



Water quality protection note 25

August 2021

Land use compatibility tables for public drinking water source areas

Purpose

This note provides guidance on land uses and activities within public drinking water source areas (PDWSAs) to protect drinking water quality and public health. It implements the department's [Strategic policy: Protecting PDWSAs in Western Australia](#) and *Policy: Land use compatibility in PDWSAs*. It should be used to prepare and assess planning proposals in accordance with the Western Australian Planning Commission's State planning policy (SPP) 2.7: *Public drinking water source policy* for PDWSAs, SPP 2.2: *Gnangara groundwater protection* and SPP 2.3: *Jandakot groundwater protection*.¹

Scope

This note applies to PDWSAs in Western Australia (WA), constituted under the *Metropolitan Water Supply, Sewerage, and Drainage Act 1909* or the *Country Areas Water Supply Act 1947*. It does not apply to areas outside of PDWSAs.

There are some sources of drinking water that are not constituted PDWSAs. These include potential future sources and those that are managed by other agencies or entities, such as Aboriginal community and mine site sources. The department recommends that the management of these sources is also guided by this note.

The following land use compatibility tables (see Tables 1, 2 and 3 from page 13 onwards) apply within PDWSA boundaries only, regardless of where lot boundaries fall. For example, if only half a property is covered by a PDWSA, only that portion of the property is affected by the land use compatibility tables.

The advice in this note has been determined through a combination of experience, scientific investigation and risk assessment. The recommendations made do not override any statutory obligation (see WQPN 14: [Statutory approvals](#)) or government policy statement. It is the responsibility of the proponent to ensure all relevant approvals are sought.

In the event of any disagreement arising in relation to the application of this water quality protection note (WQPN), refer the issue to the department's Executive Director, Science and Planning.

¹ The Department of Planning, Lands and Heritage is currently updating its state planning policies, which is expected to result in this SPP being incorporated into a single, water-related SPP called *2.9 Planning for water*.

Background

Safe drinking water is essential for life. Drinking water for cities and towns in WA comes from surface water and groundwater sources, seawater desalination and recycled water. The catchments of surface water source and the recharge areas of groundwater sources are called 'public drinking water source areas' (PDWSAs).

The Department of Water and Environmental Regulation (the department) protects PDWSAs in WA to ensure the ongoing availability of safe, reliable and affordable drinking water supplies to current consumers and future generations.

The department's policy on development in PDWSAs is a presumption against the intensification of land uses. This is because more intense land uses increase the risk that the drinking water will become contaminated. In turn, this may affect the health of those people that consume the water, and can increase the cost to the community through more expensive water treatment requirements.

Although our primary goal is to avoid contamination of PDWSAs, the department also needs to consider land uses, activities and zonings that were present before the PDWSA was declared, or that are required to support population growth, housing, jobs and essential infrastructure or industry. So, there may be times when these risks cannot be avoided. In such cases, the risks need to be minimised or managed. However, wherever possible, we have a responsibility to prevent an increase in the base level of risk.

Public drinking water source areas

PDWSAs are surface water catchments and groundwater resources that provide drinking water to cities, towns and communities throughout the state. PDWSAs are constituted under the *Metropolitan Water Supply, Sewerage, and Drainage Act 1909* or the *Country Areas Water Supply Act 1947*. There are about 145 constituted PDWSAs in WA. Groundwater sources are proclaimed as 'underground water pollution control areas' or 'water reserves'. Surface water sources are proclaimed as 'catchment areas'.

When we turn on our taps, we always expect safe, good quality, reliable drinking water. If a drinking water source becomes contaminated, there is an increased risk to the health of those consuming the water. It is often difficult and costly to treat or remove the contaminants; and supplies may need to be shut down during remediation, or the source may need to be abandoned. So, it is important to have comprehensive water quality management and appropriate land use planning measures in place within PDWSAs to ensure our limited supplies of drinking water are protected.

Drinking water should be sourced from pristine, unoccupied PDWSAs with negligible contamination risks. However, many PDWSAs already have established zonings and land uses. Rather than change these land uses, they are accommodated, and the approach is to prevent further intensification beyond what the existing zoning allows. Accommodating the 'status quo' in this way may require more expensive drinking water treatment and could eventually result in the need to abandon a source, if it becomes too contaminated. In some instances, the department can actively reduce contamination risks in a sole or strategic water source by purchasing land.

Location of PDWSAs

To view the location of PDWSAs, visit our [online mapping tool](#) or contact us.

Framework for managing land uses in PDWSAs

The protection of PDWSAs relies on statutory and non-statutory measures available in water resource management and land use planning legislation and frameworks. PDWSAs are also protected through implementing recommendations made in the [Australian drinking water guidelines](#) (NHMRC & NRMCC 2011, August 2018 update), which were endorsed for implementation in WA by the Minister for Health in 2019.

The department is responsible for the protection of PDWSAs. Other state government agencies (such as the Department of Health and Department of Planning, Lands and Heritage), local governments and water service providers (such as the Water Corporation) also have significant roles in ensuring a reliable supply of safe, good quality drinking water. We work with these and other stakeholders regularly to protect PDWSAs. The department undertakes the following:

- identifying, constituting and abolishing (under legislation) PDWSA boundaries
- assigning priority areas within each PDWSA to guide land use planning
- assigning protection zones surrounding water abstraction points
- providing advice to inform land use planning and other regulatory decisions in PDWSAs.

This note implements SPP 2.7: *Public drinking water source policy*,² and supports the following planning instruments which include specific PDWSA land use advice:

- SPP 2.2: *Gnangara groundwater protection*²
- SPP 2.3: *Jandakot groundwater protection*²
- *Middle Helena Catchment Area land use and water management strategy*.

It also implements the department's [Strategic policy: Protecting public drinking water sources in WA](#) and *Policy: Land use compatibility in public drinking water source areas*.

Public drinking water source area boundaries

The boundary of a PDWSA generally covers:

- all or part of the recharge area for unconfined groundwater sources
- the area immediately surrounding each production bore in a confined groundwater source
- the catchment of surface water sources.

The department assigns boundaries based on the best hydrogeological information available at the time and these may be amended as new information becomes available. Historically, some PDWSA boundaries followed cadastral boundaries – these are gradually being amended via the department's drinking water source protection program.

² The Department of Planning, Lands and Heritage is currently updating all water-related state planning policies, which may result in this SPP being incorporated into a single, water-related SPP called 2.9: *Water resources policy*.

Once the PDWSA is constituted, it is subject to the Metropolitan Water Supply Sewerage and Drainage By-laws 1981 or the Country Areas Water Supply By-laws 1957, which help to protect water quality.

Priority areas

The department assigns priority areas within PDWSAs to guide land use decisions. They are based on the land planning factors and water factors that exist in a PDWSA at the time. Priority areas are assigned and regularly reviewed via drinking water source protection reports (written or endorsed by the department) or land use and water management strategies (prepared by the Western Australian Planning Commission with advice from the department). These documents are developed in consultation with stakeholders for each PDWSA in the state. The department considers the following criteria when assigning priority areas:

- land ownership (tenure)
- current and approved land uses
- the current zoning in relevant planning documents
- the strategic value of the drinking water source
- the vulnerability of the PDWSA to contamination risks.

Figure 1 shows how these priority areas are defined.

Priority 1 (P1) areas are generally located over land under government ownership, such as state forests. The objective in P1 areas is to **avoid** unnecessary water quality contamination risks. Consistent with the [Australian drinking water guidelines](#) preventive risk framework, changes of land use which introduce additional risks are not recommended.

Where it is not possible to assign a P1 area due to existing land uses or zoning, the department assigns priority 2 (P2) and priority 3 (P3) areas, as follows.

Priority 2 (P2) areas are located over land zoned rural, such as farm land and rural-residential lots. The objective in P2 areas is to **minimise** water quality contamination risks. Low levels of development consistent with the rural zoning are considered appropriate, generally with conditions.

Priority 3 (P3) areas are located over land zoned urban, commercial and light industrial. The objective in P3 areas is to **manage** water quality contamination risks so that the drinking water source is maintained for as long as possible. Within P3 areas, drinking water sources co-exist with higher intensity land uses. Key elements in the protection of P3 areas include the need for deep sewerage and implementing best management practices.

Priority 3* (P3*) areas are defined in areas that are changed from P1 or P2 as a result of government-approved strategic planning and only occur for urban developments in the Metropolitan Region Scheme. P3* areas are a variation of the P3 management approach and are designed to address the increased water quality risks and cumulative impact resulting from the approved land use intensification (see *Special circumstances* and [WQPN 38: Priority 3* \(P3*\) areas](#)). P3* areas aim to exclude some of the more 'risky' commercial and light industrial land uses which are otherwise appropriate in P3 areas. The department does not support P1 or P2 areas being rezoned to industrial.

Protection zones

Protection zones are defined in the immediate vicinity of drinking water abstraction points, as these areas are the most vulnerable to contamination. Protection zones can be located within any priority area. There are two types:

- wellhead protection zones (WHPZs) for groundwater sources
- reservoir protection zones (RPZs) for surface water sources.

WHPZs are generally circular with a radius around each drinking water production bore that reflects the underlying priority area. This is usually 500 m in P1 areas and 300 m in P2 and P3 areas (unless hydrogeological information is available to select a different size and shape). If a WHPZ straddles the boundary of two priority areas, it may have a different shape, e.g. part 500 m and part 300 m.

WHPZs do not extend beyond the boundary of the PDWSA in which they are defined. For confined groundwater sources, wellhead protection zones are only required if bores do not meet the requirements in *Minimum construction requirements for water bores in Australia* (National Uniform Drillers Licensing Committee 2020).

RPZs – also known as prohibited zones – are ‘that part of a catchment area which lies: a) upstream of a dam; and b) within 2 kilometres of the top water level of any reservoir in which water is or can be stored.’³ RPZs do not extend beyond the boundary of the PDWSA and do not apply to private land. Public access to RPZs is not supported due to the high risk of contaminating the drinking water source.

Currently, RPZs are legislated for metropolitan sources and policy-based for country sources. Under proposed new by-laws that will apply in both metropolitan and country areas, RPZs will likely be defined as 2 km-wide buffers from the reservoir high water mark, upstream of the dam, or other distance decided by the Minister for Water.

When assessing land uses in protection zones, decisions should largely be guided by the underlying priority area. However, the Metropolitan Water Supply, Sewerage and Drainage By-laws 1981 prohibit or restrict specific activities within protection zones, such as fuel storage. Additionally, best management practices such as on-site sewage disposal systems being located outside of protection zones and drainage being directed away from protection zones, need to be implemented to minimise contamination risks. These are outlined in conditions and the best management practice column of the tables.

Priority areas not assigned

Some PDWSAs have not yet had priority areas assigned via a drinking water source protection report. These appear in the department’s spatial data as ‘priority not assigned’. In this case, the indicative priority areas that might apply can be determined using Figure 1. The department recommends that the use of this table is informed by the best available information, including drinking water source protection reports (available on the department’s website or by contacting us).

³ As defined in the Metropolitan Water Supply, Sewerage and Drainage By-laws 1981.

Environmental regulatory processes

The department protects the environment by regulating pollution and environmental harm under the *Environmental Protection Act 1986* ('the Act').⁴

The Environmental Protection Authority (EPA) considers environmental impacts under Part IV of the Act. The *Planning and Development Act 2005* requires the responsible authority to refer all schemes and scheme amendments to the EPA. Development proposals likely to have a significant effect on the environment may also be required to be referred to the EPA. Environmental consideration and/or formal assessment by the EPA precedes planning decision-making in these instances.

The clearing of native vegetation is regulated under Part V of the Act. Clearing within *Country Areas Water Supply Act 1947* clearing controlled catchments is also regulated. Proposals that involve clearing may require a permit from the department.

The department also regulates industrial emissions and discharges from prescribed premises⁵ to the environment through works approval and licensing processes under Part V of the Act. Some prescribed premises may be sited within PDWSAs (see Table 2, and condition 28).

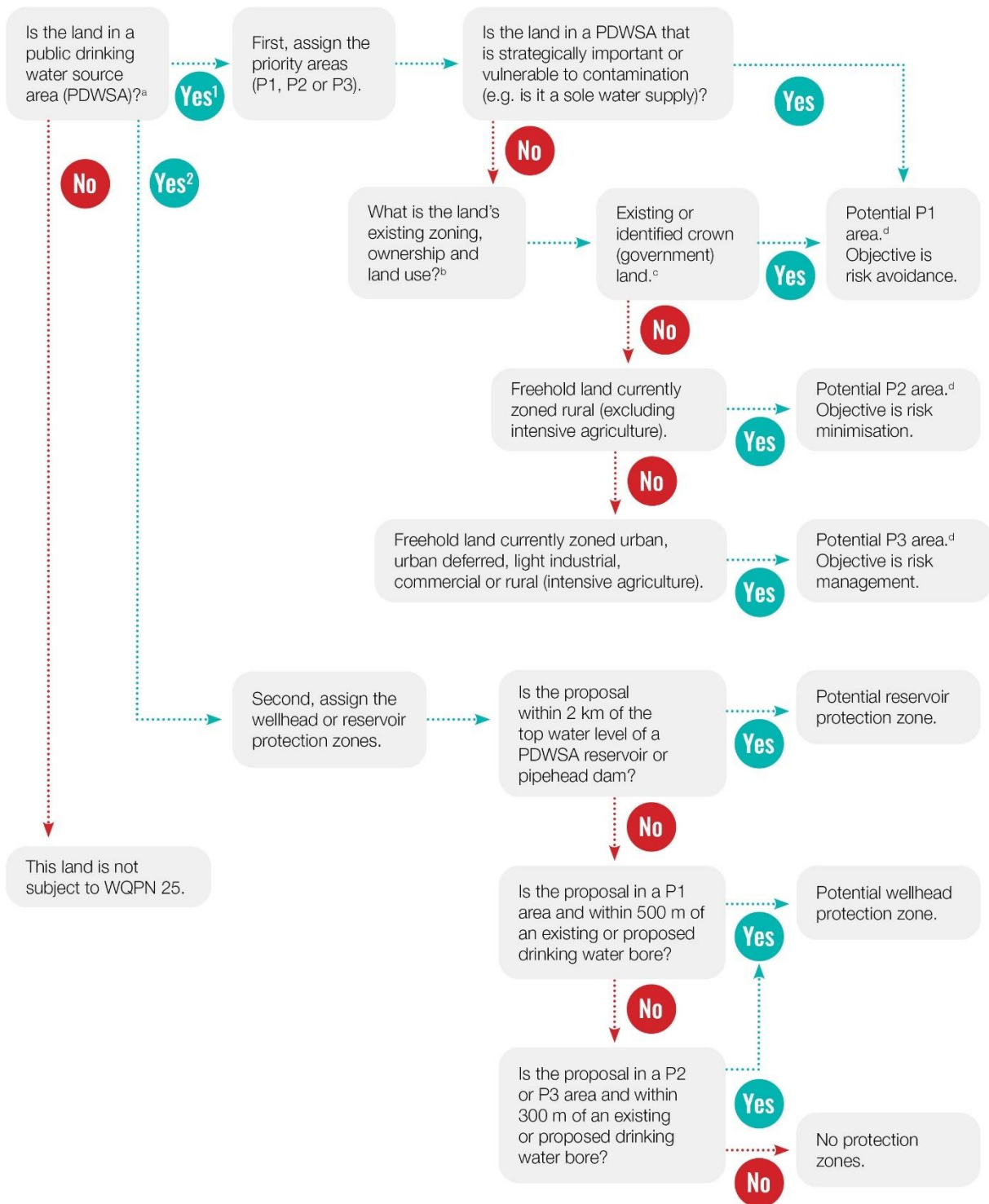
If a decision under Part V is made prior to determining a planning application, it is important to note that the planning assessment may still determine that the proposed land use is *incompatible* within a PDWSA. It is the applicant's responsibility to obtain all required approvals before starting construction or using a prescribed premises.

The assessment of planning proposals is a separate process to environmental assessment under the Act, and planning authorities should have due regard to the advice and recommendations of the EPA and/or the department, and not duplicate the roles of these agencies in the implementation of Part IV and V.

The department also administers the *Contaminated Sites Act 2003*, which sets out measures to identify, record, manage and clean up contamination. Known or suspected contaminated sites must be reported to the department. The department classifies sites and makes information available to the public. Investigating and cleaning up contaminated sites is, in most cases, the responsibility of the polluter or current site owner.

⁴ For more information on how the department's statutory roles and functions under the *Environmental Protection Act 1986* intersect with the land planning process under the *Planning and Development Act 2005*, see [Guidelines: Industry regulation guide to licensing](#).

⁵ 'Prescribed premises' are premises with potential to cause emissions and discharges to air, land or water. They are identified in Schedule 1 of the Environmental Protection Regulations 1987. The *Environmental Protection Act 1986* makes it an offence to cause an emission or discharge unless a licence or registration is held for the premises. The occupier of any premises who undertakes work which causes the premises to become prescribed, or capable of being prescribed, commits an offence under the *Environmental Protection Act 1986* unless the works are undertaken in accordance with a works approval. Additionally, any changes to a prescribed premises which alter the emissions and discharges from the premises may also be required to undertake these activities under a works approval or licence.



This figure shows how the department assigns priority areas and protection zones. Please see our drinking water source protection reports for maps that show individual PDWSA boundaries, priority areas and protection zones. For more advice visit www.dwer.wa.gov.au or email drinkingwater@dwer.wa.gov.au.

NOTES:

- a See WQPN 75: *Proclaimed PDWSAs* or the department's online [mapping tool](#).
- b Check with your local government or www.planning.wa.gov.au.
- c Government-owned land is protected in all areas of a PDWSA to achieve the highest level of safety for drinking water.
- d Priority areas will be assigned after assessing strategic value, zoning, tenure, existing land uses and vulnerability.

Figure 1 How the department assigns priority areas and protection zones in public drinking water source areas

Using the land use compatibility tables

The following information is important and should be read in conjunction with these tables.

The department’s position on development in PDWSAs is a presumption against land use intensification, because this increases the risks to drinking water quality and public health.

The tables set out the department’s recommendations on appropriate subdivision lot sizes, land uses and activities within the different priority areas of a PDWSA. These tables are based on the land zoning that existed when the priority areas were defined. Rezoning proposals need to be assessed in strategic-level planning assessments by the Western Australian Planning Commission.

How to use the tables

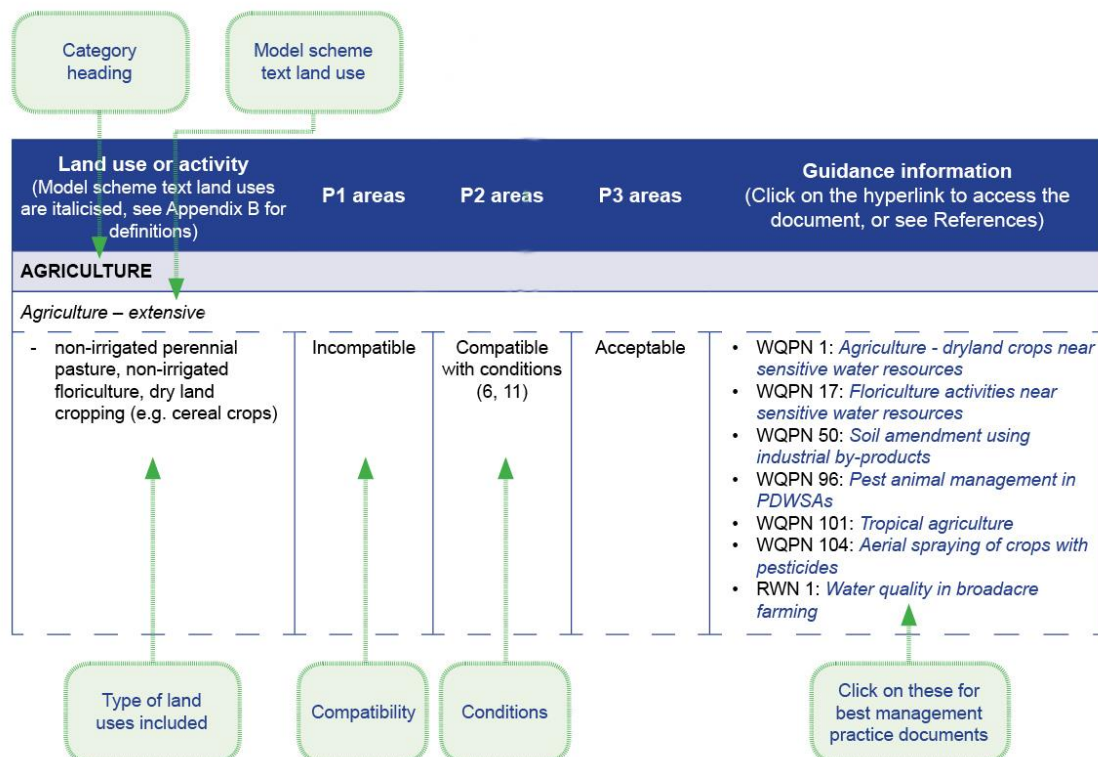


Figure 2 How to use the land use compatibility tables

General information

All proposed development within PDWSAs should be assessed against the tables by land owners, developers, consultants, local government, the Western Australian Planning Commission and other decision-making authorities. Guidance on suitable conditions of approval for proposals that are *compatible, with conditions* can be found in the list of conditions or in the guidance information column. This column provides links to documents with information on best management practices associated with the land use or activity. If the links do not work, please see the full reference list or contact us.

When assessing a planning proposal, it is important that all relevant land uses within the table are referred to, as in some cases more than one may apply. For example, a winery may include a vineyard, café and art gallery, so all three land uses need to be assessed against the tables. The water quality impacts from the construction or establishment phase of the applicable land uses also need to be considered.

Land uses and activities listed in the tables are grouped together under major land use categories (such as *Agriculture, Industry and Mining*). The land uses listed are based on those defined and described in the Planning and Development (Local Planning Schemes) Regulations 2014, Schedule 1 – Model provisions for local planning schemes (see Appendix B). Land uses that reflect model scheme text categories are shown in *italics* and any other land uses and activities are shown in standard font. The footnotes provide extra detail where required.

Where a proposed land use or activity is not specified in the tables, the proposal should be referred to the department for assessment and advice.

Bracketed numbers within the tables (e.g. 1, 2, 3) refer to *Conditions* that should be applied to the relevant proposal to protect water quality. The conditions are shown after the tables.

Special circumstances

Special circumstances arise when the recommendations in this table differ from what land uses and activities are actually approved in PDWSAs. Such variations will be collected over time by the department, and will be used for input into future updates and improvements of this WQPN. The different scenarios are described below.

Applicant wishes to apply for an incompatible land use

If a proponent wishes to apply to a decision-making authority for a land use or activity that is considered *incompatible* in these tables, the department expects that the applicant addresses the following special circumstances, and the decision-making authority refers the application to this department for its advice:

- Alternative locations for the land use or activity (outside the PDWSA or within a lesser priority area (e.g. P2 or P3 instead of P1) have been fully considered and have been found to be unavailable. Proposals should include a report showing the alternative sites which were investigated.
- Detailed site-specific information about the extent of the land uses and activities, the risks to water quality and public health, and how they will be effectively managed to the satisfaction of the department.
- A risk assessment in accordance with the [Australian drinking water guidelines](#) which shows that the proposed land use will result in a lower risk of contamination than the present land use.

‘Incompatible’ land use associated with an ‘acceptable’ or ‘compatible, with conditions’ land use

In some instances, an applicant may be applying for a land use that involves several different categories in the tables. It is important that ALL categories are checked for their compatibilities. For example, stock grazing might be *compatible, with conditions* but an associated feedlot is *incompatible*. This does not mean that the feedlot will be supported.

The Department of Water and Environmental Regulation varies its advice from that provided in the tables

The department's recommendations may, on occasion, vary from what is written in these tables. The department may support a land use that is normally *incompatible* if:

- the proposal is consistent with a strategic-level planning document that is endorsed by the Western Australian Planning Commission
- the dot points as listed above for *Applicant wishes to apply for an incompatible land use* are satisfied.

The department may oppose a land use that is normally *acceptable* or *compatible, with conditions* if:

- the land use or activity is of a scale, nature or location that will cause unacceptable risk to drinking water quality and public health
- the particular drinking water source is of a sensitive or strategic nature and the department deems the risk to be too high
- cumulative risk is considered to cause an unacceptable risk to drinking water quality and public health.

Decision-making authority's decision varies from these tables

A decision-making authority may refuse a land use that is *acceptable* or *compatible, with conditions* in these tables, for reasons other than the risk to the PDWSA. These tables do not consider these other matters which may affect the proposal and final decision.

Where a decision-making authority approves a land use that is *incompatible*, it should advise the department of its decision, and incorporate written advice from the department into its assessment to ensure that opportunities to protect the drinking water source are maximised through approval conditions.

Planning approval not required

In instances where planning approval is not required, landowners and developers should use these tables as a guide to determine the types of activities which could occur within a PDWSA while ensuring that drinking water quality is protected. Best management practices in accordance with relevant water quality protection notes or other guidelines should be applied.

Special conditions for P3 areas*

In specific instances in the Metropolitan Region Scheme, some areas that were previously P1 or P2 have been changed to P3* as a result of strategic-level planning undertaken by the Western Australian Planning Commission, and subsequent planning scheme amendments and land tenure changes, such as from crown land or rural uses to urban uses. In these areas, the department recommends additional requirements to protect drinking water quality and public health. This means that some land uses that are normally considered acceptable in P3 areas are not considered appropriate in P3* areas (see Table 3 and [WQPN 38: Priority 3* \(P3*\) areas](#)).

Existing, *incompatible* land uses

Some land uses and activities that are considered *incompatible* were legally established prior to the PDWSA being gazetted, or before a drinking water source protection report had been prepared and priority areas and protection zones were assigned. In these circumstances, these land uses and activities can continue to operate.

However, to protect water quality and public health, these land owners or operators are expected to implement best management practices in accordance with relevant water quality protection notes or other guidelines. In some circumstances, the department or the water service provider may negotiate to purchase land in strategic and vulnerable areas (typically, close to production bores or reservoirs).

The department will not support expansion or intensification of an existing, *incompatible* land use unless the overall water quality contamination risk is reduced.

Any proposal to change an existing, *incompatible* land use to a new land use will be considered in accordance with the tables.

Application to planning schemes (information for local government)

The department recommends that the following be used for preparing local or region planning schemes:

- *Incompatible* land uses and activities should not be permitted (represented as 'X'¹)
- *Incompatible** land uses and activities should not be permitted unless they satisfy the special circumstances on page 9 of this document (represented as 'I'²)
- *Compatible, with conditions* can be interpreted as a discretionary use ('D'³ or 'A'⁴)
- *Acceptable* can be interpreted as a permitted use ('P'⁵).

Further advice on the incorporation of PDWSAs into land use planning schemes is provided in the Western Australian Planning Commission's state planning policy for PDWSAs (currently SPP 2.7: *Public drinking water source policy*⁶).

Explanation of terms

Incompatible

The department will not support land uses and activities that are shown as *incompatible* because they pose an unacceptable contamination risk to water quality within the applicable priority area (unless the *Special circumstances* described on page 9 apply). Applications for these land uses should be refused by decision-making authorities or referred to this department for advice, if it is likely that they will be approved.

Definitions in the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) as follows:

1 The use is not permitted by the scheme.

2 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 standard and requirements of the scheme.

3 The use is not permitted unless the local government has exercised its discretion by granting development approval.

4 The use is not permitted unless the local government has exercised its discretion by granting development approval after giving required notice.

5 The use is permitted if it complies with any relevant development standards and requirements of the scheme.

6 The Department of Planning, Lands and Heritage is currently updating all water-related state planning policies, which may result in this SPP being incorporated into a single, water-related SPP called 2.9: *Water resources policy*.

Compatible, with conditions

Land uses and activities that are shown as *compatible, with conditions* are generally considered to be appropriate within the applicable priority area, provided best management practices in accordance with relevant water quality protection notes or other guidelines are used and any approval conditions imposed by the decision-making authority are met.

Some conditions are described by referring to the numbered items. More detailed information and examples of best management practices are available in documents listed in the *Guidance information* column. The department recommends that these conditions and best management practices be added to the development approval conditions by the decision-making authority. Referral to this department for advice may be required.

Acceptable

Land uses and activities that are shown as *acceptable* are consistent with the management objectives of the applicable priority area. The department considers that these developments are appropriate and do not require our advice (i.e. referral to us is not required).

Review and updates

This note may be amended from time to time. This version resulted from the following periods of consultation:

- advertised public consultation period for 60 days as part of the Western Australian Planning Commission's consultation of SPP 2.3, which closed 10 October 2014
- local government consultation period during 2015
- key stakeholder consultation from 2018 to 2021 based on:
 - the release of the *Perth and Peel @ 3.5million subregional frameworks* (Western Australian Planning Commission 2018)
 - the release of [WQPN 38: Priority 3* \(P3*\) areas](#) (Department of Water and Environmental Regulation 2018)
 - the Department of Planning, Lands and Heritage 2020 draft update of water-related state planning policies.

All submissions were considered prior to finalisation.

Standard information to be read in conjunction with this note can be found in [WQPN 3: Using water quality protection notes](#).

Table 1 Compatibility of subdivision of land within public drinking water source areas

This table provides the department's recommendations for minimum lot sizes for a subdivision, based on the **existing zoning** (not the proposed zoning). Subdivision of land often results in an intensification of land uses and activities. This intensification increases the risks to drinking water quality and public health. For this reason, the department does not recommend significant subdivision within PDWSAs.

This table **is not to be used** to support rezoning of land to provide for more intensive land uses and activities (e.g. Table 1 gives a 2 ha minimum for special rural areas, but this does not mean that a rural area should be rezoned to special rural to accommodate 2 ha lots).

This table does not exempt proposals from complying with other planning requirements. For example, it does not allow approval of smaller lot sizes than those prescribed under planning schemes.

Current zoning Refer to the relevant local planning scheme	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
Rural/small rural holdings/agriculture				<ul style="list-style-type: none"> • WQPN 6: Vegetation buffers to sensitive water resources • WQPN 9: Community drinking water sources: protection and management • WQPN 24: Land filling with inert materials • WQPN 38: Priority 3* (P3*) areas • WQPN 51: Industrial wastewater management and disposal • WQPN 70: Wastewater treatment and disposal – domestic systems • WQPN 83: Infrastructure corridors near sensitive water resources • WQPN 84: Rehabilitation of disturbed land in PDWSAs • Brochure: Construction depots near sensitive water resources • Better urban water management (Western Australian Planning Commission) • Guidelines for district water management strategies • Developing a local water management strategy • Stormwater management manual • Public parkland planning and design guide (Department of Local Government, Sport and Cultural Industries)
- to a lot size of 4 ha or greater	Incompatible	Compatible, with conditions (2, 5, 20)	Acceptable	
- to a lot size less than 4 ha	Incompatible	Incompatible (31)	Incompatible (31)	
Rural residential/rural living				
- to a lot size of 2 ha or greater	Incompatible	Compatible, with conditions (1, 5, 15, 20)	Compatible, with conditions (1, 5, 15, 20)	
- to a lot size between 1 and 2 ha	Incompatible	Incompatible	Compatible, with conditions (1, 5, 15, 20)	
Urban/residential or urban deferred	Incompatible	Incompatible	Acceptable (1, 26, 37)	
Industrial and commercial	Incompatible	Incompatible	Compatible, with conditions (1, 26, 37, 38)	

Table 2 Compatibility of land uses and activities for the protection of water quality within public drinking water source areas

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
AGRICULTURE				
<i>Agriculture – extensive^a</i>				
- non-irrigated perennial pasture, non-irrigated floriculture, dry land cropping (e.g. cereal crops)	Incompatible	Compatible, with conditions (6, 11)	Acceptable	<ul style="list-style-type: none"> • WQPN 1: Agriculture – dryland crops near sensitive water resources • WQPN 17: Floriculture activities near sensitive water resources • WQPN 50: Soil amendment using industrial by-products • WQPN 96: Pest animal management in PDWSAs • WQPN 101: Tropical agriculture • RWN 1: Water quality in broadacre farming
- pastoral purposes ^b and rangelands leases	Refer to specific land use			<ul style="list-style-type: none"> • WQPN 35: Pastoral activities within rangelands
- stock grazing	Incompatible (except on pastoral leases (6, 7, 19, 21))	Compatible, with conditions (6, 7, 11, 19, 21)	Acceptable	<ul style="list-style-type: none"> • WQPN 53: Dam construction and operation in rural areas • RWN 1: Water quality in broadacre farming • Stocking rate guidelines for rural small holdings: Swan Coastal Plain and Darling Scarp Western Australia (DPIRD)
<i>Agriculture – intensive^c</i>				
- aquaculture (fish, crustaceans and plants)	Incompatible	Compatible, with conditions (9, 19, 23)	Compatible, with conditions (9, 19, 23)	<ul style="list-style-type: none"> • WQPN 2: Aquaculture • WQPN 39: Ponds for stabilising organic matter • WQPN 53: Dam construction and operation in rural areas
- floriculture	Incompatible	Incompatible (32)	Compatible, with conditions (6, 9, 11, 13, 19, 23)	<ul style="list-style-type: none"> • WQPN 17: Floriculture activities near sensitive water resources

^a Extensive land uses require limited additional inputs to support the land use beyond those supplied by nature. For example, feed supplements for grazing animals are only used during drought periods or during the final preparation of stock for the market.

^b In accordance with the *Land Administration Act 1997* pastoral purposes means: the commercial grazing of authorised stock; agricultural, horticultural or other supplementary uses of land inseparable from, essential to, or normally carried out in conjunction with the grazing of authorised stock, including the production of stock feed; activities ancillary to the activities mentioned in the clauses above.

^c Intensive land uses require regular inputs to support the desired land uses; for example, irrigated agriculture, application of agricultural chemicals and non-forage animal feeding.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
<ul style="list-style-type: none"> - market garden ^d - turf farm 	Incompatible	Incompatible	Compatible, with conditions (6, 9, 11, 13, 19, 23)	<ul style="list-style-type: none"> • WQPN 22: Irrigation with nutrient-rich wastewater • WQPN 31: Subsoil monitor drains and water recovery sumps • WQPN 33: Nutrient and irrigation management plans • WQPN 50: Soil amendment using industrial by-products • WQPN 90: Organic material storage and recycling • WQPN 96: Pest animal management in PDWSAs • WQPN 101: Tropical agriculture • Brochure: Fertiliser application on pasture or turf near sensitive water resources • Code of practice for environmentally sustainable vegetable and potato production in Western Australia and Best environmental practices for environmental sustainable vegetable and potato production in Western Australia: A reference manual (Potato Growers Association of WA Inc.) • WA environmental guidelines for the establishment and maintenance of turf grass areas (DBCA)
<ul style="list-style-type: none"> - hydroponic plant growing 	Incompatible	Compatible, with conditions (6, 9, 11, 19, 23, 29)	Compatible, with conditions (6, 9, 11, 19, 23)	<ul style="list-style-type: none"> • WQPN 19: Hydroponic plant growing • WQPN 22: Irrigation with nutrient-rich wastewater
<ul style="list-style-type: none"> - orchard – fruit growing - nursery ^e – plant production only, excludes <i>Garden centre</i> - viticulture (vineyard) – wine and table grapes - olive plantation - irrigated pasture - truffle farming 	Incompatible	Compatible, with conditions (6, 9, 11, 13, 19, 23, 29)	Compatible, with conditions (6, 9, 11, 13, 19, 23)	<ul style="list-style-type: none"> • WQPN 22: Irrigation with nutrient-rich wastewater • WQPN 32: Nurseries and garden centres • WQPN 33: Nutrient and irrigation management plans • WQPN 34: Orchards near sensitive water resources • WQPN 50: Soil amendment using industrial by-products • WQPN 53: Dam construction and operation in rural areas • WQPN 90: Organic material storage and recycling • WQPN 96: Pest animal management in PDWSAs • WQPN 101: Tropical agriculture • Environmental management guidelines for vineyards • WA environmental guidelines for the establishment and maintenance of turf grass areas (DBCA)
<i>Rural pursuit/hobby farm</i>	See relevant land use(s)			

^d Applies to the commercial production (or area greater than 0.2 ha) of horticultural crops (e.g. vegetables, flowers and fruit crops) grown in contact with the ground. Does not apply to cereal, oil seed crops or perennials (e.g. orchards, vineyards, nuts); or any crop grown separate from contact with soils in the natural environment (e.g. hydroponics). For these, please refer to the relevant land use or activity.

^e A place where young trees or plants are grown for transplanting, for use as stocks for budding or grafting, or for sale. See also *Garden centre* if applicable.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
ANIMAL FACILITIES				
<i>Animal husbandry - intensive</i>				
<ul style="list-style-type: none"> - feedlot - intensive outdoor livestock holding 	Incompatible	Incompatible	Compatible, with conditions (6, 9, 11, 13, 19, 21, 28)	<ul style="list-style-type: none"> • WQPN 39: Ponds for stabilising organic matter • WQPN 53: Dam construction and operation in rural areas • WQPN 90: Organic material storage and recycling • Guidelines for the environmental management of beef cattle feedlots in Western Australia (DPIRD)
<ul style="list-style-type: none"> - piggery ^f 	Incompatible	Incompatible	Incompatible	
<ul style="list-style-type: none"> - poultry farm – free range 	Incompatible	Incompatible	Compatible, with conditions (6, 9, 13, 19, 21)	<ul style="list-style-type: none"> • WQPN 96: Pest animal management in PDWSAs • Environmental code of practice for poultry farms in Western Australia (Western Australian Broiler Growers Association & Poultry Farmers Association of WA)
<ul style="list-style-type: none"> - poultry farm – housed 	Incompatible	Compatible, with conditions (6, 9, 13, 19, 21)	Compatible, with conditions (6, 9, 13, 21)	
<i>Animal establishment</i>				
<ul style="list-style-type: none"> - animal saleyard - stockyard ^g 	Incompatible	Incompatible	Compatible, with conditions (6, 9, 19, 21, 28)	<ul style="list-style-type: none"> • WQPN 80: Stockyards • WQPN 90: Organic material storage and recycling
<ul style="list-style-type: none"> - apiary 	Compatible, with conditions (13)	Acceptable	Acceptable	<ul style="list-style-type: none"> • General conditions for using apiary authorities on crown land in WA (DBCA)
<ul style="list-style-type: none"> - cattery 	Incompatible	Compatible, with conditions (6, 9, 19, 21)	Acceptable	
<ul style="list-style-type: none"> - dairy shed 	Incompatible	Incompatible*	Compatible, with conditions (6, 9, 13, 19, 21, 28)	<ul style="list-style-type: none"> • WQPN 39: Ponds for stabilising organic matter • WQPN 53: Dam construction and operation in rural areas • Code of practice for dairy shed effluent in WA (Western Dairy) • Effluent and manure management database for the Australian dairy industry (Dairying for Tomorrow) • Fert\$mart program (Dairying for Tomorrow)

^f Any building, enclosure or yard, in which one or more pigs are kept, bred, reared or fattened for purposes of trade (Government of Western Australia 1952).

^g This does not include stockyards which are occasionally used for animal husbandry. These types of stockyards are considered *compatible, with conditions* in P1, P2 and P3 areas where the main land use (i.e. stock grazing) is already approved.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
- dog kennel	Incompatible	Compatible, with conditions (6, 9, 19, 21)	Acceptable	<ul style="list-style-type: none"> • WQPG 25: Waste management of kennel operations within the Jandakot UWPCA
- equestrian centre ^h	Incompatible	Incompatible (33)	Acceptable	<ul style="list-style-type: none"> • WQPN 53: Dam construction and operation in rural areas • WQPN 81: Tracks and trails near sensitive water resources
- stable ⁱ	Incompatible	Compatible, with conditions (6, 19, 21)	Acceptable	<ul style="list-style-type: none"> • WQPN 82: Bridle trails near sensitive water resources • WQPN 90: Organic material storage and recycling • WQPG 13: Environmental guidelines for horse facilities and activities • Brochure: Managing horses in semi-rural environments • Stocking rate guidelines for rural small holdings (DPIRD)
<i>Veterinary centre</i> ⁱ	Incompatible	Compatible, with conditions (1, 6, 9, 13, 19, 21, 24)	Compatible, with conditions (1, 6, 9, 21, 24)	<ul style="list-style-type: none"> • WQPN 65: Toxic and hazardous substances: storage and use
COMMERCIAL				
<i>Amusement parlour</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Art gallery</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Betting agency</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Bulky goods showroom</i>	Incompatible	Incompatible	Compatible, with conditions (1, 13, 16, 24)	
<i>Child care premises</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Cinema/theatre</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Convenience store</i>	Incompatible	Incompatible*	Acceptable (1)	

^h Includes land or buildings dominantly used for the showing, competition or training of horses; and riding schools.

ⁱ Includes any land, building or structure used for equine (e.g. horses, asses, mules and donkeys) housing, keeping, feeding and associated activities.

^j See also kennel, stable and cattery if applicable.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
<i>For condition numbers, refer to 'Conditions' heading on page 33</i>				
<i>Exhibition centre</i>	Incompatible	Incompatible (35)	Acceptable (1)	
<i>Freeway service centre</i>	Incompatible	Incompatible	Compatible, with conditions (1, 13, 24)	• WQPN 49: Service stations
<i>Funeral parlour</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Garden centre</i> ^k	Incompatible	Incompatible*	Acceptable	<ul style="list-style-type: none"> • WQPN 32: Nurseries and garden centres • WQPN 90: Organic material storage and recycling
Home employment				
- <i>family day care</i>	Incompatible	Compatible, with conditions (2, 4)	Acceptable	<ul style="list-style-type: none"> • WQPN 55: Swimming pools • WQPN 70: Wastewater treatment and disposal – domestic systems
- <i>home business</i>	Incompatible	Compatible, with conditions (2, 10)	Acceptable	
- <i>home occupation</i>	Compatible, with conditions (2, 10, 16)	Compatible, with conditions (2, 10)	Acceptable	
- <i>home office</i>	Compatible, with conditions (2, 10, 16)	Compatible, with conditions (10)	Acceptable	
- <i>home store</i>	Incompatible	Compatible, with conditions (1, 10, 16)	Acceptable (1)	
- <i>rural home business</i>	Incompatible	Compatible, with conditions (2, 10, 16)	Acceptable	
<i>Liquor store – small; liquor store – large</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Market</i>	Incompatible	Incompatible	Acceptable (1)	

^k The definition of a 'garden centre' includes a nursery (see Appendix A). If the land use is a nursery only, please refer to 'nursery' heading in this table.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
<i>Motor vehicle, boat or caravan sales (sale yard)</i>	Incompatible	Incompatible	Acceptable (1)	<ul style="list-style-type: none"> • WQPN 29: Mobile mechanical servicing and cleaning • WQPN 68: Mechanical equipment wash down
<i>Motor vehicle repair</i>	Incompatible	Incompatible	Compatible, with conditions (1, 13, 24, 28)	<ul style="list-style-type: none"> • WQPN 28: Mechanical servicing and workshops • WQPN 29: Mobile mechanical servicing and cleaning • WQPN 42: Radiator repair and reconditioning • WQPN 68: Mechanical equipment wash down
<i>Motor vehicle wash</i>	Incompatible	Incompatible	Compatible, with conditions (1, 13, 24)	<ul style="list-style-type: none"> • WQPN 29: Mobile mechanical servicing and cleaning • WQPN 68: Mechanical equipment wash down
<i>Nightclub</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Office</i>	Incompatible	Incompatible*	Acceptable (1)	
<i>Restricted premises</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Road house</i>	Incompatible	Incompatible	Compatible, with conditions (1, 13, 16, 24)	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills - emergency response plan • WQPN 49: Service stations
<i>Service station</i>	Incompatible	Incompatible	Compatible, with conditions (1, 13, 16, 24)	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills - emergency response plan • WQPN 49: Service stations
<i>Shop</i>	Incompatible	Incompatible*	Acceptable (1)	
<i>Trade display</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Trade supplies</i>	Incompatible	Incompatible	Compatible, with conditions (1, 13, 16, 24)	<ul style="list-style-type: none"> • WQPN 65: Toxic and hazardous substances: storage and use
<i>Transport depot</i>	Incompatible	Incompatible	Compatible, with conditions (1, 13, 16, 24)	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills - emergency response plan • WQPN 49: Service stations
<i>Warehouse</i>	Incompatible	Incompatible*	Compatible, with conditions (1, 13, 16, 24)	<ul style="list-style-type: none"> • WQPN 7: Chemical blending facilities • WQPN 10: Contaminant spills - emergency response plan • WQPN 65: Toxic and hazardous substances: storage and use

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
EDUCATION				
<i>Educational establishment</i>				
<ul style="list-style-type: none"> - community education centre - scientific research institution 	Incompatible*	Incompatible*	Acceptable (1)	<ul style="list-style-type: none"> • WQPN 22: Irrigation with nutrient-rich wastewater • WQPN 31: Subsoil monitor drains and water recovery sumps • WQPN 33: Nutrient and irrigation management plans • WQPN 65: Toxic and hazardous substances: storage and use • Brochure: Fertiliser application on pasture or turf near sensitive water resources • Public parkland planning and design guide (DLGSCI) • WA environmental guidelines for the establishment and maintenance of turf grass areas (DBCA)
<ul style="list-style-type: none"> - primary school - secondary school - tertiary education facility 	Incompatible	Incompatible	Acceptable (1)	
Research/scientific study (transient) ¹	Compatible, with conditions (10, 13, 14, 16, 24, 30)	Compatible, with conditions (13, 14, 16, 24, 30)	Compatible, with conditions (13, 14, 16, 24, 30)	
FOOD AND DRINK PREMISES				
<i>Fast food outlet</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Lunch bar</i>	Incompatible	Incompatible*	Acceptable (1)	
<i>Reception centre</i>	Incompatible	Incompatible	Acceptable (1)	<ul style="list-style-type: none"> • WQPN 79: Rural restaurants, cafés and taverns near sensitive water resources • Brochure: Fertiliser application on pasture or turf near sensitive water resources
<i>Restaurant/café</i>	Incompatible	Incompatible (35)	Acceptable (1)	
<i>Tavern/small bar</i>	Incompatible	Incompatible	Acceptable (1)	
FORESTRY				
Seed collecting	Compatible with conditions (13)	Acceptable	Acceptable	<ul style="list-style-type: none"> • Seed industry standards (RIAWA) • Seed notes for Western Australia (DBCA)
Native forest harvesting	Compatible, with conditions (10, 19)	Compatible, with conditions (19)	Acceptable	<ul style="list-style-type: none"> • WQPN 22: Irrigation with nutrient-rich wastewater • WQPN 31: Subsoil monitor drains and water recovery sumps

¹ Includes transient scientific research or study, such as wildlife tracking and vegetation surveys, that does not involve any permanent facilities or structures.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
<i>Tree farm</i>	Compatible, with conditions (6, 9, 10, 11, 19, 29)	Compatible, with conditions (6, 9, 11, 19, 29)	Acceptable	<ul style="list-style-type: none"> • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources • WQPN 33: Nutrient and irrigation management plans • WQPN 84: Rehabilitation of disturbed land in PDWSAs • WQPN 96: Pest animal management in PDWSAs • WQPN 121: Plantations in PDWSAs • Code of Practice for timber plantations in Western Australia (FPC) • Forest management plan 2014-2023 (DBCA)
INDUSTRY				
<i>Fuel depot</i>	Incompatible	Incompatible	Compatible, with conditions (13, 24)	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills - emergency response plan • WQPN 52: Stormwater management at industrial sites • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources
<i>Industry</i> <ul style="list-style-type: none"> - bulk chemical storage/handling - chemical manufacture/formulation - dry cleaner - dye work - laboratory - photo processor - concrete batching/cement products - fertiliser manufacture/bulk storage - motor and machinery wrecker 	Incompatible	Incompatible	Compatible, with conditions (1, 6, 9, 13, 16, 24, 26, 28)	<ul style="list-style-type: none"> • WQPN 7: Chemical blending facilities • WQPN 10: Contaminant spills - emergency response plan • WQPN 26: Liners for containing pollutants using synthetic membranes • WQPN 27: Liners for containing pollutants using engineered soils • WQPN 28: Mechanical servicing and workshops • WQPN 42: Radiator repair and reconditioning • WQPN 51: Industrial wastewater management and disposal • WQPN 52: Stormwater management at industrial sites • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources
<ul style="list-style-type: none"> - heavy industry - metal production/finishing - pesticide operator depot - petroleum refinery 	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> • WQPN 65: Toxic and hazardous substances: storage and use • WQPN 68: Mechanical equipment wash down • WQPN 90: Organic material storage and recycling • WQPN 93: Light industry near sensitive waters
<ul style="list-style-type: none"> - mineral processing 	See Mining and mineral processing			<ul style="list-style-type: none"> • Environmental Protection (Concrete Batching and Cement Product Manufacturing) Regulations 1998 (Government of Western Australia)
<i>Industry – light</i>	Incompatible	Incompatible	Compatible, with conditions (1, 9, 13, 16, 24, 26)	

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
Industry – prescribed premises ^m (unless otherwise specified in this table)	Incompatible	Incompatible	Incompatible	
<i>Industry – primary production</i>				
- <i>abattoir</i>	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> • WQPN 98: Rural abattoirs
- animal product rendering - tannery - wool scour	Incompatible	Incompatible	Incompatible	
- farm supply centre - manure stockpiling/processing	Incompatible	Incompatible*	Compatible, with conditions (6, 9, 13, 19, 22, 26, 28)	<ul style="list-style-type: none"> • WQPN 90: Organic material storage and recycling • WQPN 26: Liners for containing pollutants using synthetic membranes • WQPN 27: Liners for containing pollutants using engineered soils • WQPN 39: Ponds for stabilising organic matter
- beverage processing - <i>brewery</i> - dairy product factory - food processing -	Incompatible	Incompatible	Compatible, with conditions (1, 9, 13, 19, 24, 28)	<ul style="list-style-type: none"> • WQPN 39: Ponds for stabilising organic matter • WQPN 41: Private drinking water supplies • WQPN 73: Wineries and distilleries • Effluent and manure management database for the Australian dairy industry (Dairying for Tomorrow)
- composting/soil blending – commercial - forestry products processing – chip mill - pulp/paper - timber preservation - wood/fibre works	Incompatible	Incompatible	Compatible, with conditions (6, 9, 13, 19, 22, 24, 26, 28)	<ul style="list-style-type: none"> • WQPN 39: Ponds for stabilising organic matter • WQPN 90: Organic material storage and recycling • Guideline: Better practice composting (under development)
- milk transfer depot ⁿ	Incompatible	Incompatible	Compatible, with conditions (9, 13)	
<i>Winery, distillery or cidery</i> (includes wine tasting facilities)	Incompatible	Incompatible* (8, 28)	Compatible, with conditions (9, 13, 24, 28)	<ul style="list-style-type: none"> • WQPN 41: Private drinking water supplies • WQPN 73: Wineries and distilleries

^m As listed in Schedule 1 of the Environmental Protection Regulations 1987.

ⁿ A site where milk is further processed before distribution.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
<i>For condition numbers, refer to 'Conditions' heading on page 33</i>				
Works depot ^o	Incompatible	Incompatible	Compatible, with conditions (6, 9, 13, 16, 24)	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills – emergency response plan • WQPN 28: Mechanical servicing and workshops • WQPN 29: Mobile mechanical servicing and cleaning • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources • WQPN 65: Toxic and hazardous substances • WQPN 68: Mechanical equipment wash down • Brochure: Construction depots near sensitive water resources
INFRASTRUCTURE				
Energy infrastructure				
- electricity substation	Compatible, with conditions (10, 13, 24, 28)	Compatible, with conditions (13, 24, 28)	Compatible, with conditions (13, 24, 28)	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills – emergency response plan • WQPN 26: Liners for containing pollutants using synthetic membranes • WQPN 27: Liners for containing pollutants using engineered soils • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources
- gas pipeline (bulk supply)	Compatible, with conditions (13)	Compatible, with conditions (13)	Acceptable	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills – emergency response plan • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources
- gas storage and pressure control works	Compatible, with conditions (10, 13, 24)	Compatible, with conditions (13, 24)	Compatible, with conditions (13, 24)	<ul style="list-style-type: none"> • WQPN 83: Infrastructure corridors near sensitive water resources • Brochure: Construction depots near sensitive water resources
- powerline	Compatible, with conditions (6, 10, 24)	Compatible, with conditions (6, 24)	Acceptable	
- power station – fuel-based energy production (e.g. coal, gas, diesel, plant or animal waste biomass)	Incompatible	Incompatible	Incompatible	
- solar energy production	Compatible, with conditions (10, 13, 24)	Compatible, with conditions (13, 24)	Acceptable	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills – emergency response plan • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources
- <i>wind farm</i>	Compatible, with conditions (10, 13, 24)	Compatible, with conditions (13, 24)	Acceptable	<ul style="list-style-type: none"> • Brochure: Construction depots near sensitive water resources

^o Permanent or temporary depot for a range of works which may include (but is not limited to) municipal, road, construction or infrastructure projects.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
<i>For condition numbers, refer to 'Conditions' heading on page 33</i>				
Telecommunications infrastructure	Compatible, with conditions (10, 13, 24)	Compatible, with conditions (13, 24)	Acceptable	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills – emergency response plan • WQPN 83: Infrastructure corridors near sensitive water resources • Brochure: Construction depots near sensitive water resources
Transport infrastructure				
- aircraft landing strip (for emergency purposes)	Compatible, with conditions (6, 10, 13, 24)	Compatible, with conditions (6, 13, 24)	Compatible, with conditions (6, 13, 24)	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills – emergency response plan • WQPN 28: Mechanical servicing and workshops • WQPN 29: Mobile mechanical servicing and cleaning
- airport	Incompatible	Incompatible	Compatible, with conditions (6, 13, 24)	<ul style="list-style-type: none"> • WQPN 44: Roads near sensitive water resources • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources
- railway	Compatible, with conditions (6, 10, 24)	Compatible, with conditions (6, 24)	Acceptable	<ul style="list-style-type: none"> • WQPN 83: Infrastructure corridors near sensitive water resources • WQPN 84: Rehabilitation of disturbed land in PDWSAs • Brochure: Construction depots near sensitive water resources
- railway station	Incompatible	Incompatible	Compatible, with conditions (6, 24)	
- road	Compatible, with conditions (37)	Compatible, with conditions (37)	Acceptable (37)	
Wastewater infrastructure				
- sewerage – gravity sewer	Incompatible	Incompatible	Acceptable	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills – emergency response plan
- sewerage – pressurised pipeline	Incompatible	Compatible, with conditions	Acceptable	<ul style="list-style-type: none"> • WQPN 83: Infrastructure corridors near sensitive water resources
- wastewater pipeline and pump station	Incompatible	Compatible, with conditions (28)	Compatible, with conditions (28)	<ul style="list-style-type: none"> • WQPN 26: Liners for containing pollutants using synthetic membranes • WQPN 27: Liners for containing pollutants using engineered soils • WQPN 39: Ponds for stabilising organic matter
- wastewater treatment plant	Incompatible	Incompatible	Compatible, with conditions (13, 22, 24, 28)	
- wastewater treatment pond	Incompatible	Incompatible	Compatible, with conditions (13, 22, 24, 28)	
Water infrastructure				
- drinking water treatment plant	Compatible, with conditions (24, 28)	Compatible, with conditions (24, 28)	Compatible, with conditions (24, 28)	<ul style="list-style-type: none"> • WQPN 44: Roads near sensitive water resources • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
- drinking water supply pipeline	Compatible, with conditions	Compatible, with conditions	Acceptable	<ul style="list-style-type: none"> • WQPN 83: Infrastructure corridors near sensitive water resources • Stormwater management manual • Better urban water management (WAPC)
- stormwater infrastructure	Compatible, with conditions	Compatible, with conditions	Acceptable	
MEDICAL AND HEALTH				
<i>Consulting rooms</i>	Incompatible	Incompatible*	Acceptable (1)	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills – emergency response plan
<i>Hospital</i>	Incompatible	Incompatible	Compatible, with conditions (1, 13, 16)	
<i>Medical centre</i>	Incompatible	Incompatible	Acceptable (1)	
MINING, MINERAL PROCESSING AND PETROLEUM ^p				
Acid-rock drainage pond	Incompatible	Incompatible	Compatible, with conditions (9, 13, 24)	<ul style="list-style-type: none"> • WQIS (in prep): Mineral exploration in PDWSAs • WQPN 10: Contaminant spills – emergency response plan • WQPN 15: Extractive industries near sensitive water resources • WQPN 24: Land filling with inert materials • WQPN 40 (in prep): Mineral exploration in PDWSAs • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources • WQPN 84: Rehabilitation of disturbed land in PDWSAs • WQPG 1 (mining): Overview • WQPG 3 (mining): Liners for waste containment • WQPG 4 (mining): Installation of minesite groundwater monitoring bores
- Exploration ^q and prospecting ^r	Outside protection zones:			
- Industry – crushing and screening	Compatible, with conditions (9, 10, 12, 13, 14, 19, 22, 24, 26, 28, 41)	Compatible, with conditions (9, 12, 13, 14, 19, 22, 24, 26, 28, 41)	Compatible, with conditions (9, 12, 13, 14, 19, 22, 24, 26, 28, 41)	
- <i>Industry – extractive</i>				
- <i>Mining operations</i>	Inside protection zones:			
- Mineral processing – crushing and screening	Incompatible	Incompatible	Incompatible	
Mineral processing – with chemicals	Incompatible	Incompatible	Incompatible	

^p These land uses are administered through the [Administrative Agreement between the Department of Mines, Industry Regulation and Safety and the Department of Water and Environmental Regulation](#).

^q To explore for minerals as authorised pursuant to section 66 of the *Mining Act 1978* (DWER & DMIRS 2021).

^r To prospect for minerals as authorised pursuant to section 48 of the *Mining Act 1978* (DWER & DMIRS 2021).

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
Oil or gas exploration and production (conventional)	Compatible, with conditions (9, 10, 12, 13, 14, 24, 28, 39)	Compatible, with conditions (9, 12, 13, 14, 24, 28, 39)	Compatible, with conditions (9, 12, 13, 14, 24, 28, 39)	<ul style="list-style-type: none"> • WQPG 5 (mining): Minesite water quality monitoring • WQPG 6 (mining): Minesite stormwater • WQPG 7 (mining): Mechanical servicing and workshop facilities • WQPG 8 (mining): Laboratory waste discharge • WQPG 9 (mining): Acid mine drainage • WQPG 10 (mining): Above-ground fuel and chemical storage • WQPG 11 (mining): Mine dewatering • Guidelines for the protection of surface and groundwater resources during exploration drilling (DMIRS)
Oil or gas exploration and production (hydraulic fracture stimulation)	Incompatible (27)	Incompatible (27)	Incompatible (27)	<ul style="list-style-type: none"> • www.hydraulicfracturing.wa.gov.au (Government of Western Australia)
Pipelines for petroleum and chemically treated slurries	Compatible, with conditions (12, 13, 24)	Compatible, with conditions (12, 13, 24)	Compatible, with conditions (12, 13, 24)	<ul style="list-style-type: none"> • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources • WQPN 83: Infrastructure corridors near sensitive water resources
Tailings storage facility				
- from mineral processing with chemicals	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> • WQPG 2 (mining): Tailings facilities • WQPG 3 (mining): Liners for waste containment
- from physical separation processes	Compatible, with conditions (9, 13, 22, 24, 28)	Compatible, with conditions (9, 13, 22, 24, 28)	Compatible, with conditions (9, 13, 22, 24, 28)	
<i>Workforce accommodation</i>	Incompatible*	Incompatible*	Compatible, with conditions (2, 9, 11, 13, 16, 24, 28)	<ul style="list-style-type: none"> • WQPN 9: Community drinking water sources – protection and management • WQPN 41: Private drinking water supplies
RECREATION AND COMMUNITY				
All types of recreation facilities on crown land ^s	Refer to Operational policy 13: Recreation within public drinking water source areas on crown land			
Circus, fair ^t	Incompatible	Compatible, with conditions (6, 11, 13, 16, 21, 24, 34)	Compatible, with conditions (6, 11, 13, 16, 21, 24, 34)	
<i>Club premises</i>				

^s Crown land refers to all land except alienated land and includes reserved and leased crown land, land owned or vested in government agencies, tidal waters, reclaimed land, river beds and lakes.

^t If this recreational facility or event is on crown land, please refer to 'Recreation on crown land' heading instead.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
For condition numbers, refer to 'Conditions' heading on page 33				
- health, fitness or leisure centre	Incompatible	Incompatible	Acceptable (1)	
- sporting or recreation club rooms	Incompatible	Incompatible*	Acceptable (1)	
<i>Community purpose</i>				
- community hall	Incompatible	Incompatible	Acceptable	
Recreation park/oval ^P	Incompatible	Incompatible (32, 36)	Compatible, with conditions (6, 9, 11, 16, 23, 34, 37)	<ul style="list-style-type: none"> • WQPN 22: Irrigation with nutrient-rich wastewater • WQPN 31: Subsoil monitor drains and water recovery sumps • WQPN 33: Nutrient and irrigation management plans • Brochure: Fertiliser application on pasture or turf near sensitive water resources • Public parkland planning and design guide (DLGSCI) • WA environmental guidelines for the establishment and maintenance of turf grass areas (DBCA)
<i>Recreation – private</i>				
- amusement park	Incompatible	Incompatible	Compatible, with conditions (1, 6, 11, 13, 16, 24)	<ul style="list-style-type: none"> • Public parkland planning and design guide (DLGSCI) • WA environmental guidelines for the establishment and maintenance of turf grass areas (DBCA)
- aquatic facility/public swimming pool ^u	Incompatible	Incompatible (36)	Compatible, with conditions (6, 9, 11, 13, 16)	<ul style="list-style-type: none"> • WQPN 55: Swimming pools • WQPN 65: Toxic and hazardous substances
- bridle trails ^v	Incompatible	Compatible, with conditions (13)	Compatible, with conditions (13)	<ul style="list-style-type: none"> • WQPN 82: Bridle trails near sensitive water resources
- golf course	Incompatible	Incompatible (36)	Compatible, with conditions (1, 6, 9, 11, 16, 23, 24)	<ul style="list-style-type: none"> • WQPN 22: Irrigation with nutrient-rich wastewater • WQPN 31: Subsoil monitor drains and water recovery sumps • Brochure: Fertiliser application on pasture or turf near sensitive water resources • WA environmental guidelines for the establishment and maintenance of turf grass areas (DBCA)

^u As defined in the Health (Aquatic Facilities) Regulations 2007, Part 1, number 5.

^v If this recreational facility or event is on crown land, please refer to 'All types of recreation on crown land' heading instead.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
- motor-sport facility ^w (permanent)	Incompatible	Incompatible	Compatible, with conditions (1, 6, 9, 11, 13, 16, 24, 26)	• WQPN 100: Motor sport facilities near sensitive waters
- paint-balling facility ^w	Incompatible	Incompatible	Acceptable	
- rifle/pistol range ^w	Incompatible	Compatible, with conditions (2, 6, 11, 13, 16, 24)	Acceptable	• WQPN 70: Wastewater treatment and disposal – domestic systems
- tracks and trails (for people) ^w	Compatible, with conditions (13)	Compatible, with conditions (13)	Acceptable	• WQPN 81: Tracks and trails near sensitive water resources
RESIDENTIAL AND ACCOMMODATION				
<i>Bed and breakfast</i> (includes farm stays) within existing residential dwelling on the property	Compatible, with conditions (2, 4, 5, 16, 20)	Compatible, with conditions (2)	Acceptable	• WQPN 9: Community drinking water sources – protection and management • WQPN 41: Private drinking water supplies • WQPN 55: Swimming pools
Campground ^w , caravan park, park home park	Incompatible	Incompatible	Compatible, with conditions (1, 6, 11, 16, 28)	• WQPN 70: Wastewater treatment and disposal – domestic systems • WQPN 88: Rural tourist accommodation
<i>Holiday accommodation</i>	Incompatible	Compatible, with conditions (1, 3, 6, 11, 16, 20)	Acceptable (1)	
<i>Hotel; motel; tourist development</i>	Incompatible	Incompatible	Acceptable (1, 28)	• WQPN 55: Swimming pools
Dwellings				
- ancillary dwelling ^x	Compatible, with conditions (1, 4, 5, 20)	Compatible, with conditions (1, 4, 5, 20)	Acceptable (1)	• WQPN 41: Private drinking water supplies • WQPN 55: Swimming pools • WQPN 70: Wastewater treatment and disposal – domestic systems
- caretaker's dwelling	Incompatible*	Compatible, with conditions (1, 4, 5, 16, 20)	Acceptable (1)	

^w If this recreational facility or event is on crown land, please refer to 'Recreation on crown land' heading instead.

^x As defined in [SPP 7.3: Residential design codes](#): 'for people who live either independently or semi-independently to the residents of the single house, sharing some site facilities and services without compromising the amenity of surrounding properties'. The ancillary accommodation must meet the requirements specified in section 5.5.1 of SPP 7.3.

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
- serviced apartment	Incompatible	Incompatible	Acceptable (1)	
- single house ^y , holiday house	Compatible, with conditions (2, 4, 5, 16, 20)	Acceptable (2, 4, 5, 20)	Acceptable (2)	
- grouped dwelling ^z , including aged and dependent persons' dwelling ^{aa}	Incompatible	Incompatible	Acceptable (1)	
STORAGE – TOXIC AND HAZARDOUS SUBSTANCES				
Chemical and fuel storage in above ground tank	Incompatible*	Compatible, with conditions (13, 17, 24, 28)	Compatible, with conditions (13, 17, 24, 28)	<ul style="list-style-type: none"> • WQPN 10: Contaminant spills – emergency response plan • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources • WQPN 65: Toxic and hazardous substances
Chemical and fuel storage in underground tank	Incompatible	Incompatible	Compatible, with conditions (13, 17, 24, 28)	
WASTE MANAGEMENT				
Biosolids use and application to land ^{bb}	Incompatible	Incompatible	Incompatible (40)	<ul style="list-style-type: none"> • Western Australian guidelines for biosolids management
Recycled water (use of)				
- irrigating recycled water ^{cc} (excludes on-site sewage disposal systems for single dwellings)	Incompatible	Incompatible	Compatible, with conditions (23, 25, 28)	<ul style="list-style-type: none"> • WQPN 22: Irrigation with nutrient-rich wastewater • WQPN 33: Nutrient and irrigation management plans • Guidelines for the non-potable use of recycled water in Western Australia (Department of Health)

y As defined in [SPP 7.3: Residential design codes](#): 'a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.' The dwelling must meet the requirements specified in part 5 of SPP 7.3.

z As defined in [SPP 7.3: Residential design codes](#): 'a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of landscape or topography dictate otherwise, and includes a dwelling on a survey strata with common property.' The grouped dwelling must meet the requirements specified in part 5 of SPP 7.3.

aa As defined in [SPP 7.3: Residential design codes](#): aged person is 'a person who is aged 55 years or over', and a dependent person is 'a person with a recognised form of disability requiring special accommodation for independent living or special care'. The aged or dependent persons' dwelling must meet the requirements specified in section 5.5.2 of SPP 7.3.

bb Biosolids has the same meaning as in the [Western Australian guidelines for biosolids management](#) (Department of Environment and Conservation 2012).

cc Recycled water is defined as water generated from sewage (including greywater, yellow water, black water) or from industry that is treated to a quality where it can be recycled for beneficial uses (Department of Health 2011).

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
- managed aquifer recharge ^{dd} , water treated to drinking water standard	Compatible, with conditions (18)	Compatible, with conditions (18)	Compatible, with conditions (18)	<ul style="list-style-type: none"> Operational policy 1.01: Managed aquifer recharge in WA Australian drinking water guidelines (NHMRC & NRMCC) Australian guidelines for water recycling (AGWR): Managing health and environmental risks (Phase 1) and (Managing health and environmental risks (Phase 2) – Managed aquifer recharge (Department of Agriculture (Australia)) AGWR: Managing health and environmental risks (Phase 2) – Augmentation of drinking water supplies (Department of Agriculture (Australia))
- managed aquifer recharge ^{dd} , other	Incompatible	Incompatible	Incompatible	
<i>Resource recovery centre</i>	Incompatible	Incompatible	Compatible, with conditions (6, 9, 13, 22, 24, 26, 28)	<ul style="list-style-type: none"> WQPN 26: Liners for containing pollutants using synthetic membranes WQPN 27: Liners for containing pollutants using engineered soils WQPN 30: Groundwater monitoring bores WQPN 65: Toxic and hazardous substances WQPN 90: Organic material – storage and recycling
<i>Waste disposal facility</i>				
- class I landfill ^{ee}	Incompatible	Incompatible	Compatible, with conditions (6, 13, 22, 24, 26, 28)	<ul style="list-style-type: none"> WQPN 24: Land filling with inert materials WQPN 30: Groundwater monitoring bores WQPN 90: Organic material – storage and recycling
- class II, III, IV or V landfill ^{ff}	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> WQPN 111: Landfills for disposal of putrescible materials
- incineration of waste	Incompatible	Incompatible	Incompatible	
- used tyres	Incompatible	Incompatible	Incompatible	
<i>Waste storage facility</i>	Incompatible	Incompatible	Incompatible	
OTHER				
<i>Car park</i> (associated with another land use e.g. office); <i>Commercial vehicle parking</i>	Refer to specific land use			

^{dd} The use of highly treated recycled water to address diminishing drinking water supplies in Western Australia through managed aquifer recharge (also called groundwater replenishment) has been successfully trialled with no social, environmental, health or economic impacts. Managed aquifer recharge involves recharging an aquifer under controlled conditions to store the water for later abstraction or to achieve environmental benefits (as defined in our [Operational policy 1.01: Managed aquifer recharge in Western Australia](#)). Water may be injected or infiltrated into an aquifer in a PDWSA for the purpose of augmenting drinking water supplies.

^{ee} Class I landfill (inert) is category number 63 under the Environmental Protection Regulations 1987 (Schedule 1, Prescribed premises), Class II landfill (putrescible) is category number 64 or 89, Class III landfill (putrescible) is category 64, Class IV landfill (secure) is category 65, and Class V landfill (intractable) is category 66. The types of wastes accepted by each class are as defined in [Landfill waste classifications and waste definitions 1996 \(as amended December 2009\)](#).

^{ff} Class I landfill (inert) is category number 63 under the Environmental Protection Regulations 1987 (Schedule 1, Prescribed premises), Class II landfill (putrescible) is category number 64 or 89, Class III landfill (putrescible) is category 64, Class IV landfill (secure) is category 65, and Class V landfill (intractable) is category 66. The types of wastes accepted by each class are as defined in [Landfill waste classifications and waste definitions 1996 \(as amended December 2009\)](#).

Land use or activity <i>Italics show local planning scheme categories, see Appendix A</i>	P1 areas	P2 areas	P3 areas	Guidance information Click on the link to access the document, or see <i>References</i>
	For condition numbers, refer to 'Conditions' heading on page 33			
Car park only (not associated with another land use e.g. multistorey car park)	Incompatible	Incompatible	Compatible, with conditions (13, 26, 37)	<ul style="list-style-type: none"> • Stormwater management manual for Western Australia
Cemetery/crematorium	Incompatible	Incompatible	Compatible, with conditions (1, 6, 11, 13, 16, 24)	<ul style="list-style-type: none"> • WQPN 65: Toxic and hazardous substances
<i>Civic use</i>	Refer to specific land use			
<i>Corrective institution</i>	Incompatible	Incompatible	Compatible, with conditions (1, 6, 9, 11, 16, 28)	<ul style="list-style-type: none"> • WQPN 9: Community drinking water source – protection and management
Conservation and research project	Compatible, with conditions (10, 13, 16, 24, 30)	Compatible, with conditions (13, 16, 24, 30)	Compatible, with conditions (13, 16, 24, 30)	
Dewatering of soils (for construction purposes)	Compatible, with conditions (9, 10)	Compatible, with conditions (9)	Compatible, with conditions (9)	<ul style="list-style-type: none"> • WQPN 13: Dewatering of soils at construction sites
<i>Marina; marina filling station</i> (includes freshwater waterways and lakes)	Incompatible	Incompatible	Compatible, with conditions (13, 16, 24)	<ul style="list-style-type: none"> • WQPN 56: Tanks for fuel and chemical storage near sensitive water resources • WQPN 68: Mechanical equipment wash down
<i>Place of worship</i>	Incompatible	Incompatible	Acceptable (1)	
Toilet block/change rooms	Incompatible*	Compatible, with conditions (1, 16)	Acceptable (1)	<ul style="list-style-type: none"> • WQPN 70: Wastewater treatment and disposal – domestic systems
<i>Workforce accommodation</i>	See Mining, mineral processing and petroleum			

*This land use is *incompatible* unless special circumstances (see section on page 8) apply. Subject to confirmation of these special circumstances, this land use may be considered to be *compatible, with conditions* if it is directly associated with a primary industry that is *compatible, with conditions* or *acceptable* within the applicable priority area (e.g. a winery to make wine from an existing vineyard or a store to sell commercially produced plants or fruit grown on the same site in a P2 area would be considered *compatible, with conditions*, but a winery or a store on its own would be considered *incompatible*). In these cases, we expect the operator to use best management practices to reduce water quality risks. The types of practices we would expect are discussed in documents listed in the guidance column.

Table 3 Compatibility of land uses in P3* areas

Development proposals in P3* areas should have this department's early involvement to maximise the potential to protect drinking water quality and public health. The department recommends that the following land uses are avoided in P3* areas due to the risks posed to drinking water quality and public health.

The compatibility of all other land uses in P3* areas is the same as for a P3 area (see Table 2). See also WQPN 38: [Priority 3* \(P3*\) areas](#).

Land use or activity <i>Italics show town planning scheme categories, see Appendix B</i>	P3*	Guidance information Click on the hyperlink to access the document, or see <i>References</i>
Airport	Incompatible	
Amusement park	Incompatible	
Aquatic facility/public swimming pool ^a	Incompatible (unless backwash is disposed to reticulated sewerage, which requires a trade waste agreement with the wastewater service provider)	<ul style="list-style-type: none"> • WQPN 55: Swimming pools • WQPN 65: Toxic and hazardous substances
<i>Caravan park, park home park, campground</i>	Incompatible (unless connected to reticulated sewerage)	<ul style="list-style-type: none"> • WQPN 9: Community drinking water sources – protection and management • WQPN 41: Private drinking water supplies • WQPN 88: Rural tourist accommodation
Cemetery	Incompatible	
<i>Hospital</i>	Incompatible	
<i>Educational establishment</i> – scientific research institution – tertiary education facility	Incompatible	
Golf course	Incompatible	
<i>Industry – light, industry – rural, heavy industry, dry cleaner</i>	Incompatible	
Landfill, resource recovery centre, waste disposal facility	Incompatible	
<i>Motor vehicle repair, motor vehicle wash, motor vehicle, boat or caravan sales (sale yard), motor-sport facility (permanent)</i>	Incompatible	
Recycled water (use of) – irrigating recycled water – managed aquifer recharge	Incompatible (unless treated to drinking water standards)	<ul style="list-style-type: none"> • Australian drinking water guidelines (National Health and Medical Research Council) • AGWR: Managing health and environmental risks (Phase 1); Managing health and environmental risks (Phase 2) – Augmentation of drinking water supplies and Managing health and environmental risks (Phase 2) – Managed aquifer recharge (Department of Agriculture, Australia) • Operational policy 1.01: Managed aquifer recharge in WA
<i>Service station, fuel depot, works depot^b, chemical and fuel storage in underground tank, bulk chemical storage/handling (e.g. warehouse)</i>	Incompatible	
Wastewater infrastructure – wastewater treatment plant – wastewater treatment pond	Incompatible	

a As defined in the Health (Aquatic Facilities) Regulations 2007, Part 1, number 5.

b Permanent or temporary depot for a range of works which may include (but is not limited to) municipal, road, construction or infrastructure projects.

Conditions

The relevant decision-making authority should apply these conditions to planning approvals to protect drinking water quality and public health. This list of conditions is not exhaustive. Please refer to the guidance information column for documents that provide more information. Decision-making authorities may also impose additional or site-specific conditions on development approvals (see [WQPN 14: Statutory approvals](#)).

1. Sewage disposal to be in accordance with the [Government sewerage policy](#).
2. The following conditions apply to the location and type of on-site sewage disposal systems:
 - System must effectively manage risk to water quality.
 - Secondary treatment systems are required. All systems selected shall be approved by the Department of Health and be installed and operated in accordance with *AS/NZS 1547:2012 On-site domestic wastewater management* and *AS 1546.3:2017 On-site domestic wastewater treatment units, Secondary treatment systems*.
 - The system should be approved to be able to handle the capacity of wastewater generated by the number of residents and visitors, and variation in peak/low hydraulic loads.
 - Systems should be located outside of WHPZs and RPZs. If WHPZs or RPZs have not been defined, a minimum buffer of 100 m from any drinking water production bore or surface water body should be achieved.
 - A 2 m vertical clearance from the highest known groundwater level is required.
 - A 100 m setback to all waterways is required (as per the [Government sewerage policy](#)).
 - Areas with poor drainage and land subject to flooding or inundation at a probability of greater than one in 10 years should be avoided.
 - It should be demonstrated by a land capability assessment that effective on-site soakage of treated sewage can be achieved in accordance with *AS/NZS 1547: On-site domestic wastewater management*.
 - The slope of the land on which sewage disposal is to occur should not exceed one in five.
 - Regular system maintenance is required.
3. There should be a minimum land area of 2 ha per dwelling, on average. Refer to [WQPN 88: Rural tourist accommodation](#) for more information.
4. Total occupancy (for bed and breakfast accommodation this includes permanent residents and guests; for ancillary accommodation this includes residents of the main house and the ancillary dwelling) should be equal to or less than the capacity of a Department of Health approved, single on-site sewage disposal system.
5. Limited to one dwelling per property (lot).
6. Pesticides should be applied in accordance with best management practices (i.e. in accordance with label directions). For more information see brochure: [Liquid chemicals on agricultural land](#) and the Department of Health's website [Guides on pesticide use for industry and local government](#) and Circular PSC88: [Use of herbicides in water catchment areas](#).

7. Conditions apply to the stocking density of animals (animals per hectare) based on nitrogen loading calculations and the carrying capacity of the land. See the Department of Primary Industries and Regional Development's [Stocking rate guidelines for rural small holdings](#).
8. Wine tasting facilities are *acceptable*; however, wineries or distilleries may not operate in conjunction with on-site taverns, restaurants or other *incompatible* land uses within a P2 area.
9. A licence may be required to abstract groundwater or surface water or a permit may be required to interfere with the beds and banks of watercourses under the *Rights in Water and Irrigation Act 1914*. Please contact our nearest regional office for more information www.dwer.wa.gov.au.
10. There should be no refuelling, repair or maintenance of motor vehicles, nor any on-site use or storage of chemicals, unless special circumstances apply (see *Special circumstances* on page 8).
11. Fertilisers should be applied in accordance with best management practices. For information on fertiliser management refer to the activity-specific documents in the *Guidance information* column and our brochures [Fertiliser application on pasture or turf near sensitive water resources](#), [Liquid chemicals on agricultural land](#) and [WA environmental guidelines for the establishment and maintenance of turf grass areas](#).
12. Conditions apply to the depth of excavation in relation to the water table and rehabilitation criteria (see WQPN 84: [Rehabilitation of disturbed land in PDWSAs](#)). Conditions are likely to be placed via a Department of Mines, Industry Regulation and Safety mining tenement and/or as a result of the Minister for Environment's approval.
13. The department does not support this activity within protection zones (WHPZs and RPZs) unless special circumstances apply (see *Special circumstances* on page 8). For mining, this is as per the [Administrative agreement between Department of Mines, Industry Regulation and Safety and Department of Water and Environmental Regulation](#).
14. Adequate decommissioning of drill holes (water bores and mining exploration holes) is required to prevent contamination of the water source. This may include backfilling, plugging and/or capping bore holes. See *WQIS Exploration in PDWSAs (in prep.)*, the [Minimum construction requirements for water bores in Australia](#) and the Department of Mines, Industry Regulation and Safety's [Guidelines for protection of surface and groundwater resources during exploration drilling](#).
15. An average, rather than a minimum, lot size may be accepted if the following requirements are satisfied:
 - the overall density of the development (dwellings per hectare) is not increased
 - at least 80 per cent of lots within the development exceed the minimum lot size specified for the priority area
 - larger lots included in the calculation of the 'average lot size' are not capable of further subdivision under the provisions of the local planning scheme.
16. Refuse should be stored appropriately and removed on a regular basis to an approved off-site waste management facility. Refer to the additional land uses that may also apply under the *Waste and wastewater management* heading in Table 2.

17. Consider alternative energy sources that pose a lower water quality contamination risk (e.g. solar or gas) before progressing with the proposal.
18. Water needs to meet drinking water quality criteria as per the [Australian drinking water guidelines](#) and [Australian guidelines for water recycling \(Phase 2\) Augmentation of drinking water supplies](#). Approval is subject to an acceptable risk assessment undertaken by the licensed service provider in accordance with the [Australian guidelines for water recycling: Managing health and environmental risks \(Phase 1\)](#) and Operational policy 1.01: [Managed aquifer recharge in WA](#). Any managed aquifer recharge that is occurring outside but near a PDWSA boundary should consider the impact it may have upon that PDWSA.
19. Vegetated buffers to water bodies are required. Refer to WQPN 6: [Vegetation buffers to sensitive water resources](#) for more information.
20. Building envelopes should be located outside of RPZs and WHPZs.
21. Domestic animals should be prevented from entering RPZs and WHPZs. For example, by secure fencing or similar. For more information about fencing and livestock management, see our Water notes WN 6: [Livestock management: construction of livestock crossings](#), WN 7: [Livestock management: watering points and pumps](#), WN 18: [Livestock management: fence location and grazing control](#) and WN 19: [Flood proofing fencing for waterways](#).
22. Where organic materials and/or turbid wastewaters are stored, adequate bunding should prevent the escape of potential contaminants (such as pathogens and nutrients) into the environment, including planning for contingencies such as storms and floods.
23. A nutrient and irrigation management plan should be prepared. See WQPN 33: [Nutrient and irrigation management plans](#) and WQIS 4: [Nutrient and irrigation management plan checklist](#).
24. Hydrocarbons, chemicals and other toxic or hazardous substances should be stored so there is no discernible risk of contamination of groundwater or surface water. This should include effective secondary barriers to contain the system, such as double-walled tanks and bunding. Restrictions apply for storage tanks as explained in WQPN 56: [Tanks for fuel and chemical storage near sensitive water resources](#). See also WQPN 65: [Toxic and hazardous substances](#) for further information. A contingency plan for managing and responding to spills should be in place, as per WQPN 10: [Contaminant spills – emergency response plan](#).
25. The use of recycled water for irrigating vegetation needs to be in accordance with the Department of Health's [Guidelines for the non-potable use of recycled water in Western Australia](#).
26. Stormwater management systems should be designed and constructed in accordance with our [Stormwater management manual](#) and [Decision process for stormwater management in Western Australia](#).
27. Onshore oil and gas exploration and production involving hydraulic fracture stimulation is prohibited within 2000 m of PDWSAs, in accordance with [Policy statement: Implementation of government's response to the Independent Scientific Panel Inquiry into hydraulic fracture stimulation in Western Australia](#). To control the location of hydraulic fracture stimulation at any depth, all wells and their laterals where hydraulic fracture stimulation is undertaken may not encroach within 2000 m of a cross-section of

- the earth that is laterally delineated by the boundary of a PDWSA marked on the surface of the land. For more information, see the [Implementation plan](#).
28. This land use/activity may require assessment by this department under the *Environmental Protection Act 1986*. For a list of activities see the schedule 1 of the Environmental Protection Regulations 1987. For more information about licensing, refer to the [Industry regulation guide to licensing](#). For activity-specific guidance, refer to the department's [industry regulation factsheets](#).
 29. This land use is considered *incompatible* if irrigation with recycled water is to occur (see 'Recycled water – use of' in Table 2).
 30. Case-specific conditions may apply to the method of access and the numbers of people.
 31. A minimum lot size of 2 ha is considered *Compatible, with conditions* in the Jandakot groundwater protection area, based on special provision for some land uses and activities that were approved in P2 areas in [SPP 2.3: Jandakot groundwater protection](#). Conditions that apply for these developments are 2, 5, 15 and 20.
 32. This is considered *Compatible, with conditions* in the Jandakot groundwater protection area, based on special provision for some land uses and activities that were approved in P2 areas in [SPP 2.3: Jandakot groundwater protection](#). Conditions that apply to these developments are the same as for P3 areas, and condition 29 also applies.
 33. This is considered *Compatible, with conditions* in the Jandakot groundwater protection area, based on special provision for some land uses and activities that were approved in P2 areas in [SPP 2.3: Jandakot groundwater protection](#). Further conditions that apply for these developments are 9, 19 and 21. [WQPG 13: Environmental guidelines for horse facilities and activities](#) provides additional best management practices.
 34. Adequate provision must be made for staff and patrons to use existing ablution facilities (provided the systems can handle the expected increase in wastewater generated) or suitable on-site temporary ablution facilities must be utilised.
 35. These land uses are considered *compatible, with conditions* in P2 areas within the [Middle Helena land use and water management strategy](#), provided that patron numbers don't exceed 50 and 'proposals for on-site sewage disposal should be consistent with the [Government sewerage policy](#) and will be assessed on an individual basis to consider site characteristics and management practices proposed' (Western Australian Planning Commission 2010).
 36. These land uses are considered *compatible, with conditions* on Mundaring Recreational Oval and Golf Course (Reserve 7045), Mundaring Weir Road, Mundaring, in accordance with the [Middle Helena land use and water management strategy](#) (Western Australian Planning Commission 2010). Conditions that apply to these developments are the same as for P3 areas, and in addition, condition 29 also applies.
 37. In accordance with [Roads to reuse: Product specification – recycled road base and recycled drainage rock](#):
 - Do not use recycled drainage rock in PDWSAs.
 - Do not use recycled road base in P1 areas, WHPZs and RPZs.

38. Land uses in industrial subdivisions should only be in accordance with those listed in these land use compatibility tables. This should be recognised as a special control area (or similar mechanism) in the local planning scheme.
39. If, during the development of a conventional program, hydraulic fracture stimulation is proposed or required, the change to the program must be notified to the Department of Mines, Industry Regulation and Safety, for referral to the Environmental Protection Authority in accordance with action seven of the government's [Implementation plan: Implementation of the government's response to the Independent Scientific Panel Inquiry into Hydraulic Fracture Stimulation in Western Australia](#).
40. 'The use and application of soil conditioners containing unrestricted use biosolids (P1C1 material) is considered *acceptable* in P3 areas where the soil conditioner also complies with the relevant pathogen destruction levels and containment criteria according to the current Australian Standard 4454: *Composts, soil conditioners and mulches*' (Department of Environment and Conservation 2012). If this is the case, then conditions 19, 22 and 28 also apply. Refer to the [Western Australian guidelines for biosolids management](#).
41. If the mining operation involves excavation and exposure of materials that are capable of generating acidic and metalliferous drainage, additional restrictions and/or conditions may apply to address the increased risk to water quality from these activities.

Appendix A: Definitions of model scheme text land uses

The following definitions have been taken from *Schedule 1, Part 6, Division 2 – Land use terms used in scheme* of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#).

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); (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 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 - (a) that are open to the public; and (b) where artworks are displayed for viewing or sale.
bed and breakfast	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 <i>Racing and Wagering Western Australia Act 2003</i> .
brewery	means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the <i>Liquor Control Act 1988</i> .
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 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 <i>Caravan Parks and Camping Grounds Act 1995</i> section 5 (1).

caretaker's dwelling	means a dwelling on the same site as a building, operation or plant, and occupied by a supervisor of that building, operation or plant.
car park	means premises used primarily for parking vehicles whether open to the public or not but does not include - (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 <i>Child Care Services Act 2007</i> section 4 is provided.
cinema/theatre	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 2 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 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.
convenience store	means premises - (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and (b) operated during hours which include, but may extend beyond, normal trading hours; and (c) the floor area of which does not exceed 300 m ² net lettable area.
corrective institution	means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility.
educational establishment	means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.
exhibition centre	means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum.
family day care	means premises where a family day care service as defined in the 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.
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; (f) take-away food retailing; (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.
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; (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	means 2 or more dwellings on one lot used to provide short term accommodation 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.
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 2 people who are not members of the occupier's household; and (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and (c) does not occupy an area greater than 50 m ² ; and (d) does not involve the retail sale, display or hire of any goods 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 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 m ² ; and (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m ² ; 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 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 100 m ² ; and (b) is operated by a person residing in the dwelling.
hospital	means premises used as a hospital as defined in the <i>Hospitals and Health Services Act 1927</i> section 2(1).
hotel	means premises the subject of a hotel licence other than a small bar or tavern licence granted under the <i>Liquor Control Act 1988</i> including any betting agency on the premises.
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 – 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 premises used - (a) to carry out a primary production business as that term is defined in the <i>Income Tax Assessment Act 1997</i> (Commonwealth) section 995-1; or (b) for a workshop servicing plant or equipment used in primary production businesses.
liquor store – large	means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of more than 300 m2.
liquor store – small	means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of not more than 300 m2.
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.
marina 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 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 <i>Mining Act 1978</i> section 8(1), is carried out.
motel	means premises, which may be licensed under the <i>Liquor Control Act 1988</i> - (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 <i>Liquor Control Act 1988</i> .
office	means premises used for administration, clerical, technical, professional or similar business activities.
park home park	means premises used as a park home park as defined in the 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.
resource recovery centre	means premises other than a waste disposal facility used for the recovery of resources from waste.
restaurant/cafe	means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the <i>Liquor Control Act 1988</i> .

restricted premises	means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of - (a) publications that are classified as restricted under the <i>Classification (Publications, Films and Computer Games) Act 1995 (Commonwealth)</i> ; 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.
road house	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 m ² ; 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 3 vehicles at any one time or of a vehicle more than 30 tonnes gross weight.
rural pursuit/hobby farm	means any premises, other than premises used for agriculture - extensive or agriculture - intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household - (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	means a group of units or apartments providing - (a) self-contained short-stay accommodation for guests; 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.
small bar	means premises the subject of a small bar licence granted under the <i>Liquor Control Act 1988</i> .
tavern	means premises the subject of a tavern licence granted under the <i>Liquor Control Act 1988</i> .
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 development	means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide - (a) short-term accommodation for guests; and (b) on-site facilities for the use of guests; and (c) facilities for the management of the development;
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 <i>Carbon Rights Act 2003</i> section 5.
veterinary centre	means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.
warehouse/storage	means premises including indoor or outdoor facilities used for (a) the storage of goods, equipment, plant or materials; or (b) 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.
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.

Shortened forms

DBCA	Department of Biodiversity, Conservation and Attractions
DLGSCI	Department of Local Government, Sport and Cultural Industries
DMIRS	Department of Mines, Industry Regulation and Safety
DPIRD	Department of Primary Industries and Regional Development
DWER	Department of Water and Environmental Regulation
FPC	Forest Products Commission
ha	hectares
km	kilometres
m	metres
NHMRC	National Health and Medical Research Council
NRMMC	Natural Resource Management and Ministerial Council
P1	priority 1
P2	priority 2
P3	priority 3
PDWSA	public drinking water source area
RIAWA	Revegetation Industry Association of WA
RPZ	reservoir protection zone
SPP	state planning policy
WAPC	Western Australian Planning Commission
WHPZ	wellhead protection zone
WQPN	water quality protection note

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Further reading is available in WQPN 8: *Further reading*.

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