

SHIRE OF KULIN

Local Planning Scheme No. 2 District Zoning Scheme

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Department of Planning,
Lands and Heritage

Prepared by the
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TABLE OF CONTENTS

| | |
|---|-----------|
| TABLE OF CONTENTS | 3 |
| PART 1 - PRELIMINARY | 1 |
| 1.1 CITATION | 1 |
| 1.2 COMMENCEMENT | 1 |
| 1.3 SCHEME REVOKED | 1 |
| 1.4 NOTES DO NOT FORM PART OF SCHEME | 1 |
| 1.5 RESPONSIBILITY FOR SCHEME..... | 1 |
| 1.6 SCHEME AREA | 1 |
| 1.7 CONTENTS OF SCHEME | 1 |
| 1.8 PURPOSES OF SCHEME | 1 |
| 1.9 AIMS OF SCHEME | 2 |
| 1.10 RELATIONSHIP WITH LOCAL LAWS..... | 2 |
| 1.11 RELATIONSHIP WITH OTHER LOCAL PLANNING SCHEMES | 2 |
| 1.12 RELATIONSHIP WITH REGION PLANNING SCHEME | 2 |
| PART 2 - RESERVES..... | 3 |
| 2.1 REGIONAL RESERVES | 3 |
| 2.2 LOCAL RESERVES..... | 3 |
| 2.3 ADDITIONAL USES FOR LOCAL RESERVES..... | 4 |
| PART 3 - ZONES AND USE OF LAND | 5 |
| 3.1 ZONES | 5 |
| 3.2 ZONING TABLE | 6 |
| <i>Table 1 - Zoning Table</i> | <i>7</i> |
| 3.3 INTERPRETING ZONING TABLE..... | 8 |
| 3.4 ADDITIONAL USES..... | 10 |
| 3.5 RESTRICTED USES | 10 |
| 3.6 SPECIAL USE ZONES..... | 10 |
| <i>Table 2 - Special use zones in Scheme area</i> | <i>10</i> |
| 3.7 NON-CONFORMING USES | 11 |
| 3.8 CHANGES TO NON-CONFORMING USE..... | 11 |
| 3.9 REGISTER OF NON-CONFORMING USES..... | 11 |
| PART 4 - GENERAL DEVELOPMENT REQUIREMENTS | 13 |
| 4.1 R-CODES..... | 13 |
| 4.2 MODIFICATION OF R-CODES..... | 13 |
| 4.3 STATE PLANNING POLICY 3.6 TO BE READ AS PART OF SCHEME | 13 |
| 4.4 MODIFICATION TO STATE PLANNING POLICY 3.6..... | 13 |
| 4.5 OTHER STATE PLANNING POLICIES TO BE READ AS PART OF SCHEME | 13 |
| 4.6 ENVIRONMENTAL CONDITIONS | 13 |
| 4.7 ADDITIONAL SITE AND DEVELOPMENT REQUIREMENTS | 14 |
| <i>Table 3 - General site and development requirements</i> | <i>14</i> |
| 4.8 VARIATIONS TO SITE AND DEVELOPMENT REQUIREMENTS..... | 18 |
| 4.9 RESTRICTIVE COVENANTS..... | 19 |
| PART 5 - SPECIAL CONTROL AREAS..... | 20 |
| 5.1 SPECIAL CONTROL AREAS..... | 20 |
| <i>Table 4: Special control areas in Scheme area.....</i> | <i>20</i> |

| | |
|--|-----------|
| PART 6 - TERMS REFERRED TO IN SCHEME | 21 |
| 6.1 TERMS USED..... | 21 |
| 6.2 LAND USE TERMS USED..... | 22 |
| SCHEDULE A - SUPPLEMENTAL PROVISIONS TO THE DEEMED PROVISIONS | 31 |
| SCHEDULE 1 - SIGNAGE AND ADVERTISEMENTS FOR WHICH DEVELOPMENT APPROVAL NOT REQUIRED | 32 |
| SCHEDULE 2 - CAR PARKING LAYOUT SPECIFICATIONS | 34 |

PART 1 - PRELIMINARY

1.1 Citation

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

1.2 Commencement

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

1.3 Scheme revoked

The following local planning scheme is revoked -

Name: Shire of Kulin Planning Scheme No.1 (Kulin Townsite)
Gazettal date: 1 November 1968

1.4 Notes do not form part of Scheme

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

1.5 Responsibility for Scheme

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

1.6 Scheme area

This Scheme applies to the area shown on the Scheme Map which comprises sheets 1 to 3 set out in Appendix 1.

1.7 Contents of Scheme

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

- (a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2);
- (b) the supplemental provisions contained in Schedule A; and
- (c) the Scheme Map (sheets 1 to 3).

1.8 Purposes of Scheme

The purposes of this Scheme are to -

- (a) set out the local government's planning aims and intentions for the Scheme area; and
- (b) set aside land as reserves for public purposes; and
- (c) zone land within the Scheme area for the purposes defined in this Scheme; and

- (d) control and guide land use and development; and
- (e) set out procedures for the assessment and determination of development applications; and
- (f) set out procedures for contributions to be made to the costs of providing infrastructure in connection with development through development contribution plans; and
- (g) make provision for the administration and enforcement of this Scheme; and
- (h) address other matters referred to in Schedule 7 of the Act.

1.9 Aims of Scheme

The aims of this Scheme are -

- (a) To create zones for the purposes of land use control and to provide for the setting aside of land for public use and other matters authorised by the Act;
- (b) To formulate development control provisions and adopt policies which enable the local government to realistically and responsibly manage development and the environment throughout the town and rural sectors of the Shire;
- (c) To secure the amenity, health, convenience, economic and general welfare of the Scheme Area and inhabitants thereof; and
- (d) To preserve, protect and enhance townscapes and places, buildings and objects of heritage value, natural beauty, historic or scientific interest which exist throughout the Shire.

1.10 Relationship with local laws

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

1.11 Relationship with other local planning schemes

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

1.12 Relationship with region planning scheme

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

PART 2 - RESERVES

2.1 Regional Reserves

There are no regional reserves in the Scheme area.

2.2 Local reserves

2.2.1 In this clause -

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

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

2.2.2 Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.

2.2.3 The objectives of each local reserve are as follows:

(a) Civic and Community

- (i) To provide for a range of community facilities which are compatible with surrounding development; and
- (ii) 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.

(b) Environmental Conservation

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

(c) Public Open Space

- (i) To secure and reserve land for public access and recreation;
- (ii) To maintain public recreation areas for the use of sporting and recreation bodies;
- (iii) To provide visual or noise buffer areas between incompatible uses without limiting the ability of open space to deliver adequate form and function for community use; and
- (iv) To reflect and protect areas already set aside for National Parks or Crown Reserves.

- (d) Public Purposes
 - (i) To protect areas already set aside for public purposes by Crown Reserves; and
 - (ii) To enable the local government to control development in public purpose reserves.
- (e) Railway
 - (i) To set aside land for the purpose of railways.
- (f) Primary Distributor Road
 - (i) To provide land and facilities for regional road purposes and associated activities; and
 - (ii) To protect land from activities considered inappropriate to the successful continued operation of regional road infrastructure.
- (g) Local road
 - (i) To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.

2.3 Additional uses for local reserves

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

PART 3 - ZONES AND USE OF LAND

3.1 Zones

3.1.1 Zones are shown on the Scheme Map according to the legend on the Scheme Map.

3.1.2 The objectives of each zone are as follows -

(i) Residential Zone

- (i) To encourage single houses as the predominant form of residential development.
- (ii) To achieve a high standard of development and residential amenity.
- (iii) To provide for the development of a variety of non-residential-type uses which are compatible with the character, scale and operation of existing residential development and do not detract from the general amenity of the area.

(ii) Urban Development Zone

- (i) To cater for low and medium density residential development and a variety of activities complementary to residential land usage.
- (ii) To require the preparation and adoption by the local government of a Local Structure Plan to guide future development in a specified area prior to the subdivision and development of the land.
- (iii) To achieve a high standard of development and residential amenity.

(iii) Commercial Zone

- (i) To provide for a variety of service, retail, office and entertainment uses.
- (ii) To maintain a compact and accessible centre.
- (iii) To centralise commercial and service functions.
- (iv) To maintain safety and efficiency of traffic flows and provide for adequate facilities for the parking and circulation of vehicles.
- (v) To preclude the storage of bulky and unsightly goods where they may be in public view.
- (vi) To maintain the compatibility with the general streetscape of all new buildings in terms of scale, height, style, materials, street alignment and design of facades.
- (vii) To provide sheltered places for pedestrians.
- (viii) To restrict industrial type uses to service or low impact, labour intensive industries that relate to the commercial and service functions of the zone.
- (ix) To restrict the development of uses which attract large volumes of truck traffic.
- (x) To provide for residential uses only where such uses are combined with a commercial use (e.g. hotel) or where the residential uses occupy a floor level where it is impracticable or inappropriate to establish a shop or office.

- (iv) General Industry Zone
 - (i) To provide a location for industrial uses which operate as an integral part of the function of a town centre.
 - (ii) To provide a location for diverse industries that would otherwise have a detrimental impact on other uses in a town.
 - (iii) To provide a location where separate heavy vehicle access is provided.
 - (iv) To provide a location for depots, warehouses and heavy vehicle parking and servicing areas.

- (v) Rural Townsite Zone
 - (i) To allow for the development of a variety of uses required to service the normal functions of the Dudinin, Gnarming, Holt Rock, Jitarning and Pingaring townsites.
 - (ii) To achieve a high standard of development and general amenity.

- (vi) Rural Zone
 - (i) To provide for a wide range of activity that is predominantly rural in nature.
 - (ii) To protect land from uses that may jeopardise the future development of that land for other planned purposes which are compatible with its Rural zoning.
 - (iii) To protect land from closer development that would detract from the rural character and amenity of the area.
 - (iv) To prevent any development which may detrimentally affect the commercial viability of Rural zoned landholdings.
 - (v) To provide for the development of a range of local government approved non-rural uses which accord with the provisions of the Scheme and the local government's policies.

- (vii) Special Use Zone
 - (i) To provide an area where special uses can be developed and operated under the specific control of the local government in order to maintain the amenity, convenience, health, safety and welfare of the Scheme Area and the inhabitants thereof.
 - (ii) To enable the local government to impose specific conditions to restrict the use and operation of any development that would normally not fit within the ambit of any other zone in the Scheme.

3.2 Zoning table

The zoning table for this Scheme is as follows –

Table 1 - Zoning Table

| USE CLASSES | ZONES | | | | | |
|------------------------------------|-------------|-------------------|------------|------------------|----------------|-------|
| | Residential | Urban Development | Commercial | General Industry | Rural Townsite | Rural |
| Aged or Dependent Persons Dwelling | A | A | X | X | D | X |
| Agriculture - Extensive | X | X | X | X | X | P |
| Agriculture - Intensive | X | X | X | X | X | D |
| Amusement Parlour | X | X | D | X | A | X |
| Animal Establishment | X | X | X | D | A | D |
| Animal Husbandry - Intensive | X | X | X | X | X | D |
| Bed and Breakfast Accommodation | A | A | D | X | D | A |
| Betting Agency | X | X | P | X | A | X |
| Bulky Goods Showroom | X | X | P | P | D | X |
| Cabin | A | A | D | X | D | A |
| Car Park | A | D | D | D | D | D |
| Caravan Park | X | X | X | X | D | A |
| Caretakers Dwelling | I | I | I | I | I | I |
| Chalet | A | A | D | X | D | A |
| Child Care Premises | A | A | D | X | D | A |
| Civic Use | A | A | D | D | D | A |
| Community Purpose | A | A | P | X | D | A |
| Convenience Store | A | A | P | A | D | X |
| Educational Establishment | A | A | P | X | D | X |
| Exhibition Centre | X | X | D | D | D | A |
| Family Day Care | A | A | D | X | D | A |
| Fast Food Outlet | A | X | D | X | A | X |
| Funeral Parlour | X | X | A | P | D | X |
| Garden Centre | A | X | P | D | D | D |
| Guest House | D | D | D | X | D | D |
| Holiday Accommodation | X | X | D | X | A | D |
| Holiday House | D | D | X | X | D | D |
| Home Business | A | A | D | D | D | D |
| Home Occupation | A | A | D | D | P | P |
| Home Office | D | D | D | D | P | P |
| Hotel | X | X | P | X | A | X |
| Industry - Cottage | A | A | D | P | D | D |
| Industry - Extractive | X | X | X | X | X | D |
| Industry | X | X | X | P | A | X |
| Industry - Light | X | X | D | P | A | X |
| Industry - Primary Production | X | X | X | X | X | D |
| Liquor Store | X | X | P | X | D | X |

| USE CLASSES | ZONES | | | | | |
|--------------------------------------|-------------|-------------------|------------|------------------|----------------|-------|
| | Residential | Urban Development | Commercial | General Industry | Rural Townsite | Rural |
| Market | X | X | D | A | D | D |
| Medical Centre | A | A | D | X | A | X |
| Mining Operations | X | X | X | X | X | D* |
| Motel | X | X | D | X | A | X |
| Motor Vehicle, Boat or Caravan Sales | X | X | D | D | D | X |
| Motor Vehicle Repair | X | X | D | P | D | X |
| Office | A | X | P | I | D | I |
| Park Home Park | X | X | X | X | D | A |
| Place of Worship | X | X | P | X | A | A |
| Reception Centre | X | X | P | X | A | X |
| Recreation - Private | A | A | D | D | D | A |
| Repurposed Dwelling | D | D | D | X | D | D |
| Residential - Single House | P | P | A | A | P | P |
| Residential - Grouped Dwelling | D | D | D | A | D | A |
| Residential - Multiple Dwelling | D | D | D | A | D | X |
| Restaurant / Cafe | X | X | P | X | A | D |
| Restricted Premises | X | X | D | X | A | X |
| Rural Pursuit | X | X | X | X | D | P |
| Second-hand Dwelling | D | D | D | X | D | D |
| Service Station | X | X | D | P | D | X |
| Shop | A | X | P | I | D | X |
| Tavern | X | X | P | X | A | X |
| Telecommunications Infrastructure | A | D | D | D | D | D |
| Trade Display | X | X | D | P | D | X |
| Transport Depot | X | X | A | P | A | D |
| Veterinary Centre | X | X | A | P | A | A |
| Warehouse | X | X | X | P | D | D |

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

3.3 Interpreting zoning table

3.3.1 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.

3.3.2 The symbols used in the zoning table have the following meanings -

- P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;
- I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme;
- D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
- A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the deemed provisions;
- X means that the use is not permitted by this Scheme.

Notes:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land. For development on land that does not require development approval see clause 61 of the deemed provisions.
2. In considering an application for development approval, the local government will have regard to clause 67 of the deemed provisions.

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

3.3.4 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.

3.3.5 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.

3.3.6 If a use of land is identified in a zone as being a class X use, the local government must refuse an application for development approval for that use in that zone unless -

- (a) the development approval application relates to land that is being used for a non-conforming use; and
- (b) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use.

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

- (a) a structure plan;
- (b) an activity centre plan;
- (c) a local development plan.

3.4 Additional uses

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

3.5 Restricted uses

There are no restricted uses which apply to this Scheme.

3.6 Special use zones

3.6.1 Table 2 sets out -

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

Table 2 - Special use zones in Scheme area

| No. | Description of land | Special use | Conditions |
|-----|--|--|------------|
| 1. | Reserve 20557 (Lot 160) corner Gordon & Bull Streets, Kulin | • Place of Worship | Nil |
| 2. | Reserve 21661 (Lot 56) corner Gordon & Day Streets, Kulin | • Place of Worship | Nil |
| 3. | Reserve 26116 (Lot 224) & Reserve 26115 (Lot 159) Johnston Street, Kulin | • Caravan Park & Tourist Accommodation | Nil |

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

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

3.7 Non-conforming uses

- 3.7.1 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.
- 3.7.2 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.
- 3.7.3 Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government -
- (a) purchases the land; or
 - (b) pays compensation to the owner of the land in relation to the non-conforming use.

3.8 Changes to non-conforming use

- 3.8.1 A person must not, without development approval -
- (a) alter or extend a non-conforming use of land; or
 - (b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or
 - (c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or
 - (d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.
- 3.8.2 An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.
- 3.8.3 A local government may only grant development approval for a change of use of land referred to in subclause 3.8.1(d) if, in the opinion of the local government, the proposed use -
- (a) is less detrimental to the amenity of the locality than the existing non-conforming use; and
 - (b) is closer to the intended purpose of the zone in which the land is situated.

3.9 Register of non-conforming uses

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

- 3.9.2 A register prepared by the local government must set out the following -
- (a) a description of each area of land that is being used for a non-conforming use;
 - (b) a description of any building on the land;
 - (c) a description of the non-conforming use;
 - (d) the date on which any discontinuance of the non-conforming use is noted.
- 3.9.3 If the local government prepares a register under subclause 3.9.1 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.
- 3.9.4 An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

PART 4 - GENERAL DEVELOPMENT REQUIREMENTS

4.1 R-Codes

- 4.1.1 The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- 4.1.2 The local government must make a copy of the R-Codes available for public inspection during business hours at the offices of the local government and may publish a copy of the R-Codes on the website of the local government.
- 4.1.3 The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within boundaries of the area shown on the Scheme Map.
- 4.1.4 The R-Codes apply to an area if the area has a coding number superimposed on it in accordance with subclause 4.1.3.

4.2 Modification of R-Codes

- 4.2.1 All residential development shall be in accordance with the R10/30 R-Code unless otherwise coded.
- 4.2.2 Any residential development proposed at a density greater than R10 requires the development approval of the local government and will only be considered by the local government if it can be proven that an effective method of effluent disposal, satisfactory to the local government's requirements, can be provided.

4.3 State Planning Policy 3.6 to be read as part of Scheme

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

4.4 Modification to State Planning Policy 3.6

There are no modifications to State Planning Policy 3.6.

4.5 Other State planning policies to be read as part of Scheme

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

4.6 Environmental conditions

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

4.7 Additional site and development requirements

4.7.1 General site and development requirements

- (a) Any development that is permitted under the provisions of this Scheme shall conform to the requirements for that use as specified in Table 3 or in the R-Codes for residential development.
- (b) Where a particular land use is not specified in Table 3 the local government may grant development approval to that land use subject to such conditions as it considers appropriate.

Table 3 - General site and development requirements

| USE CLASS | MINIMUM BOUNDARY SETBACK (metres) | | | MAXIMUM PLOT RATIO | MINIMUM LANDSCAPED AREA (%) | MINIMUM NUMBER OF CAR PARKING BAYS |
|--------------------------------------|-----------------------------------|----------------|--------------|--------------------|-----------------------------|---|
| | FRONT | REAR (average) | SIDES | | | |
| Child Care Premises | 7.5 | 7.5 | * | * | * | 1 for each employee. |
| Family Day Care | 7.5 | 7.5 | * | * | * | 1 for each employee. |
| Educational Establishment | 9 | 7.5 | 5 | * | 30 | 1 per full time employee, plus bays for students as determined by the local government. |
| Funeral Parlour | * | * | * | * | 10 | As determined by the local government (Minimum 6). |
| Hotel/Tavern | * | * | * | * | 10 | 1 for every bedroom plus 1 per 2m ² of bar and lounge area. |
| Industry | 7.5 | 7.5 | * | * | 15 | 1 per 2 employees. |
| Industry - Light | 7.5 | 7.5 | * | * | 10 | 1 per 2 employees. |
| Motel | 9 | 7.5 | 3 per storey | 1.0 | 30 | 1 per unit, plus 1 per 25m ² of service area. |
| Motor Vehicle, Boat or Caravan Sales | * | * | * | * | 5 | 1 for every 250m ² of sales area, plus 1 for every person employed on site. |
| Office | * | * | * | * | * | 1 for every 30m ² plot ratio area. |
| Reception Centre | * | * | * | * | 10 | 1 for every 4 persons whom the building is designed to accommodate. |
| Restaurant | * | | * | * | * | 1 for every 10m ² of gross floor area or 1 for every 4 seats provided, whichever is the greater. |
| Service Station | 7.5 | 7.5 | * | * | 5 | 1 for every working bay, plus 1 for each person employed on site. |
| Shop | * | * | * | * | * | 1 for every 15m ² of gross floor area. |
| Showroom (bulky goods) | * | * | * | * | 10 | 1 for every 100m ² of gross floor area. |

Notes:

- * Means to be determined by the local government in each particular case.
- Landscaping to be generally at street frontage.

4.7.2 Development on land abutting land zoned Residential or Urban Development

- (1) Any non-residential development on land abutting land zoned Residential or Urban Development shall conform to such standards as the local government considers appropriate. These standards shall be determined on the basis of the potential nuisance of the proposed development on land zoned Residential or Urban Development.

4.7.3 Commercial development

- (1) Commercial development in the Commercial zone shall conform to the requirements of Table 3 and the objectives for that zone as outlined in Part 3.
- (2) Loading docks and access ways shall be provided sufficient in size to wholly contain delivery vehicles on site and to permit the passage of vehicles to and from the street in a forward gear.
- (3) Where the local government considers it appropriate, rear access shall be provided to each tenement in order to avoid using the front entrance or the entrance/s of other tenements.

4.7.4 Industrial development

- (1) Industrial development in the Industrial zone shall conform to the requirements of Table 3 and the objectives for that zone as outlined in Part 3.
- (2) The front setback area may be used only for the purposes of landscaping, car parking or access. The local government may approve the use of the front setback area for display or for loading and unloading vehicles. No material or product may be stored within the front setback area.
- (3) Where an open storage area is visible from a public place or street, and is not of a display nature, it shall be screened to the satisfaction of the local government.
- (4) Street setback areas shall be landscaped, including an area of not less than one (1) metre wide adjacent to each side boundary, except where an access is shared between adjacent lots. Areas other than the front setback that are visible from a public street or place shall be developed with landscaped open space or screened to the approval of the local government.
- (5) Loading docks and access ways shall be provided sufficient in size to wholly contain delivery vehicles on site and to permit the passage of vehicles to and from the street in a forward gear.
- (6) Where the local government considers it appropriate, rear access shall be provided to each tenement in order to avoid using the front entrance or the entrance of other tenements.
- (7) The local government may require a bond or bank guarantee from a developer to ensure that landscaping and/or other development works are designed and carried out to the satisfaction of the local government. In the case of planting, the works shall be brought to a standard considered by the local government to be properly established within twelve (12) months of the date of commencement of development works.

4.7.5 Special Use development

- (1) Where the local government considers a particular development or use to be incompatible with the predominant uses in other zones, it may require such a development or use be restricted to the Special Use zone.
- (2) In controlling development within a Special Use zone, notwithstanding any other provision of the Scheme, the local government may at its discretion specify additional site requirements in regard to lot area, minimum effective frontage, development type and style, plot ratio, car parking, setbacks and any other provision affecting the development of a Special Use zoned lot, for the purpose permitted under the provisions of the Scheme.
- (3) Uses permitted in the Special Use zone are listed in Table 2.

4.7.6 Rural Townsite development

- (1) Development in the Rural Townsite zone shall comply with the objectives for that zone as outlined in Part 3, and with such requirements as the local government considers appropriate relative to the proposed use.

4.7.7 Rural development

- (1) Development in the Rural zone shall comply with the objectives for that zone as outlined in Part 3, and with such requirements as the local government considers appropriate relative to the proposed use.

4.7.8 Development of additional single dwellings / grouped dwellings in the Rural zone

- (1) Within the Rural zone the local government will not generally support the erection of more than one (1) single house per lot.
- (2) The local government may consider granting development approval to additional single dwellings / grouped dwellings in the Rural Zone in cases where the landowner clearly demonstrates that additional housing is required for farm management purposes. In any case the total number of dwelling units per lot shall not exceed four (4).
- (3) Where an application is made for approval for the development of grouped dwellings on Rural Zoned land the local government shall not grant development approval to that application unless notice of the application is first given in accordance with Clause 64 of the deemed provisions.
- (4) The existence of more than one (1) dwelling on a Rural Zoned lot shall not be construed as a basis for the local government's support to the subdivision of the lot.

4.7.9 Special Design Areas

- (1) The following provisions shall apply to all land included in the area designated on the Scheme Map as a Special Design Area in addition to any other provisions which are more generally applicable to such land under this Scheme.
- (2) In the area designated on the Scheme Map as a Special Design Area all development shall be consistent with the following objectives:
 - (i) To improve the general appearance and image of the town centre;
 - (ii) To preserve and enhance the heritage character of the town centre;

- (iii) To cater for convenient, shaded and safe pedestrian areas;
- (iv) To ensure that town centre traffic and vehicular parking are efficiently and safely catered for;
- (v) To provide suitable landscaping to enhance the appearance of the town centre and provide shading of pedestrian and vehicle parking areas; and
- (vi) To provide for tourist information and other facilities considered necessary by the local government.

4.7.10 Development on land subject to inundation or flooding

- (1) Where, in the opinion of the local government, the dampness of the site on which a building is proposed to be constructed so warrants, the local government may require that one or all of the following measures be carried out:
 - (i) The subsoil shall be effectively drained;
 - (ii) The surface of the ground beneath the building shall be regraded or filled and provided with adequate outlets to prevent any accumulation of water beneath the building; and
 - (iii) The surface of the ground beneath the building shall be covered with an approved damp-resisting material.
- (2) The local government may refuse an application for the construction of a building/s upon any land liable to flooding or inundation. In this regard the local government may consult the Department of Water to determine flood levels.

4.7.11 Development of lots not abutting a constructed public road

- (1) In considering an application for development approval in respect of land abutting an unconstructed road or a lot which does not have frontage to a constructed road, the local government may either –
 - (a) refuse the application until the road has been constructed or access by means of a constructed road is provided as the case may be; or
 - (b) approve the application subject to a condition requiring the applicant to pay a sum of money in or towards payment of the cost or estimated cost of construction of the road or part thereof and any other conditions it considers fit to impose; or
 - (c) grant the application subject to the following conditions, or any other conditions the local government sees fit to impose:
 - (i) Arrangements are to be made for permanent access, to the satisfaction of the local government;
 - (ii) The location of any legal access shall be to the satisfaction of the local government;
 - (iii) Access must be constructed and maintained to the satisfaction of the local government;
 - (iv) A notification is to be placed on the title of the land alerting landowners that the lot does not have access to a constructed public road and alternative access arrangements must be maintained, both physically and legally.

4.7.12 Car parking

- (1) All car parking required to be provided pursuant to the provisions of the Scheme shall be designed and laid out generally in accordance with the minimum specifications set out in Schedule 2.
- (2) All car parking areas and driveways shall be paved, marked, drained and maintained to the satisfaction of the local government.
- (3) Where the local government so decides, it may accept a cash payment in lieu of the provision of car parking spaces but only subject to the following requirements being satisfied:
 - (a) A cash in lieu payment shall not be less than the estimated cost to the owner or developer of providing and constructing the car parking spaces required by the Scheme, plus the value as estimated by the Valuer General, or by a licensed valuer appointed by the local government of that area of land which would have been occupied by the parking spaces; and
 - (b) Payments made under this clause shall be paid into a special fund to be used to provide public car parks and the local government may use this fund to provide public car parks anywhere in the immediate vicinity as and when required.
- (4) The local government may approve an application for development where the number of car parking spaces proposed to be provided is less than the number required pursuant to the Scheme provided the applicant can demonstrate other off street parking facilities are available to be shared with other land uses operating at different times and provided:
 - (a) The local government is satisfied that no conflict will occur in the operation of land uses for which the joint use of parking facilities is proposed; and
 - (b) Landowners who request sharing of parking facilities enter into a legal agreement for reciprocal rights to parking facilities.

4.7.13 Requirement for consultation to commence mining

- (1) In considering proposals to commercially extract minerals, the local government may exercise its discretion to inform the Minister for Mines and Petroleum and the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme.

4.7.14 To the extent that a requirement referred to in subclauses 4.7.1 to 4.7.13 is inconsistent with a requirement in the R-Codes, an activity centre plan, a local development plan or a State or local planning policy, the requirement referred to in subclauses 4.7.1 to 4.7.13 prevails.

4.8 Variations to site and development requirements

4.8.1 In this clause -

additional site and development requirements means requirements set out in clause 31.

4.8.2 The local government may approve an application for a development approval that does not comply with an additional site and development requirement.

- 4.8.3 An approval under subclause 4.8.2 may be unconditional or subject to any conditions the local government considers appropriate.
- 4.8.4 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.
- 4.8.5 The local government may only approve an application for development approval under this clause if the local government is satisfied that -
- (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and
 - (b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

4.9 Restrictive covenants

- 4.9.1 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.
- 4.9.2 If subclause 4.9.1 operates to extinguish or vary a restrictive covenant -
- (a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
 - (b) the local government must not grant development approval for the construction of the residential dwellings unless it gives notice of the application for development approval in accordance with clause 64 of the deemed provisions.

PART 5 - SPECIAL CONTROL AREAS

5.1 Special control areas

5.1.1 Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.

5.1.2 The purpose, objectives and additional provisions that apply to each special control area is set out in Table 4.

Table 4: Special control areas in Scheme area

| SCA No. | Name | Purpose | Additional provisions |
|---------|-----------------------------------|--|--|
| 1. | Wastewater Treatment Plant Buffer | <p>(a) To guide and control land use and development within the Kulin Wastewater Treatment Plant Buffer as shown on the Scheme Map as SCA 1; and</p> <p>(b) To ensure that development and use of any land located within the buffer is compatible with any existing or proposed future development and use of the wastewater treatment plant.</p> | <p>1. Application requirements</p> <p>Despite any other provisions in this Scheme, development approval is required for all sensitive land uses and development, including a single house, within SCA 1.</p> <p>2. Relevant considerations</p> <p>In considering any application for development approval on land partly or wholly within SCA 1 the local government is to have due regard to:</p> <p>(i) whether the proposal is compatible with any existing or proposed future development and use of the wastewater treatment plant;</p> <p>(ii) any advice or recommendations received from the Water Corporation or any other agency consulted; and</p> <p>(iii) any other planning consideration the local government considers relevant.</p> <p>3. Referral of applications</p> <p>Prior to determining an application for any sensitive development partly or wholly within the wastewater treatment plant buffer area the local government shall consult with the Water Corporation or any other agency it considers necessary or appropriate.</p> |

PART 6 - TERMS REFERRED TO IN SCHEME

Division 1 - General definitions used in Scheme

6.1 Terms used

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.

commencement day - means the day this Scheme comes into effect under section 87(4) of the Act.

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

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

floor area - has meaning given in the Building Code.

frontage - in relation to a building -

- (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or
- (b) if the building is used for purposes other than residential purposes, means the road alignment at the front of a lot and, if a lot abuts 2 or more roads, the one to which the building or proposed building faces.

incidental use - means a use of premises which is consequent on, or naturally attaching, appertaining or relating to the predominant use.

minerals - has the meaning given in the *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 residential dwellings, 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.

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

Division 2 - Land use terms used in Scheme

6.2 Land use terms used

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

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

agriculture – extensive - means premises used for the raising of stock or crops but does not include agriculture - intensive or animal husbandry - intensive.

agriculture - intensive - means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with any of the following -

- (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms);
- (d) aquaculture.

amusement parlour - means premises -

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

animal establishment - means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry - intensive or veterinary centre.

animal husbandry – intensive - means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) or other livestock in feedlots, sheds or rotational pens.

art gallery - means premises that are open to the public and where artworks are displayed for viewing or sale.

bed and breakfast accommodation - means a dwelling -

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

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

bulky goods showroom - means premises -

- (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes -
 - (i) automotive parts and accessories;
 - (ii) camping, outdoor and recreation goods;
 - (iii) electric light fittings;
 - (iv) animal supplies including equestrian and pet goods;
 - (v) floor and window coverings;
 - (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
 - (vii) household appliances, electrical goods and home entertainment goods;
 - (viii) party supplies;
 - (ix) office equipment and supplies;
 - (x) babies' and children's goods, including play equipment and accessories;
 - (xi) sporting, cycling, leisure, fitness goods and accessories;
 - (xii) swimming pools;

or

- (b) used to sell goods and accessories by retail if -
 - (i) a large area is required for the handling, display or storage of the goods; or
 - (ii) vehicular access to the premises is required for the purpose of collection of purchased goods.

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

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

caravan park - means premises that are a caravan park as defined in the *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, 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.

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

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

child care premises - means premises -

- (a) at which an education and care service as defined in the *Education and Care Services National Law (Western Australia)*, other than a family day care service, is provided; or
- (b) at which 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.

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

consulting rooms - means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

convenience store - means premises -

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
- (b) operated during hours which include, but may extend beyond, normal trading hours; and
- (c) the floor area of which does not exceed 300 m² net lettable area.

corrective institution - means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility.

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

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

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

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

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

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

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

funeral parlour - means premises used to prepare and store bodies for burial or cremation and/or to conduct funeral services.

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

guest house - means a dwelling or part of a dwelling occupied by a person but containing rooms used to accommodate short-term guests for hire or reward.

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

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

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

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 50 m²; and
- (d) does not involve the retail sale, display or hire of any goods; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

home occupation - means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation 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 20 m²; and
- (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m²; and
- (e) does not involve the retail sale, display or hire of any goods; and
- (f) does not -
- (g) require a greater number of parking spaces than normally required for a single dwelling; or
- (h) result in an increase in traffic volume in the neighbourhood; and
- (i) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and

- (j) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (k) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

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

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

home store - means a shop attached to a dwelling that -

- (a) has a net lettable area not exceeding 100 m²; 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;
- (e) incidental purposes.

industry – cottage - means a trade or light industry producing arts and craft goods which cannot be carried out under the provisions relating to a home occupation and which:

- a) does not cause injury to or adversely affect the amenity of the neighbourhood;
- b) where operated in a Residential zone does not employ any person other than a member of the occupier's household;
- c) is conducted in an out-building which is compatible within the principal uses to which land in the zone in which it is located may be put;
- d) does not occupy an area in excess of 50 m²; and
- e) does not display a sign exceeding 0.2 m² in area.

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

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

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

industry - primary production - means land 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.

liquor store – large - means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300 m².

liquor store – small - means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300 m².

market - means premises used for the display and sale of goods from stalls by independent vendors.

medical centre - means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

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

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

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

motor vehicle, boat or caravan sales - means premises used to sell or hire motor vehicles, boats or caravans.

motor vehicle repair - means premises used for or in connection with -

- (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or
- (b) repairs to tyres other than recapping or retreading of tyres.

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

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

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

park home park - means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997* Schedule 8.

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

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

recreation – private - means premises that are -

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

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

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

restricted premises - means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of -

- (a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); and
- (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.

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

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

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

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 200 m²; and
- (d) does not involve the retail sale, display or hire of any goods; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight.

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

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

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

serviced apartment - means a group of units or apartments providing -

- (a) self-contained accommodation for short-stay guests with no guest accommodated for periods totalling more than 3 months in any 12 month period; and
- (b) any associated reception or recreational facilities.

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

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

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

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

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.

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

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

- (a) automotive repairs and servicing;
- (b) building including repair and maintenance;
- (c) industry;
- (d) landscape gardening;
- (e) provision of medical services;
- (f) primary production;
- (g) use by government departments or agencies, including local government.

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

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

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

veterinary centre - means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.

warehouse/ storage - means premises including indoor and outdoor facilities used for the storage of goods, equipment, plant or materials; or the display or the sale by wholesale of goods.

waste disposal facility - means premises used -

- (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.

Schedule A - Supplemental provisions to the deemed provisions

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

Clause 61(1):

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

 - (i) on a place included on a heritage list prepared in accordance with this Scheme; or
 - (ii) on land located within an area designated under this Scheme as a heritage area.

- (l)** the erection or extension of a single house on a lot if a single house is a permitted ("P") use in the zone where the R Codes do not apply, in which that lot is located and where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:

 - (i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or
 - (ii) the subject of an order under the *Heritage of Western Australia Act 1990 Part 6*; or
 - (iii) included on a heritage list prepared in accordance with this Scheme; or
 - (iv) within an area designated under the Scheme as a heritage area; or
 - (v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29; or
 - (vi) abutting an unconstructed road or a lot which does not have frontage to a constructed road.

- (m)** the erection or extension of an outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house if a single house is a permitted ("P") in the zone where the R Codes do not apply and where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:

 - (i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; or
 - (ii) the subject of an order under the *Heritage of Western Australia Act 1990 Part 6*; or
 - (iii) included on a heritage list prepared in accordance with this Scheme; or
 - (iv) within an area designated under the Scheme as a heritage area; or
 - (v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29; or
 - (vi) abutting an unconstructed road or a lot which does not have frontage to a constructed road.

- (n)** the erection of a boundary fence in a zone where the R Codes do not apply.

- (o)** the carrying out of works urgently necessary to ensure public safety, for the safety or security of plant or equipment or for the maintenance of essential services.

- (p)** the carrying out of any works on, in, over or under any street or road by a public authority acting pursuant to the provision of any Act.

Clause 61(2)

- (g)** the carrying out of rural pursuits in the Rural Zone.

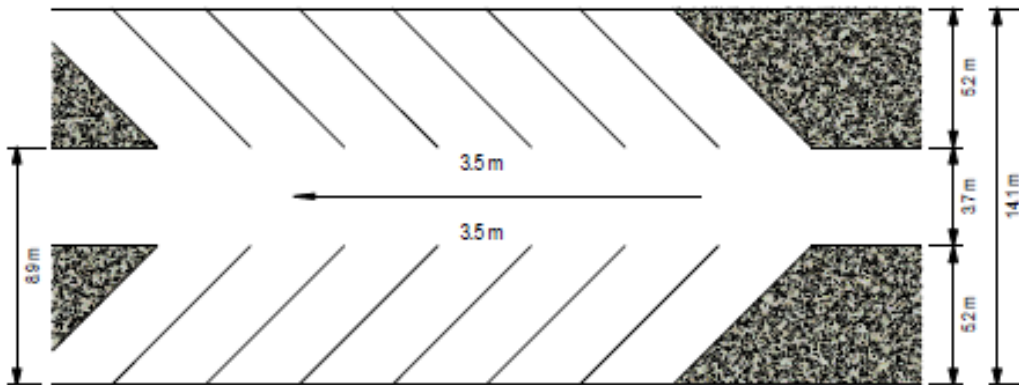
Schedule 1 - Signage and advertisements for which development approval not required

| LAND USE AND/OR DEVELOPMENT | EXEMPTED SIGN (includes the change of posters on poster signs and applies to non-illuminated signs unless otherwise stated) | MAXIMUM AREA OF EXEMPTED SIGN |
|--|---|--|
| Dwellings | One professional name plate as appropriate | 0.2sqm |
| Home Occupation | One advertisement describing the nature of the home occupation | 0.2sqm |
| Places of Worship, Meeting Halls and Places of Public Assembly | One advertisement detailing the function and/or the activities of the institution concerned. | 0.2sqm |
| Cinemas, Theatres and Drive-in Theatres | Two signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed | Each advertisement sign not to exceed 5sqm |
| Shops, Showrooms and other uses appropriate to a Shopping Area | All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building subject to compliance with the requirements of the Signs Hoarding and Bill Posting Bylaws. | N/A |
| Industrial and Warehouse Premises | <p>A maximum of 4 advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building whether or not those signs are connected to a pole, wall or other building.</p> <p>A maximum of two free-standing advertisement signs not exceeding 5m in height above ground level.</p> | <p>Total area of any such advertisements shall not exceed 15sqm</p> <p>Maximum permissible total area shall not exceed 10sqm & individual advertisement signs shall not exceed 6sqm.</p> |
| Showroom, race courses, major racing tracks, sports stadia, major sporting grounds and complexes | All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned either from other private land or from public places and streets, | N/A |
| Public Places and Reserves | <p>(a) Advertisement signs (illuminated and non-illuminated) relating to the functions of government, a public authority or a local government excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body; and</p> <p>(b) Advertisement signs (illuminated or non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a government department, public authority or a local government; and</p> <p>(c) Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute regulation or the like made pursuant to powers contained within a statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.</p> | <p>N/A</p> <p>N/A</p> <p>N/A</p> |
| Railway Property and Reserves | Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon a railway station. | No sign shall exceed 2sqm in area |
| Advertisements within Buildings | Advertisements placed or displayed within buildings which cannot ordinarily be seen by a person outside of those buildings. | N/A |
| All classes of buildings other than single family dwelling | One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof. | 0.2sqm |

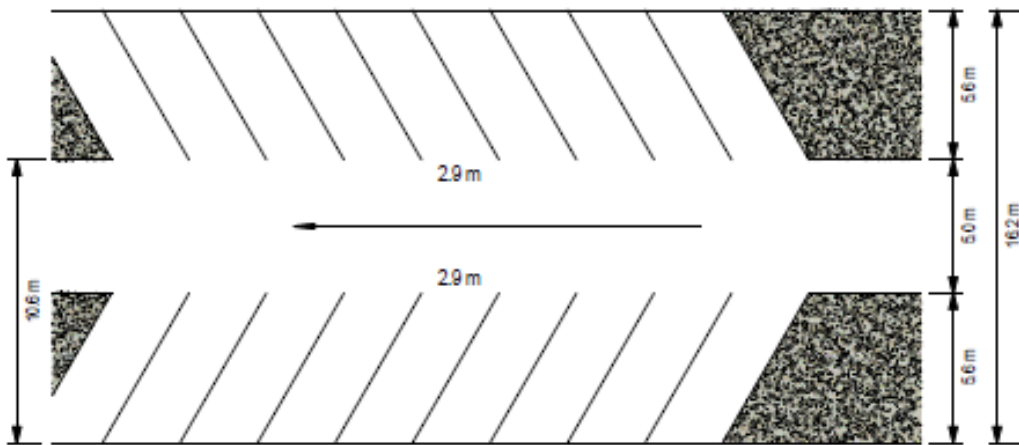
| LAND USE AND/OR DEVELOPMENT | EXEMPTED SIGN (includes the change of posters on poster signs and applies to non-illuminated signs unless otherwise stated) | MAXIMUM AREA OF EXEMPTED SIGN |
|--|---|--|
| <p>Building Construction Sites (advertisement signs displayed only for the duration of the construction) as follows:</p> <p>(1) Dwellings</p> <p>(2) Multiple Dwellings, shops, Commercial & Industrial projects</p> <p>(3) Large development or redevelopment projects involving shopping centres, office or other buildings exceeding 3 storeys in height</p> | <p>One advertisement per street frontage containing details of the project, professional consultants and the contractors undertaking the construction work.</p> <p>One sign as for (1) above.</p> <p>One sign as for (1) above.</p> <p>One additional sign showing the name of the project builder.</p> | <p>2sqm</p> <p>5sqm</p> <p>10sqm</p> <p>5sqm</p> |
| <p>Sales of Goods or Livestock</p> | <p>One sign per lot displayed for a period not exceeding 3 months advertising the sale of goods or livestock upon any land or within any building upon which the sign is exhibited provided that the land is not normally used for that purpose.</p> | <p>2sqm</p> |
| <p>Property Transactions - Advertisement signs displayed for the duration of a period over which property transactions are offered and negotiated as follows:</p> <p>(a) Dwelling</p> <p>(b) Multiple dwellings, shops, Commercial & Industrial projects</p> <p>(c) Large properties comprised of shopping centres, buildings in excess of four storeys and rural properties in excess of 5 ha</p> | <p>One sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.</p> <p>One sign as for (a) above.</p> <p>One sign as for (a) above</p> | <p>Each sign shall not exceed an area of 2sqm</p> <p>Each sign shall not exceed an area of 5sqm</p> <p>Each sign shall not exceed an area of 10sqm</p> |
| <p>Display Homes - Advertisement signs displayed for the period over which homes are on display for public inspection.</p> | <p>(i) One sign for each dwelling on display.</p> <p>(ii) In addition to (i) above one sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</p> | <p>2sqm</p> <p>5sqm</p> |

Schedule 2 - Car parking layout specifications

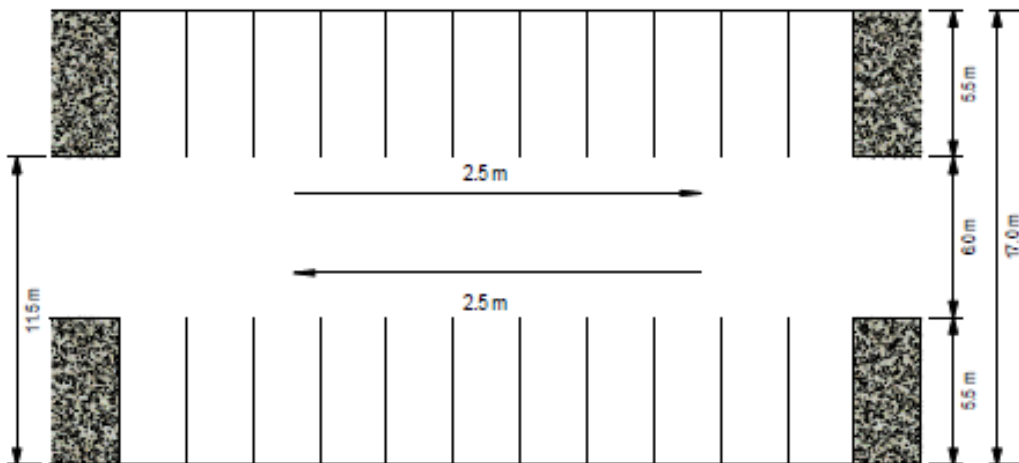
45° PARKING



60° PARKING



90° PARKING



COUNCIL RESOLUTION TO ADVERTISE CONSOLIDATED LOCAL PLANNING SCHEME NO. 2

Adoption by resolution of the Council of the Shire of Kulin at the Ordinary Meeting of the Council held on the 14th day of May, 2014.

B WEST

N MASON



PRESIDENT



CHIEF EXECUTIVE OFFICER

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

Council resolved to support approval of the Consolidated Local Planning Scheme No. 2 at the Ordinary Meeting of the Council held on the 21st day of December 2016 and the Common Seal of the Shire of Kulin was hereunto affixed by the authority of a resolution of the Council in the presence of:

B WEST

N MASON



PRESIDENT



CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL



DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT
2005

DATE 25.07.2017

APPROVAL GRANTED



MINISTER FOR PLANNING

DATE 23-08-2017