgrade of paving, drainage and lighting infrastructure to the satisfaction of the City of Bunbury.
9	Bunbury (Marlston North Precinct): Lot 505 Jetty Road *AMD 10 GG 21/06/24 ; AMD 14 GG 20/03/2026*	1. Local Development Plan: 1.1 Development shall be consistent with a local development plan (precinct design) prepared in accordance with State Planning Policy 7.2 Precinct Design and approved in accordance with Part 6 of the Deemed Provisions. 1.2 The local development plan is to incorporate sea defence measures and shall satisfactorily address infrastructure requirements, factoring in the impact of coastal processes and future sea level rise. 1.3 The local development plan is to be accompanied by a landscape plan that satisfactorily addresses treatment and planting upon the site and within public reserves adjacent to the subject land. 1.4 The local government may choose to waive the requirement for a local development plan where it is satisfied that: (a) proposed development does not conflict with the principles of orderly and proper planning, and (b) proposed development would not prejudice the overall development potential of the area. 2. Development Requirements: 2.1 Unhosted short-term rental accommodation is to be developed in the form of multiple dwellings in accordance with the R-Codes and the specific requirements of Building Class 3 of the Building Codes of Australia and must be able to be occupied either permanently as a dwelling or temporarily for short term rentalaccommodation. 2.2 Drive through facilities are not permitted.

No.	Description of Land	Requirement
		2.3 All development is to be set back a minimum distance of 20m from the south-western property boundary adjoining Lot 506 Jetty Road. 2.4 Buildings are to provide for an activated ground floor frontage to the Koombana Bay foreshore and to Jetty Road. 2.5 'Shop' use per lot (including a strata or survey strata lot) is limited to a maximum floorspace area of 300m^2 net lettable area. 3. The subdivider shall be responsible for the implementation of: (a) Drainage and stormwater management in accordance with a local water management plan (b) Public vehicle parking within the road reserve(s) (c) Pedestrian and bicycle pathways (and public bike racks) (d) Works to address storm surge and sea level rise (e) Foreshore improvements (f) Public open space development (g) Infrastructure remediation works (roads and pathways) within the local development plan area (h) Associated infrastructure connections adjacent to the subject land, to the satisfaction of the local government and relevant State agencies prior to the creation titles. Note: Lot 505 Jetty Road extends beyond the current Koombana Bay shoreline and comprises portions of both the land and sea.
10	Davenport: Lot 81 South Western Highway. *AMD 12 GG 27/03/2026*	1. No development is to be carried out within the Preston River floodway. 2. No development is to be carried out within the 50m buffer of the wetland located on adjoining Lot 80.

Schedule 4 – Car Parking Table

Part 4 cl.41

Table 7 - Car Parking Table

Land Use Classes	Minimum Car Parking Requirements
Abattoir	As determined by the local government.
Agriculture - Extensive	As determined by the local government.
Agriculture - Intensive	As determined by the local government.
Amusement Parlour	1 bay per 20 square metres of nla; or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Ancillary Dwelling	In accordance with the Residential Design Codes.
Animal Establishment *AMD 2 GG 22/03/2022*	• 1 bay per employee; plus • visitor parking bays as determined by the local government.
Animal Husbandry - Intensive	• 1 bay per employee; plus • 1 visitor parking bay.
Art Gallery	As determined by the local government.
Bed and Breakfast	DELETED BY AMD 14 GG 20/03/2026
Betting Agency	• 1 bay per 30 square metres of nla used for the purposes of administration or accounting; plus • 1 bay per 20 square metres of nla open to the public.
Brewery	• 1 bay per employee; plus • 1 bay per 50 square metres of nla of premises open to the public for display, sale or exhibition, where the premises incorporates such an area; plus • an additional 1 bay per 4 seats or 1 bay per 5 square metres of nla of premises used for dining and/or drinking area, whichever is the greater, where the premises incorporates such an area.
Bulky Goods Showroom	• 1 bay per 50 square metres of nla of premises open to the public and used for display, sale or hire; plus • 1 bay per 100 square metres of nla of premises not open to the public and used for storage.
Car Park	As determined by the local government.
Caravan Park	• 1 bay per caravan site; plus • plus parking bays for visitors and employees.
Caretaker's Dwelling	In accordance with relevant dwelling type under the Residential Design Codes.
Child Care Premises	• 1 bay per 10 children the premises is designed and approved to accommodate; plus • 1 bay per employee.
Cinema / Theatre	1 bay per 4 seats; or 1 bay for every 4 persons the premises is designed and

Land Use Classes	Minimum Car Parking Requirements
	approved to accommodate, whichever is the greater.
Civic Use	1 bay per 4 seats; or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Club Premises	1 bay per 4 seats; or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Commercial Vehicle Parking	1 bay per commercial vehicle that the premises is designed and approved to accommodate.
Community Purpose	As determined by the local government with consideration of: • any relevant local planning policy; • the most applicable or equivalent use class; and • the maximum capacity of all facilities when used simultaneously.
Consulting Rooms	4 bays per consulting room and/or health consultant; or 1 bay per 20 square metres of nla, whichever is the greater.
Convenience Store	1 bay per 20 square metres of nla of premises used for convenience store purposes.
Convention Centre	1 bay per 4 seats; or 1 bay for every 4 persons the premises is designed and approved to accommodate.
Corrective Institution	As determined by the local government.
Dry Cleaning Premises	• 1 bay per 75 square metres of nla not open to the public and used for dry cleaning purposes only, or 1 bay per employee, whichever is the greater; plus • an additional 1 bay per 30 square metres of nla open to the public and used for customer service.
Educational Establishment (Pre-primary / Primary)	• 1 bay per 10 students the premises is designed and approved to accommodate; plus • 1 bay per employee; plus • a car queuing, set-down and pick-up area sufficient to accommodate 10 cars.
Educational Establishment (Secondary)	• 1 bay per 10 students the premises is designed and approved to accommodate; plus • 1 bay per 10 year 12 students the premises is designed and approved to accommodate; plus • 1 bay per employee; plus • a car queuing, set-down and pick-up area sufficient to accommodate 10 cars.
Educational Establishment (Tertiary)	• 1 bay per 4 students the premises is designed and approved to accommodate; plus • 1 bay per employee.
Exhibition Centre	1 bay per 4 seats; or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Family Day Care	1 bay in addition to the residential requirement, in accordance with the Residential Design Codes.

Land Use Classes	Minimum Car Parking Requirements
Fast Food Outlet	• 1 bay per 15 square metres of nla; plus • a car queuing area sufficient to accommodate 10 cars where drive through facilities are included.
Freeway Service Centre	4 bays per workshop and/or service bay, plus 1 bay per employee. In addition to the service station use, car parking bays are to be provided for each additional land use (e.g. convenience store, fast food outlet, lunch bar, restaurant / café, etc.) in accordance with the Car Parking Table;
Fuel Depot	• 1 bay per 100 square metres of nla of premises used for fuel depot purposes or 1 bay per employee, whichever is the greater; plus • 1 visitor parking bay per petrol and/or service bay.
Funeral Parlour	1 bay per employee. Where a chapel, mortuary or assembly area is included, 1 bay for every 4 seats; or 1 bay for every 4 persons the premises is designed and approved to accommodate for the chapel area, whichever is the greater.
Garden Centre	• 1 bay per 50 square metres of nla of premises open to the public and used for display, sale or hire; plus • 1 bay per 100 square metres of nla of premises not open to the public and used for storage.
Grouped Dwelling	In accordance with the Residential Design Codes.
Holiday Accommodation	DELETED BY AMD 14 GG 20/03/2026.
Holiday House	DELETED BY AMD 14 GG 20/03/2026
Home Business	1 bay per employee in addition to the residential requirement, in accordance with the relevant dwelling type under the Residential Design Codes and the limitations on parking applicable to the home business land use class.
Home Occupation	No additional requirement over and above residential requirement - in accordance with the relevant dwelling type under the Residential Design Codes and the limitations on parking applicable to the home occupation land use class.
Home Office	No additional requirement over and above residential requirement - in accordance with the relevant dwelling type under the Residential Design Codes.
Home Store	1 bay per 20 square metres of nla in addition to the residential requirement, in accordance with the relevant dwelling type under the Residential Design Codes.
Hospital	• 1 bay per 4 beds; plus • 1 bay per employee.
Hosted Short-Term Rental Accommodation *AMD 14 GG 20/03/2026*	In accordance with the Residential Design Codes
Hotel	• 1 bay per bedroom or accommodation unit; plus • 1 bay per 15 square metres nla of floorspace other than that used for accommodation purposes; plus • a car queuing area sufficient to accommodate 5 cars where drive through facilities are included.

Land Use Classes	Minimum Car Parking Requirements
Industry	• 1 bay per 100 square metres of nla of premises used for industry purposes or 1 bay per employee, whichever is the greater; plus • an additional 1 bay per 30 square metres of nla used for the purposes of retailing and/or wholesaling.
Industry - Extractive	As determined by the local government.
Industry - Light	• 1 bay per 75 square metres of nla of premises used for light industry purposes or 1 bay per employee, whichever is the greater; plus • an additional 1 bay per 30 square metres of nla used for the purposes of retailing and/or wholesaling.
Industry - Primary Production	• 1 bay per employee, plus • 1 visitor parking bay;
Laundromat	• 1 bay per 30 square metres of nla; plus • 1 bay per employee.
Liquor Store - Large	• 1 bay per 20 square metres of nla; plus • a car queuing area sufficient to accommodate 5 cars where drive through facilities are included.
Liquor Store - Small	• 1 bay per 20 square metres of nla; plus • a car queuing area sufficient to accommodate 5 cars where drive through facilities are included.
Lunch Bar	1 bay per 15 square metres of nla.
Marina	• 1 bay per wet berth; • 1 bay per 5 dry berths or swing moorings; plus • 1 bay per 50 square metres of nla of ancillary and/or incidental uses/developments associated with the marina.
Marine Filling Station	• 1 bay per 100 square metres of nla of premises used for marine filling station purposes; or 1 bay per employee, whichever is the greater; plus • 1 visitor parking bay per petrol and/or service bay.
Market	1 bay per 30 square metres of nla of premises used for market purposes.
Medical Centre	4 bays per consulting room and/or health consultant; or 1 bay per 20 square metres of nla, whichever is the greater.
Mining Operations	As determined by the local government.
Motel	DELETED BY AMD 14 GG 20/03/2026
Motor Vehicle, Boat or Caravan Sales	• 1 bay per 200 square metres of nla of premises used for display, sale or hire; plus • an additional 4 bays per vehicle service and/or work bay or 1 bay for every 50 square metres of nla, whichever is the greater, where the premises incorporate repair and/or servicing.
Motor Vehicle Repair	4 bays per vehicle service and/or work bay; or 1 bay for every 50 square metres of nla of premises used for motor vehicle repair purposes, whichever is the greater.

Land Use Classes	Minimum Car Parking Requirements
Motor Vehicle Wash	• 1 bay per employee; plus • 2 bays per wash bay; plus • queuing space for 3 waiting vehicles for each wash bay.
Multiple Dwelling	In accordance with the Residential Design Codes.
Night Club	1 bay per 15 square metres of nla.
Office	1 bay per 30 square metres of nla.
Park Home Park	• 1 bay per park home site; plus • 1 bay per 10 park home sites for visitor parking; plus • 1 bay per employee.
Place of Worship	1 bay per 4 seats; or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Reception Centre	1 bay per 4 seats; or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Recreation – Private	1 bay per 4 seats; or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Residential Aged Care	• Where independent accommodation is provided as dwellings – in accordance with the relevant dwelling type under the Residential Design Codes. • Where supported accommodation or hospital facilities are provided – 1 bay per 4 beds, plus 1 bay per employee.
Residential Building	• 1 bay per bedroom; plus • 1 bay per 4 bedrooms for visitor parking; plus • 1 bay per employee.
Resource Recovery Centre	• 1 bay per employee, plus • 1 visitor parking bay.
Restaurant / Café	1 bay per 15 square metres of nla.
Restricted Premises	1 bay per 20 square metres of nla.
Road House	• 4 bays per workshop and/or service bay, plus 1 bay per employee. • In addition to the service station use, car parking bays are to be provided for each additional land use (e.g. convenience store, fast food outlet, lunch bar, restaurant / café and short-term accommodation uses) in accordance with the Car Parking Table.
Rural Home Business	1 bay per employee in addition to the residential requirement, in accordance with the relevant dwelling type under the Residential Design Codes and the limitations on parking applicable to the home business land use class.
Rural Pursuit / Hobby Farm	1 bay in addition to the residential requirement.
Serviced Apartment	DELETED BY AMD 14 GG 20/03/2026.

Land Use Classes	Minimum Car Parking Requirements
Service Station	• 4 bays per workshop and/or service bay; plus • 1 bay per employee.
Shop	1 bay per 20 square metres of nla.
Single Bedroom Dwelling	In accordance with the Residential Design Codes.
Single House	In accordance with the Residential Design Codes.
Small Bar	1 bay per 15 square metres of nla.
Tavern	• 1 bay per 15 square metres of nla; plus • a car queuing area sufficient to accommodate 5 cars where drive through facilities are included.
Telecommunications Infrastructure	As determined by the local government.
Tourist and Visitor Accommodation *AMD 14 GG 20/03/2026*	• 1 bay per bedroom or accommodation unit, plus • 1 bay per 15 square metres nla of floorspace other than that used for accommodation purposes.
Tourist Development	DELETED BY AMD 14 GG 20/03/2026
Trade Display	• 1 bay per 50 square metres of nla of premises open to the public and used for display, sale or hire; plus • 1 bay per 100 square metres of nla of premises not open to the public and used for display only.
Trade Supplies	• 1 bay per 50 square metres of nla of premises open to the public and used for display, sale or hire; plus • 1 bay per 100 square metres of nla of premises not open to the public and used for storage.
Transport Depot	1 bay per employee in addition to any commercial vehicle parking bays that the premises is designed and approved to accommodate;
Tree Farm	As determined by the local government.
Unhosted Short-Term Rental Accommodation *AMD 14 GG 20/03/2026*	• I dedicated parking bay, plus 0.5 bay per additional guest bedroom or equivalent – i.e.: 1 bedroom/studio unit = 1 bay 2 bedrooms: 1 plus 0.5 = 2 bays 3 bedrooms 1 plus 2 x 0.5 = 2 bays 4 bedrooms 1 plus 3 x 0.5 = 3 bays • In conjunction with Unrestricted Length of Stay, as above but not less than the relevant R-Codes deemed to comply standard
Veterinary Centre	4 bays per consulting room and/or veterinary health consultant; or 1 bay per 20 square metres of nla, whichever is the greater.

Land Use Classes	Minimum Car Parking Requirements
Warehouse / Storage	• 1 bay per 50 square metres of nla of premises used for display and sale by wholesale; plus • 1 bay per 100 square metres of nla of premises not open to the public and used for storage. or • For premises used for storage by the public, 1 bay per employee and 3 visitor bays. *AMD 2 GG 22/03/2022*
Waste Disposal Facility	As determined by the local government.
Waste Storage Facility	As determined by the local government.
Wind Farm	As determined by the local government.
Winery	• 1 bay per employee; plus • 1 bay per 50 square metres of nla of premises open to the public for display, sale or exhibition, where the premises incorporates such an area; plus • an additional 1 bay per 4 seats; or 1 bay per 5 square metres of nla of premises used for dining and/or drinking area, whichever is the greater, where the premises incorporates such an area.
Workforce Accommodation	In accordance with the relevant dwelling type under the Residential Design Codes.
All other Land Use Classes:	As determined by the local government.

Note: 1. 'nla' means 'net lettable area' as defined in Division 1 - General Definitions Used in Scheme under Part 6 of the Scheme.

2. Floorspace areas 'open to the public' include, but are not limited to, reception areas and staff areas having a customer service function (e.g. public counter).

Schedule 5 – Additional Zone Development Requirements Table

Part 4 cl.36

Table 8 - Additional Zone Development Requirements Table

<table>
<tr><th>Zone</th><th>Front Setback</th><th>Side and Rear Setbacks</th><th>Other Requirements</th></tr>
<tr><td rowspan="3">Regional Centre Zone</td><td colspan="2">Residential Development (including residential component within mixed use development):</td><td rowspan="2">Plot Ratio for Residential and Non-Residential Development:
(a) Standard Plot Ratio to be in accordance with Regional Centre Zone Plot Ratio Map (Map B).
(b) Plot Ratio Bonuses are to be in accordance with relevant local planning policy.
(c) Maximum Plot Ratio outlined in activity centre plan or structure plan must not be exceeded.
Note: Standard plot ratio means a base plot ratio to which a plot ratio bonus may be applied, notwithstanding that residential development and residential components of mixed use development must be in accordance with the R-Codes, or as prescribed in any relevant activity centre plan or structure plan.</td></tr>
<tr><td>Front setbacks are to be in accordance with Table 8-1: Regional Centre Zone Minimum Front Building Setbacks and the Regional Centre Zone Setback and Pedestrian Core Map (Map A).</td><td>Side and rear setbacks are to be in accordance with R-Codes, subject to compliance with any relevant local planning policy, activity centre plan and/or structure plan.</td></tr>
<tr><td colspan="2">Non-Residential Development:
All setbacks are to be in accordance with Table 8-1 and Map A.</td><td>Drive through facilities are not permitted.</td></tr>
<tr><td rowspan="3">District Centre Zone and Neighbourhood Centre Zone</td><td>Front Setback
AMD 2 GG 22/3/2022</td><td>Side and Rear Setback</td><td rowspan="3"></td></tr>
<tr><td colspan="2">Residential and Non-Residential Development (including mixed use development):</td></tr>
<tr><td>(a) Minimum nil (0m) for the podium level (up to 12m in height); except for Spencer Street.
(b) Minimum 4m above 12m in height.
(c) Upper floor balconies must</td><td>(a) Minimum nil (0m) for the podium level (up to 12m in height) and
(b) upper floors (above 12m podium level) in accordance with the following:</td></tr>
</table>

<table>
<tr><th>Zone</th><th>Front Setback</th><th>Side and Rear Setbacks</th><th>Other Requirements</th></tr>
<tr><td></td><td>be located entirely behind the 4m front setback line.

Spencer Street Front Setback:
(a) Minimum 1m for the podium level (up to 12m in height).
(b) Minimum 4m above the 12m in height.
(c) Upper floor balconies must be located entirely behind the 4m front setback line.</td><td>Width of the Lot
<table><tr><td>≤14m</td><td>15m</td><td>≥16m</td></tr><tr><td>Minimum 3m</td><td>Minimum 3.5m</td><td>Minimum 4m</td></tr></table>
(c) Where the development adjoins the Residential zone, setbacks are at the discretion of the local government, having regard to any local planning policy</td><td></td></tr>
<tr><td>Local Centre Zone</td><td>Front Setback
AMD 2 GG 22/3/2022</td><td>Side and Rear Setback</td><td>Drive through facilities are not permitted.</td></tr>
<tr><td></td><td colspan="2">Residential and Non-Residential Development (including mixed use development):</td></tr>
<tr><td></td><td>(a) Minimum 2m.
(b) Upper floor balconies must be located entirely behind the 2m front setback line.

Spencer Street Front Setback:
(a) Minimum nil (0m).
(b) Upper floor balconies must be located entirely behind the nil (0m) front setback line.</td><td>(a) Minimum nil (0m) for ground floor and first floor, expect where required to provide access and parking.
(b) Where the development adjoins the Residential Zone, setbacks are at the discretion of the local government, having regards to any local planning policy.</td></tr>
<tr><td>Mixed Use -</td><td colspan="2">Residential Development (including residential component within</td><td>Floor Space Restrictions:</td></tr>
</table>

<table>
<tr><th>Zone</th><th>Front Setback</th><th>Side and Rear Setbacks</th><th colspan="2">Other Requirements</th></tr>
<tr><td rowspan="3">Commercial Zone

AMD 2 GG 22/3/2022</td><td colspan="2">mixed use development):
All setbacks are to be in accordance with R-Codes.</td><td colspan="2">Maximum net lettable area (nla) per lot (including a strata or survey strata lot):</td></tr>
<tr><td colspan="2">Non-Residential Development:</td><td>Single Land Use</td><td>Mixed Use Development</td></tr>
<tr><td>(a) Minimum 2m.
(b) Upper floor balconies must be located entirely behind the 2m front setback line.

Spencer Street Front Setback
(a) Minimum nil (0m).

(b) Upper floor balconies must be located entirely behind the nil (0m) front setback line.</td><td>(a) Minimum nil (0m) for ground floor and first floor, except where required to provide access and parking.

(b) Where the development adjoins the Residential zone, setbacks are at the discretion of the local government, having regard to any local planning policy.</td><td>• Bulky Goods Showroom - 500m²; or in accordance with any relevant local planning policy and/or local development plan;
• Office - 500m²;
• Shop - 300m²; and
• Trade Supplies - 500m²; and
• Warehouse/Storage – 500m².

Drive through facilities are not permitted.</td><td>• Bulky Goods Showroom - 1,000m²; or in accordance with any relevant local planning policy and/or local development plan;
• Office - 1,000m²;
• Shop - 500m²; and
• Trade Supplies - 1,000m²; and
• Warehouse/Storage – 1000m².</td></tr>
<tr><td>Mixed Use - Residential Zone

AMD 2 GG 22/3/2022</td><td>Front Setback</td><td>Side and Rear Setbacks</td><td colspan="2">Other Requirements</td></tr>
<tr><td colspan="2">Residential Development (including residential component within mixed use development):
All setbacks are to be in accordance with R-Codes.</td><td colspan="2">Floor Space Restrictions:
Maximum net lettable area (nla) per lot (including a strata or survey strata lot):
• Office - 200m²; and
• Shop - 300m².</td></tr>
</table>

<table>
<tr><th>Zone</th><th>Front Setback</th><th>Side and Rear Setbacks</th><th>Other Requirements</th></tr>
<tr><td rowspan="2"></td><td colspan="2">Non-Residential Development:</td><td rowspan="2">Drive through facilities are not permitted.</td></tr>
<tr><td>(a) Minimum 2m.
(b) Upper floor balconies must be located entirely behind the 2m front setback line.

Spencer Street Front Setback:
(a) Minimum nil (0m)

(b) Upper floor balconies must be located entirely behind the nil (0m) front setback line.</td><td>(a) Minimum nil (0m) for ground floor and first floor, except where required to provide access to parking.
(b) Where the development adjoins the Residential zone, setbacks are at the discretion of the local government, having regard to any local planning policy.</td></tr>
<tr><td>Tourism Zone

AMD 2 GG 22/3/2022</td><td>Front Setback</td><td>Side and Rear Setbacks</td><td>Other Requirements</td></tr>
<tr><td rowspan="3"></td><td colspan="2">Residential Development (including residential component within mixed use development):
All setbacks are to be in accordance with R-Codes.</td><td>Floor Space Restrictions:
Maximum net lettable area (nla) per lot (including a strata or survey strata lot):
• Office - 200m²; and
• Shop - 300m².</td></tr>
<tr><td colspan="2">Non-Residential Development:</td><td rowspan="2">Drive through facilities are not permitted.</td></tr>
<tr><td>(a) Minimum 2m, subject to the discretion of the local government.</td><td>(a) Minimum nil (0m) for ground floor and first floor, except where required to provide access and parking.</td></tr>
</table>

Zone	Front Setback	Side and Rear Setbacks	Other Requirements
	(b) Upper floor balconies must be located entirely behind the 2m front setback line.	b) Where the development adjoins the Residential zone, setbacks are at the discretion of the local government, having regard to any local planning policy.	
Residential Zone	All setbacks are to be in accordance with R-Codes (including non-residential development).		**Site Coverage:** Maximum percentage of site coverage on a lot/development site for non-residential development and/or land uses: • R15 to R25 = 50%; • R30 to R40 = 55%; • R50 to R60 = 60%; and • R80 to R160 = 70%.
Private Community Purpose Zone	**Residential Development:** All setbacks are to be in accordance with R-Codes.		Subject to the discretion of the local government.
	Non-Residential Development:		
	Minimum 4m.	Subject to the discretion of the local government.	
Service Commercial Zone	**Primary Street Front Setback:** Minimum 4m. **Secondary Street Front Setback:** Minimum 3m.	(a) Where not adjoining Residential Zone premises, minimum nil (0m) building setback to rear and side boundaries, subject to appropriate car parking, access and loading arrangements.	**Floor Space Restrictions:** (a) Minimum net lettable area (nla) of 200m² per lot (including a strata or survey strata lot) applies for bulky goods showroom uses. (b) Maximum net lettable area (nla) of 200m² per lot, strata lot or survey strata scheme, applies for office uses (exclusive of 'incidental' office uses).

Zone	Front Setback	Side and Rear Setbacks	Other Requirements
		(b) Where adjoining Residential Zone premises, the building setback is to be not less than half the height of the wall of the proposed building with a minimum setback of 3.0m. (c) Subject to the discretionary approval of the local government, a building on the boundary abutting a Residential Zone premises is to be a maximum height of 3.5m above natural ground level as measured from the adjoining residential property for 2/3 the length of the balance of the boundary behind the front setback.	
Light Industry Zone *AMD 2 GG 22/3/2022*	**Front Setback**	**Side and Rear Setback**	**Other Requirements**
	Primary Street Front Setback: Minimum 4.5m **Secondary Street Front Setback:** Minimum 3m.	Minimum nil (0m) building setback to rear and side boundaries, subject to appropriate car parking, access and loading arrangements.	**Landscaping:** (a) Primary and secondary street front setback areas are to be landscaped for the full frontage of the lot, excluding any pedestrian and/or vehicular access points to an average width of 3m, but with a minimum width of not less than 1.5m. (b) Of the required landscaped area, a maximum of up to 50% may be hard landscaping (hardscape), in accordance with an approved landscaping plan prepared to the specifications and satisfaction of the local government. (c) Other setback areas not used for access, parking and/or waste management are to be landscaped.

Zone	Front Setback	Side and Rear Setbacks	Other Requirements
			Loading: Loading and unloading areas to be located either inside of buildings or to the side not/or rear of the premises and separate from public access areas.
General Industry Zone *AMD 2 GG 22/3/2022*	**Front Setback**	**Side and Rear Setback**	**Other Requirements**
	Primary Street Front Setback: Minimum 4.5m. **Secondary Street Front Setback:** Minimum 3m.	Minimum nil (0m) building setback to rear and side boundaries, subject to appropriate car parking, access and loading arrangements.	**Landscaping:** (a) Primary and secondary street front setback areas are to be landscaped for the full frontage of the lot, excluding any pedestrian and/or vehicular access points, to an average width of 3m, but with a minimum width of not less than 1.5m. (b) Of the required landscaped area, a maximum of up to 50% may be hard landscaping (hardscape), in accordance with an approved landscaping plan prepared to the specifications and satisfaction of the local government. (c) Other setback areas not used for access, parking and/or waste management are to be landscaped. **Loading:** Loading and unloading areas to be located either inside of buildings, or to the side and/or rear of the premises and separate from any public access areas.

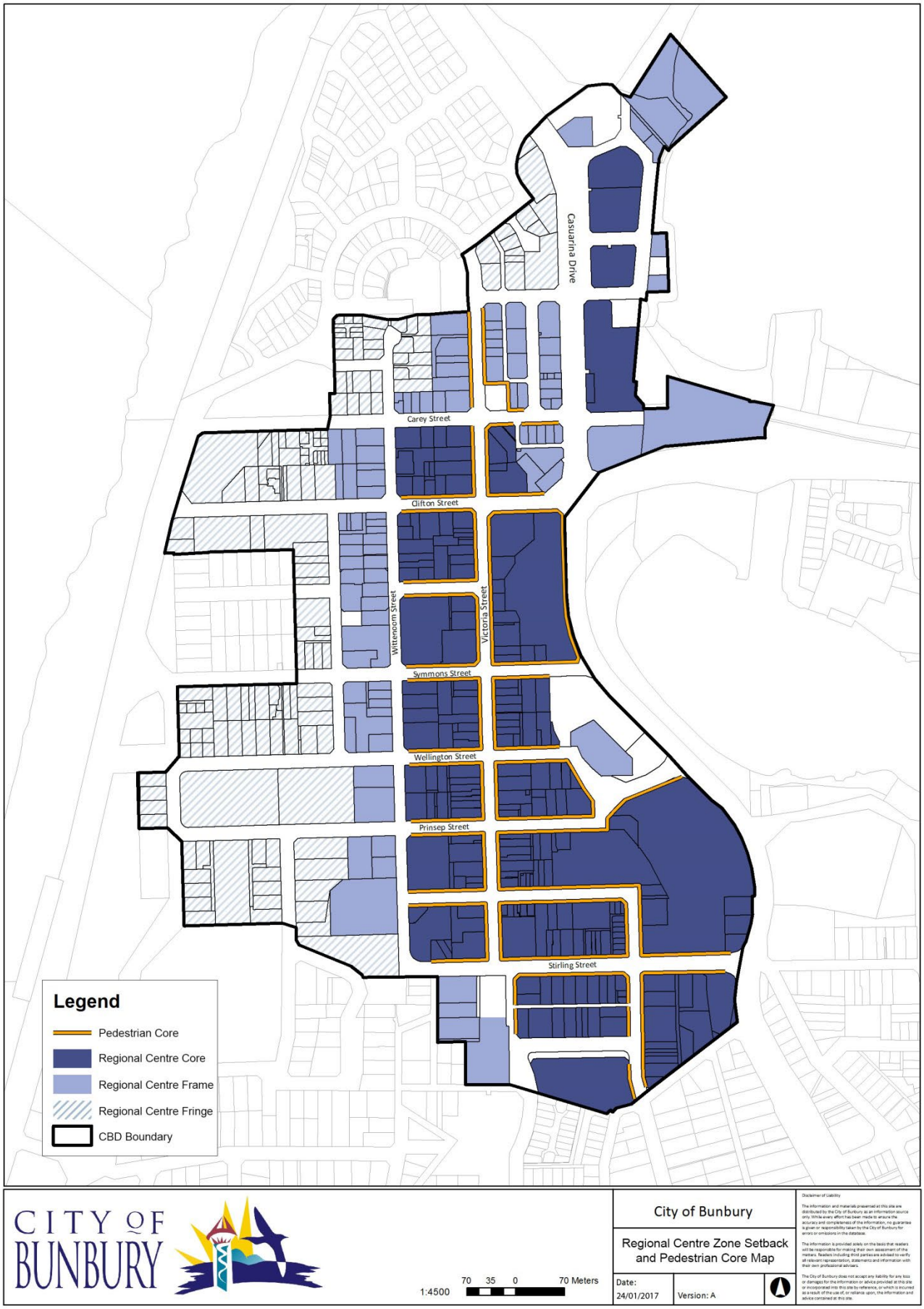
Zone	Front Setback	Side and Rear Setbacks	Other Requirements
Rural Zone	Minimum 15m	(a) Minimum 5m side setback. (b) Minimum 7.5m rear setback. (c) Minimum 50m building setback from the outer edge of a waterway, or from a protected wetland.	**Dwelling Density:** Dwelling density does not exceed one dwelling (single house) per lot, subject to the discretion of the local government. **Remnant Native Vegetation:** (a) Development does not result in clearing of remnant native vegetation or the destruction or damage of native trees, unless clearing is required to satisfy necessary bush fire protection measures, as determined by the local government or other relevant public authority. (b) The clearing of remnant native vegetation may be considered where it is required to accommodate an approved development and/or for the establishment of an approved vehicular access from the adjacent street to an approved development. **Building Envelope:** If applicable, dwellings and any outbuildings, external fixtures, patios, verandahs, pergolas and swimming pools to be entirely contained within prescribed building envelope.
Urban Development Zone **Industrial Development Zone**	A structure plan is required to be endorsed for land included in the Urban Development Zone or Industrial Development Zone prior to subdivision and/or development. *Note: Also refer to the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2 Deemed provisions for local planning schemes, Part 4 Structure plans.*		

Table 8-1: Regional Centre Zone Minimum Front Building Setbacks.

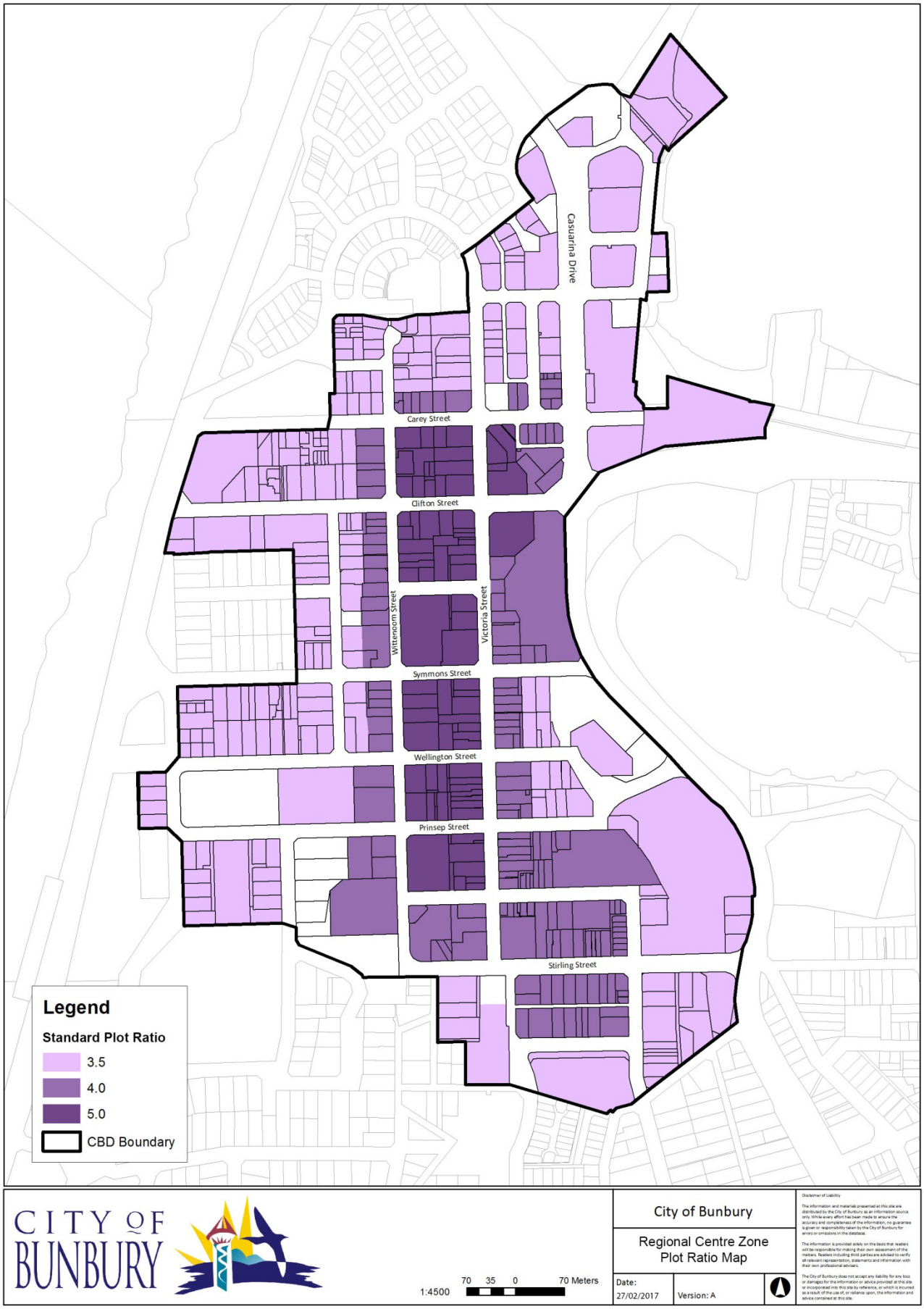
AMD 1 GG 13/8/19 AMD 2 GG 22/3/2022

<table>
<tr><th colspan="2" rowspan="2"></th><th colspan="3">Minimum Front Setback
(Primary and Secondary Street)</th><th colspan="3">Minimum Side and Rear Setbacks</th></tr>
<tr><th>Regional Centre Core</th><th>Regional Centre Frame</th><th>Regional Centre Fringe</th><th>Regional Centre Core</th><th>Regional Centre Frame</th><th>Regional Centre Fringe</th></tr>
<tr><td colspan="2">Podium Level –
Pedestrian Core</td><td>Maximum nil (0m) up to 12m (3 storeys)</td><td>Maximum nil (0m) up to 9m (2 storeys)</td><td>Not Applicable</td><td>Not Applicable</td><td>Not Applicable</td><td>Not Applicable</td></tr>
<tr><td colspan="2">Podium Level - Other</td><td>Minimum nil (0m) up to 12m (3 storeys)</td><td>Minimum nil (0m) up to 9m (2 storeys)</td><td>Minimum 2m up to 9m (2 storeys)</td><td>Minimum nil (0m) up to 12m (3 storeys)</td><td>Minimum nil (0m) up to 9m (2 storeys)</td><td>Minimum nil (0m) up to 3.6m (1 storey)</td></tr>
<tr><td rowspan="4">Upper Floors</td><td rowspan="3">Up to 24m (6 storeys)</td><td rowspan="3">Minimum 6m above the first 12m (3 storeys)</td><td rowspan="3">Minimum 6m above the first 9m (2 storeys)</td><td rowspan="3">Minimum 4m above the first 9m (2 storeys)</td><td colspan="3">Width of the Lot</td></tr>
<tr><td>≤14m</td><td>15m</td><td>≥16m</td></tr>
<tr><td>3m</td><td>3.5m</td><td>4m</td></tr>
<tr><td>Above 24m (6 storeys)</td><td colspan="2">Minimum 10m</td><td>Not Applicable</td><td>3m</td><td>3.5m</td><td>4m</td></tr>
<tr><td>Balconies</td><td colspan="3">Upper floor balconies may intrude up to 2m into the respective front setback area, but all balconies must be located entirely within the lot boundary.</td><td colspan="3">Upper floor balconies must be located entirely behind the setback line.</td></tr>
</table>

Map A: Regional Centre Zone Setback and Pedestrian Core Map.



Map B: Regional Centre Zone Plot Ratio Map.



Schedule 6 - Additional Requirements for Areas Covered by a Structure Plan, Activity Centre Plan or Local Development Plan

Part 4 cl.37

Table 9 - Additional Requirements for Areas Covered by a Structure Plan, Activity Centre Plan or Local Development Plan

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

Schedule 7 – Special Control Areas Table

Part 5 cl.47

Table 10 - Special Control Areas Table

Name of Area	Additional Provisions
Special Control Area Development Area (SCA-DA) *AMD 8 GG 8/12/23*	**Purpose:** To designate areas requiring further investigations and structure and/or local development planning in relation to environmental and natural resource values, natural hazards, land use options, infrastructure servicing requirements, transportation infrastructure needs, landscaping and urban design. **Objectives:** (a) To identify areas requiring structure planning and/or local development planning prior to subdivision and/or development. (b) To coordinate and integrate orderly subdivision, infrastructure provision, land use and development in areas requiring structure planning and/or local development planning; (c) To guide the layout and design of lots, land uses and developments on land within a structure plan and/or a local development plan area; (d) To establish a framework for the assessment of applications for development approval within a structure plan and/or a local development plan area; and (e) To institute arrangements for the implementation of the plan by landowners, infrastructure providers and the local government. **Additional Provisions:** 1. A Structure Plan is required in accordance with the provisions of Schedule 2, Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015. 2. Structure planning for any locality affected by these provisions shall take into consideration mechanisms to limit impact to Carnaby's cockatoo habitat.
Development Contribution Areas Special Control Area	**Purpose:** To designate areas requiring infrastructure servicing for the purposes of implementing arrangements for the fair and equitable apportionment of the costs of providing identified infrastructure. **Objectives:** (a) To provide for the equitable sharing of the costs of infrastructure and administrative costs between landowners; (b) To ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and (c) To coordinate the timely provision of infrastructure. **Additional Provisions:** 1. Interpretation: Unless the context otherwise requires, the meaning of terms used in the Development Contribution Areas Special Control Area are as follows: ***administrative costs*** means such costs as are reasonably incurred for the preparation and (with respect to standard infrastructure items) implementation of the Development Contribution Plan; ***administrative items*** means the administrative matters required to be carried out by or on behalf of the local government in order to prepare and (with respect to standard infrastructure items) implement the Development Contribution Plan, including legal, accounting, planning engineering, and other professional advice;

Name of Area	Additional Provisions
	Cost Apportionment Schedule means a schedule prepared and distributed in accordance with subclause 9; ***cost contribution*** means the contribution to the cost of infrastructure and administrative costs; ***Development Contribution Area*** means the Special Control Area shown on the Scheme Map as 'DCA' with a number; ***Development Contribution Plan*** means a Development Contribution Plan prepared in accordance with the provisions of State Planning Policy 3.6 - Development Contributions for Infrastructure; ***Development Contribution Plan Report*** means a report prepared and distributed in accordance with subclause 9; ***Infrastructure*** means the standard infrastructure items (services and facilities set out in Appendix 1 – Standard development contribution requirements of State Planning Policy 3.6 - Development Contributions for Infrastructure) and community infrastructure, including recreational facilities; community centres; child care and after school centres; libraries and cultural facilities and such other services and facilities for which development contributions may reasonably be requested having regard to the objectives, scope and provisions of this policy; ***infrastructure costs*** means such costs as are reasonably incurred for the acquisition and construction of infrastructure; ***landowner*** means an owner of land that is located within a development contribution area; ***local government*** means the local government or local governments in which the development contribution area is located or through which the services and facilities are provided. 2. Development Contribution Plan Required: A Development Contribution Plan is required to be prepared for each Development Contribution Area. 3. Development Contribution Plans Part of Scheme: Development Contribution Plans are incorporated in Schedule 8 as part of this Scheme. 4. Subdivision, Strata Subdivision and Development: The local government shall not withhold its support for subdivision, strata subdivision or refuse to approve a development solely for the reason that a Development Contribution Plan is not in effect, there is no approval to advertise a Development Contribution Plan, or that there is no other arrangement with respect to a landowner's contribution towards the provision of community infrastructure. 5. Guiding Principles for Development Contribution Plans: The Development Contribution Plan for any development contribution area is to be prepared in accordance with the following principles: (a) Need and the nexus: The need for the infrastructure included in the plan must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus). (b) Transparency: Both the method for calculating the development contribution and the manner in which it is applied should be clear, transparent and simple to understand and administer. (c) Equity:

Name of Area	Additional Provisions
	Development contributions should be levied from all developments within a development contribution area, based on their relative contribution to need. (d) Certainty: All development contributions should be clearly identified and methods of accounting for cost adjustments determined at the commencement of a development. (e) Efficiency: Development contributions should be justified on a whole of life capital cost basis consistent with maintaining financial discipline on service providers by precluding over recovery of costs. (f) Consistency: Development contributions should be applied uniformly across a development contribution area and the methodology for applying contributions should be consistent. (g) Right of consultation and review: Owners have the right to be consulted on the manner in which development contributions are determined. They also have the opportunity to seek a review by an independent third party if they believe the calculation of the costs of the contributions is not reasonable. (h) Accountable: There must be accountability in the manner in which development contributions are determined and expended. 6. Content of Development Contribution Plans: The Development Contribution Plan is to specify: (a) the development contribution area to which the Development Contribution Plan applies; (b) the infrastructure and administrative items to be funded through the Development Contribution Plan; (c) the method of determining the cost contribution of each landowner; and (d) the priority and timing for the provision of infrastructure. *Note: A suggested outline of a Development Contribution Plan is contained in State Planning Policy 3.6 - Development Contributions for Infrastructure.* 7. Period of Development Contribution Plan: A Development Contribution Plan shall specify the period during which it is to operate. 8. Land Excluded: In calculating both the area of an landowner's land and the total area of land in a development contribution area, the area of land provided in that development contribution area for: (a) roads designated under the Greater Bunbury Region Scheme as Primary Regional Roads Reserve and Other Regional Roads Reserve; (b) land designated as Regional Open Space Reserve and Public Purposes Reserve under the Greater Bunbury Region Scheme; (c) existing public open space; (d) existing government primary and secondary schools; and (e) such other land as is set out in the Development Contribution Plan,

Name of Area	Additional Provisions
	is to be excluded. 9. Development Contribution Plan Report and Cost Apportionment Schedule: (a) Within 90 days of the Development Contribution Plan coming into effect, the local government is to adopt and make available a Development Contribution Plan Report and Cost Apportionment Schedule to all owners in the development contribution area. (b) The Development Contribution Plan Report and the Cost Apportionment Schedule shall set out in detail the calculation of the cost contribution for each landowner in the development contribution area, based on the methodology provided in the Development Contribution Plan, and shall take into account any proposed staging of the development. (c) The Development Contribution Plan report and the Cost Apportionment Schedule do not form part of the Scheme, but once adopted by the local government they are subject to review as provided under subclause 10. *Note: A suggested outline of a Development Contribution Plan Report and a Cost Apportionment Schedule are contained in State Planning Policy 3.6 - Development Contributions for Infrastructure. The Cost Apportionment Schedule is adopted by the local government but does not form part of the Scheme.* 10. Cost Contributions Based on Estimates: (a) The determination of Infrastructure costs and administrative costs is to be based on amounts expended, but when expenditure has not occurred, it is to be based on the best and latest estimated costs available to the local government and adjusted accordingly, if necessary. (b) Where a Cost Apportionment Schedule contains estimated costs, such estimated costs are to be reviewed at least annually by the local government: (i) in the case of land to be acquired, in accordance with subclause 11; 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 may have such estimated costs independently certified by an appropriately qualified person or persons, and must provide such independent certification to a landowner when requested to do so. (d) Where any cost contribution has been calculated on the basis of an estimated cost, the local government: (i) is to adjust the cost contribution of any landowner in accordance with the revised estimated costs; and (ii) may accept a cost contribution, based upon estimated costs, as a final cost contribution and enter into an agreement with the landowner accordingly. (e) Where a landowner's cost contribution is adjusted under subclause 10(d), the local government, on receiving a request in writing from a landowner, is to provide the landowner with a copy of estimated costs and the calculation of adjustments. (f) If a landowner objects to the amount of a cost contribution, the landowner may give notice in writing to the local government requesting a review of the amount of the cost contribution by an appropriately qualified person or persons ('independent expert') agreed by the local government and the landowner at the landowner's expense, within 28 days after being informed of the cost contribution. (g) If the independent expert does not change the cost contribution to a figure

Name of Area	Additional Provisions
	acceptable to the landowner, the cost contribution is to be determined: (i) by any method agreed between the local government and the landowner; or (ii) if the local government and the landowner cannot agree on a method pursuant to (a) or on an independent expert, by arbitration in accordance with the *Commercial Arbitration Act 1985*, with the costs to be shared equally between the local government and landowner. 11. Valuation: (a) Subclause 11 applies in order to determine the value of land to be acquired for the purpose of providing Infrastructure. (b) In subclause 11: ***Value*** means the fair market value of land, at a specified date, which is defined as the capital sum that would be negotiated in an arm's length transaction in an open and unrestricted market, assuming the highest and best use of the land with all its potential and limitations (other than the limitation arising from the transaction for which the land is being valued), wherein the parties act knowledgeably, prudently and without compulsion to buy or sell. The net land value is to be determined by a static feasibility valuation model, using the working sheet model within Schedule X of *State Planning Policy 3.6 – Development Contributions for Infrastructure*. As part of that feasibility an appropriate profit and risk factor is to be determined from which a 10% profit factor is to be excluded from the calculation. ***Valuer*** means a licensed valuer agreed by the local government and the landowner, or, where the local government and the landowner are unable to reach agreement, by a valuer appointed by the President of the Western Australian Division of the Australian Property Institute. (c) If a landowner objects to a valuation made by the valuer, the landowner may give notice in writing to the local government requesting a review of the amount of the value, at the landowner's expense, within 28 days after being informed of the value. (d) If, following a review, the valuer's determination of the value of the land is still not a figure acceptable to the landowner, the value is to be determined: (i) by any method agreed between the local government and the landowner; or (ii) if the local government and the landowner cannot agree, the landowner may apply to the State Administrative Tribunal (SAT) for a review of the matter under Part 14 of the *Planning and Development Act 2005*. 12. Liability for Cost Contributions: (a) A landowner must make a cost contribution in accordance with the applicable Development Contribution Plan and the provisions of subclause 9. (b) A landowner's liability to pay the landowner'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 landowner's land within the development contribution area; (ii) the commencement of any development on the landowner'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 landowner's land within the

Name of Area	Additional Provisions
	development contribution area; or (iv) the approval of a change or extension of use by the local government on the landowner's land within the development contribution area. The liability arises only once upon the earliest of the above listed events. (c) Despite subclause 12(b), a landowner's liability to pay the landowner's cost contribution does not arise if the landowner commences development of the first single house or outbuildings associated with that first single house on an existing lot which has not been subdivided or strata subdivided since the coming into effect of the Development Contribution Plan. (d) Where a Development Contribution Plan expires in accordance with subclause 7, a landowner's liability to pay the landowner's cost contribution under that Development Contribution Plan shall be deemed to continue in effect and be carried over into any subsequent Development Contribution Plan which includes the landowner's land, subject to such liability. 13. Payment of Cost Contribution: (a) The landowner, with the agreement of the local government, is to pay the landowner's cost contribution by: (i) cheque or cash; or (ii) transferring to the local government or a public authority land in satisfaction of the cost contribution; or (iii) the provision of physical infrastructure; or (iv) some other method acceptable to the local government; or (v) any combination of these methods. (b) The landowner, with the agreement of the local government, may pay the landowner's cost contribution in a lump sum, by instalments or in such other manner acceptable to the local government. (c) Payment by a landowner of the cost contribution, including a cost contribution based upon estimated costs in a manner acceptable to the local government, constitutes full and final discharge of the landowner's liability under the Development Contribution Plan and the local government shall provide certification in writing to the landowner of such discharge if requested by the landowner. 14. Charge on Land: (a) The amount of any cost contribution for which a landowner is liable under subclause 13, but has not paid, is a charge on the landowner's land to which the cost contribution relates, and the local government may lodge a caveat, at the landowner's expense, against the landowner's certificate of title to that land. (b) The local government, at the landowner's expense and subject to such other conditions as the local government thinks fit, can withdraw a caveat lodged under subclause 14(a) to permit a dealing and may then re-lodge the caveat to prevent further dealings. (c) If the cost contribution is paid in full, the local government, if requested to do so by the landowner and at the expense of the landowner, is to withdraw any caveat lodged under subclause 14. 15. Administration of Funds: (a) The local government is to establish and maintain a reserve account in accordance with the *Local Government Act 1995* for each development contribution area into which cost contributions for that development contribution area will be credited and from which all payments for the infrastructure costs and administrative costs within that development

Name of Area	Additional Provisions
	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 15(a) is to be applied in the development contribution area to which the reserve account relates. (c) The local government is to produce an annual statement of accounts for that development contribution area as soon as practicable after the audited annual statement of accounts becomes available. 16. Shortfall or Excess in Cost Contributions: (a) If there is a shortfall in the total of cost contributions when all cost contributions have been made or accounted for in a particular development contribution area, the local government may: (i) make good the shortfall; or (ii) enter into agreements with owners to fund the shortfall; or (iii) raise loans or borrow from a financial institution, but nothing in subclause 16(a)(i) restricts the right or power of the local government to impose a differential rate to a specified development contribution area in that regard. (b) If there is an excess in funds available to the development contribution area when all cost contributions have been made or accounted for in a particular development contribution area, the local government is to refund the excess funds to contributing owners for that development contribution area. To the extent, if any, that it is not reasonably practicable to identify owners and/or their entitled amount of refund, any excess in funds shall be applied, to the provision of additional facilities or improvements in that development contribution area. 17. Powers of the Local Government: The local government in implementing the Development Contribution Plan has the power to: (a) acquire any land or buildings within the Scheme area under the provisions of the Act; and (b) deal with or dispose of any land which it has acquired under the provisions of the Act in accordance with the law and for such purpose may make such agreements with other owners as it considers fit. 18. Arbitration: Subject to subclause 11(c) and (d), any dispute between a landowner and the local government in connection with the cost contribution required to be made by a landowner is to be resolved by arbitration in accordance with the *Commercial Arbitration Act 1985*.
Bushland Areas Special Control Area	**Purpose:** To designate areas that are known or likely to include ecological assets, values or features of local, regional or state significance. **Objectives:** (a) ensure that the local government is presented with accurate and complete information on the ecological assets, values or features which may be included or impacted by a proposal or decision before an assessment of the proposal is undertaken;

Name of Area	Additional Provisions
	(b) provide a clear framework for how ecological assets, values or features are to be considered and protected under this Scheme; (c) clarify where the local government may require the protection of an ecological asset, value or feature; and (d) contribute towards the achievement of the local government's conservation targets, as identified in the Local Planning Strategy. **Additional Provisions:** 1. The development and/or use of premises within the Bushland Areas Special Control Area requires the prior development approval of the local government. 2. For the purposes of assessing and determining any proposed structure plan, application for development approval and/or making a recommendation to the Commission on subdivision referral within a Bushland Areas Special Control Area that may directly or indirectly impact upon an ecological asset, value or feature, the local government: (a) shall require the proponent to show the mapped extent and boundaries of any land containing ecological assets, values or features that are proposed to be removed or cleared; and/or conserved in perpetuity; (b) shall require the proponent to demonstrate how the proposal will contribute towards the achievement of the local government's conservation targets as prescribed in the Local Planning Strategy to the local government's satisfaction; (c) shall require the proponent to demonstrate how and where the proposal may remove or alter ecological assets, values or features to the local government's satisfaction; (d) may require the preparation of an ecological survey (flora, fauna and/or wetland assessment) of the area, and associated supporting development impact statement, by the proponent as described in the local government's Local Planning Strategy and/or relevant local planning policy; (e) may require the preparation of a structure plan in accordance with Part 4 of the deemed provisions, in order to ensure orderly and proper planning and to enable the strategic assessment of any proposal involving ecological assets, values or features; and (f) may require the preparation of an environmental management plan for any area(s) proposed for conservation in perpetuity. 3. In addition to the aims of this Scheme and the provisions of the underlying zone, for the purposes of assessing and determining any proposed structure plan, application for development approval and/or making a recommendation to the Commission on a subdivision referral within a Bushland Areas Special Control Area, the local government shall seek, where practicable, to ensure that the development and/or use of premises: (a) balances the achievement of the local government's conservation targets prescribed in the Local Planning Strategy with the reasonable development expectations of any Bushland Areas Special Control Area(s). (b) does not result in the clearing or development of ecological assets, values or features specifically protected under any relevant state and/or federal government legislation or policy. (c) takes into consideration mechanisms to limit impact to Carnaby's cockatoo habitat.

Name of Area	Additional Provisions
	4. When considering any amendment to this Scheme or a proposed structure plan, or assessing and determining any application for development approval or making a recommendation to the Commission on a subdivision referral in relation to premises within the Bushland Areas Special Control Area, the local government may consider undertaking one or more of the following: (a) recommend to the Western Australian Planning Commission that an area is of regional importance which should be protected within the Regional Open Space Reserve under the Greater Bunbury Region Scheme. (b) initiate an amendment to this Scheme to include an area in the Conservation Reserve, where such an amendment to this Scheme is proposed in writing by the land owner and would lead to the protection and retention in private ownership of ecological assets, values or features. (c) encourage proponents to provide a strategic protection plan for multiple sites where such areas are held by the one proponent, with the intent of maximising the conservation outcome across multiple sites, for example, in accordance with the 'Strategic Assessment' process under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999*. (d) designate a Conservation Reserve over all or part of an area, where the land is to be reserved for public purposes and vested in the Crown in accordance with section 152 of the Act.
Abattoir Notification Area Special Control Area	**Purpose:** To designate land where a notification will be required on titles the odour buffer area for land surrounding the abattoir. **Objective:** To inform land owners of potential odour and noise impacts. **Additional Provisions:** All proposed lots within 500m from Lot 100 on Deposited Plan: 61127 Wimbridge Road, Picton, (the abattoir) shall be subject to a Notification on the Title advising occupiers that the lot is located within 500m of an abattoir and has the potential to be affected by odour and noise.
Abattoir - Special Control Area	**Purpose:** To designate land surrounding the abattoir where sensitive land uses will not be permitted. **Objectives:** (a) To avoid land use conflict between the abattoir and sensitive land uses. (b) To protect the abattoir from encroachment by incompatible land uses that would adversely impact on the efficient operations of the abattoir. (c) To provide for the expansion of the abattoir in a way that maximises amenity, minimises environmental and health impacts and takes account of risk to nearby sensitive land uses. (d) To promote the development of compatible land uses in areas affected by off-site impacts of the abattoir. **Additional Provisions:** No residential or other sensitive uses (as defined by EPA Guidance Statement No. 3 – Separation Distances Between Industrial and Sensitive Land Uses, June 2005) are to be located on land nominated within this Special Control Area.

Name of Area	Additional Provisions
Bunbury Water Reserve Special Control Area	**Purpose:** To identify the public drinking water source priority area and wellhead protection zones for the Bunbury Water Reserve in accordance with any relevant state planning policy or regional land use and water management strategy or drinking water source protection plan. **Objectives:** (a) To ensure that land use and development within the Bunbury Water Reserve public drinking water source area is compatible with the long term protection and management of groundwater resources for potable water supply; (b) To ensure that decisions on land use and development within the Bunbury Water Reserve public drinking water source area have due regard for and take into account the requirements of any relevant state or regional land use and water management strategy or drinking water source protection plan; and (c) To ensure the protection of groundwater resource quality and quantity within the Bunbury Water Reserve in order to maintain the ecological integrity of wetlands hydraulically connected to that groundwater reserve. **Additional Provisions:** 1. Public Drinking Water Source Priority Area and Wellhead Protection Zones: The Bunbury Water Reserve Special Control Area comprises of: (a) Public Drinking Water Source Priority Area 3 (P3); and (b) Wellhead Protection Zones, as shown on the Scheme Map - Special Control Areas. 2. The development and/or use of premises within the Bunbury Water Reserve Special Control Area for the purposes of one or more of the land use classes and activities listed in Department of Water's Water Quality Protection Note No. 25: Land Use Compatibility Tables for Public Drinking Water Source Areas (April 2016) requires the prior development approval of the local government. 3. Where the local government proposes to amend this Scheme within the Bunbury Water Reserve Special Control Area in a manner that: (a) may have the potential to detrimentally impact on the quality and quantity of a Public Drinking Water Source Area gazetted under the *Country Areas Water Supply Act 1947*; and/or (b) does not comply with the provisions of any relevant state planning policy; (c) does not comply with the provisions of any relevant state or regional land use and water management strategy; or (d) is not compatible with the recommendations and management objectives for the priority area classification and/or protection zone, as prescribed in the relevant drinking water source protection plan, the local government is to notify the responsible public authority of its intention to amend this Scheme as soon as practicable. 4. Applications for development approval for the development and/or use of premises within the Bunbury Water Reserve Special Control Area that: (a) may have the potential to detrimentally impact on the quality and quantity of a Public Drinking Water Source Area gazetted under the *Country Areas Water Supply Act 1947*; and/or (b) are inconsistent with any relevant state or regional land use and water management strategy or drinking water source protection plan,

Name of Area	Additional Provisions
	shall be referred to the responsible public authority for comment and advice prior to determination by the local government. 5. Without limiting clause 67 of the deemed provisions, when considering any amendment to this Scheme or assessing and determining any application for development approval in relation to premises within the Bunbury Water Reserve Special Control Area, the local government shall have due regard to a range of matters including but not limited to the following: (a) how the proposal complies with the provisions of any relevant state planning policy; (b) how the proposal complies with the provisions of any relevant state or regional land use and water management strategy, drinking water source protection plan, or water quality protection note; (c) the potential risk of contamination to the Public Drinking Water Source Area (groundwater) resulting from a proposed land use and/or development; (d) the retention of native vegetation and protection of wetlands; and (e) the advice or comment provided by a responsible public authority in relation to the application for development approval or Scheme amendment. 6. In addition to the aims of this Scheme and the provisions of the underlying zone, for the purposes of assessing and determining any application for development approval and/or making a recommendation to the Commission on a subdivision referral within the Bunbury Water Reserve Special Control Area, the local government shall seek, where practicable, to ensure that the land use and development of premises (including the clearing of vegetation and earthworks) complies with: (a) the provisions of any relevant state planning policy; (b) the provisions of any relevant state or regional land use and water management strategy; and (c) the recommendations and management objectives for the priority area classification and/or protection zone, as prescribed in the relevant drinking water source protection plan. 7. Any development must be connected to deep sewerage, except where exemptions apply under State Government Sewerage Policy. The policy recognises that sewer connection may be impractical in some areas. Under these circumstances maximum wastewater loadings (based on people / hectare) apply linked to the management priority of the site. 8. Conditions may apply in order to regulate fertiliser and pesticide application. *Note: Conditions are likely to be placed via a Department of Industry and Resources mineral tenement lease and/or as a result of Minister for the Environment's approval after an Environmental Impact Assessment.*
Flood Prone Land Special Control Area	**Purpose:** To minimise the potential for flood damage resulting from decisions relating to land use and development on defined river floodplains. **Objectives:** (a) To identify land within the Scheme area at risk of being affected by flooding consistent with the Greater Bunbury Region Scheme - Floodplain Management Policy. (b) To assist in the protection of life, property and community infrastructure from flood hazard. (c) To assist the natural flood carrying capacity of floodplains by ensuring any use or development maintains the free passage and temporary storage of flood waters.

Name of Area	Additional Provisions
	(d) To protect water quality and waterways as natural resources in accordance with Statement of Planning Policy No. 2 - Environment and Natural Resources Policy. **Additional Provisions:** Land use, subdivision and development within this Special Control Area is to comply with all the matters set out in the Greater Bunbury Region Scheme - Floodplain Management Policy.
Water Treatment Buffer Special Control Area	**Purpose:** To identify land within the 150 metre water treatment buffer area located around water treatment plants in accordance with the Environmental Protection Authority (EPA) Guidance Statement No. 3 – Separation Distances Between Industrial and Sensitive Land Uses (June 2005). **Objectives:** (a) To ensure that adequate separation distances are maintained between water treatment plants and residential or other sensitive land uses in order to manage any risks to public health or the environment; (b) To ensure that public health and environmental impacts from water treatment plant emissions are acceptable and meet the relevant regulations and standards beyond the boundary of the site and 150 metre water treatment buffer area; and (c) To ensure that decisions regarding land use and development within the 150 metre water treatment buffer area minimise the potential for land use conflict and have due regard for and do not impinge upon the operation of the water treatment plant. **Additional Provisions:** 1. Development and/or use of premises for the purposes of residential or other sensitive land use is not permitted within the 150 metre water treatment buffer area, unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions. 2. Applications for development approval to permit a residential or other sensitive land use within the 150 metre water treatment buffer area must be accompanied by a risk management assessment of the final chlorine storage area, which is to be prepared by a suitably qualified person to the specifications and satisfaction of the local government in consultation with the relevant public authority. *Note: Reference should be made to EPA Guidance Statement No. 2 – Risk Assessment and Management: Off-site Individual Risk from Hazardous Industrial Plant (July 2000).* 3. Where the local government proposes to amend this Scheme within the 150 metre water treatment buffer area in a manner that: (b) does not comply with the provisions of any relevant state planning policy; (b) is not consistent with the EPA *Guidance Statement No. 3 – Separation Distances Between Industrial and Sensitive Land Uses* (June 2005); or (c) is not compatible with the purpose and objectives of Water Treatment Buffer Special Control Area, the local government is to notify the responsible public authority of its intention to amend this Scheme as soon as practicable. 4. Applications for development approval for the development and/or use of premises within the Water Treatment Buffer Special Control Area that may result in a risk to public health or the environment shall be referred to the responsible public authority for comment and advice prior to determination by the local government. 5. Without limiting clause 67 of the deemed provisions, when considering any amendment to this Scheme or assessing and determining any application for development approval in relation to premises within the Water Treatment Buffer Special Control Area, the local government shall have due regard to a range of

Name of Area	Additional Provisions
	matters including but not limited to the following: (a) how the proposal complies with the provisions of any relevant state planning policy; (b) guidelines for a water treatment plant regarding risk and the generic separation distances table of the EPA *Guidance Statement No. 3 – Separation Distances Between Industrial and Sensitive Land Uses* (June 2005); (c) the potential impacts on public health and/or the environment from emissions resulting from a proposed land use and/or development; and (d) the advice or comment provided by a responsible public authority in relation to the application for development approval or Scheme amendment.

Schedule 8 - Development Contribution Plans

Schedule 9 – Supplemental Provisions to the Deemed Provisions.

AMD 6 GG 10/05/2022

3A. Design Review Panel

(1) The Local Government may appoint a Design Review Panel for the purpose of considering and advising the Local Government with respect to applications and/or planning documents.

(2) The Local Government shall prepare and adopt a Local Planning Policy in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 that details the operation of the Design Review Panel and specifies the matters on which the Design Review Panel will be consulted.

(3) When considering applications and/or planning documents on which a recommendation has been made by the Design Review Panel, the decision-maker shall have due regard for that recommendation.

67 Consideration of application by local government

(2) (zc) Any advice of a Design Review Panel

Adoption

Council Resolution to Advertise Local Planning Scheme

Adopted by resolution of the Council of the City of Bunbury at the Ordinary Meeting of Council held on the 31st day of March 2015.

Mayor

Gary Brennan

Signed:- ……

Chief Executive Officer

Mal Osborne

Signed:- ……

Council Resolution to Support Scheme for Approval

Council resolved to support approval of the draft Scheme of City of Bunbury at the Ordinary Meeting of Council held on the 2nd day of May 2017.

The Common Seal of the City of Bunbury was hereunto affixed by authority of resolution of the Council in the presence of:

Mayor

Gary Brennan

Signed:- ……

Chief Executive Officer

Mal Osborne

Signed:- ……

Common Seal

WAPC Recommended for Approval

Delegated under section 16 of the *Planning and Development Act 2005*.

Signed:- ……

Date:- ____ / ____ / _____

Approval Granted

Minister for Planning

Signed:- ……

Date:- ____ / ____ / _____