



MUKINBUDIN SHIRE COUNCIL

TOWN PLANNING SCHEME NO. 4

GRAY & LEWIS
Planning Consultants

SHIRE OF MUKINBUDIN

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Prepared by

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LOCAL PLANNING STRATEGY

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1.0 INTRODUCTION

The Western Australian Planning Commission (WAPC) has prepared a Model Scheme Text to guide the form and content of town planning schemes throughout Western Australia.

A criticism of town planning schemes has been that they are legal documents rather than planning documents, and often did not present a clear picture of the objectives, planning intentions and proposals of the local government.

The Model Scheme Text format provides for the Local Planning Strategy (LPS) and local planning policies to set the context for planning in the scheme area.

The Local Planning Strategy is expected to be a central feature of the scheme setting out the Council's general aims and intentions for future long-term growth and change. Whereas the scheme has a five-year time scale, the strategy may look ahead 10 - 15 years.

For country schemes, it will be particularly valuable in helping to guide and control pressures for change, which could affect the rural economy and environment. The strategy will lay down guidelines for the future pattern of settlement, for example, existing townsites which are likely to expand and locations suitable for future rural-residential subdivision having regard to land characteristics and proximity to services and facilities. It may identify prime agricultural land, minerals and extractive raw materials, and water resources requiring protections, and land with special management needs such as wetlands, areas prone to erosion or salinity, and areas of landscape, heritage and amenity value.

The Local Planning Strategy will be particularly valuable in:

- setting out the framework of State and regional policies and interpreting these for the local area;
- providing the planning context and rationale for the zones, reservations and statutory provisions contained in the town planning scheme;
- explaining the Council's broad strategy for an area.

Whilst a standardised format is not proposed, it is expected a Local Planning Strategy will contain the following elements:

- a description of the key characteristics of the municipality, its regional context and major planning issues;
- a statement of aims explaining the strategic land use directions which the Council is seeking to pursue (these should become the aims of the scheme);
- land use or development opportunities and constraints which provide a context for local planning decisions;
- the links between strategic planning in a municipality and the State and regional planning context including the strategies of surrounding municipalities in the region;
- strategic policy statements about key issues such as housing, industry and business, open space and recreation, transport, infrastructure, environment, townsites and rural land;
- more detailed policies and proposals for particular areas or specific issues contained in the strategy;
- an outline of how the strategy will be implemented including reference to any local planning policies and guidelines which may be required, planning scheme measures and proposals of the State and local government to facilitate development including capital works.

2.0 STATE AND REGIONAL PLANNING CONTEXT

There are no statutory region schemes or regional strategy plans, which include the Shire of Mukinbudin.

The Regional Vision Statements of the State Planning Strategy for the Wheatbelt Region (in which the Shire is located) are:

- Development of a range of expanded and consolidated towns linked by improved transport infrastructure.
- Encouragement of innovation in agriculture, environmental management and downstream processing of agricultural products.
- Rehabilitation and protection of productive farmlands.
- Maintenance and enhancement of vibrant, viable inland communities.

The relevant planning strategy from the State Planning Strategy for the Shire is to:

- promote nodal urban settlement patterns in agricultural areas separated by agricultural/green belts.

The State Planning Framework has been prepared by the WAPC to unite existing State and regional policies, strategies and guidelines within a central framework, which provides a context for decision-making on land use and development. It informs the Commission, local government and others involved in the planning process on those aspects of State planning policy that are to be taken into account, and given effect to, in order to ensure integrated decision-making across all spheres of planning.

The State Planning Framework indicates the primary policies and strategies used by the Commission and the Ministry for Planning in making decisions. It includes Statements of Planning Policy prepared by the Commission under Section 5AA of the *Town Planning and Development Act* as well as regional strategies, regional and sub-regional structure plans, strategic policies and operational policies prepared from time to time and endorsed by the Commission. Some of these, particularly Operational Policies, will be relevant to subdivision and development in the Shire.

3.0 LOCAL GOVERNMENT POLICY CONTEXT

The Council is currently considering the adoption of a mission statement and corporate objectives. They have not been finalised and are not yet available.

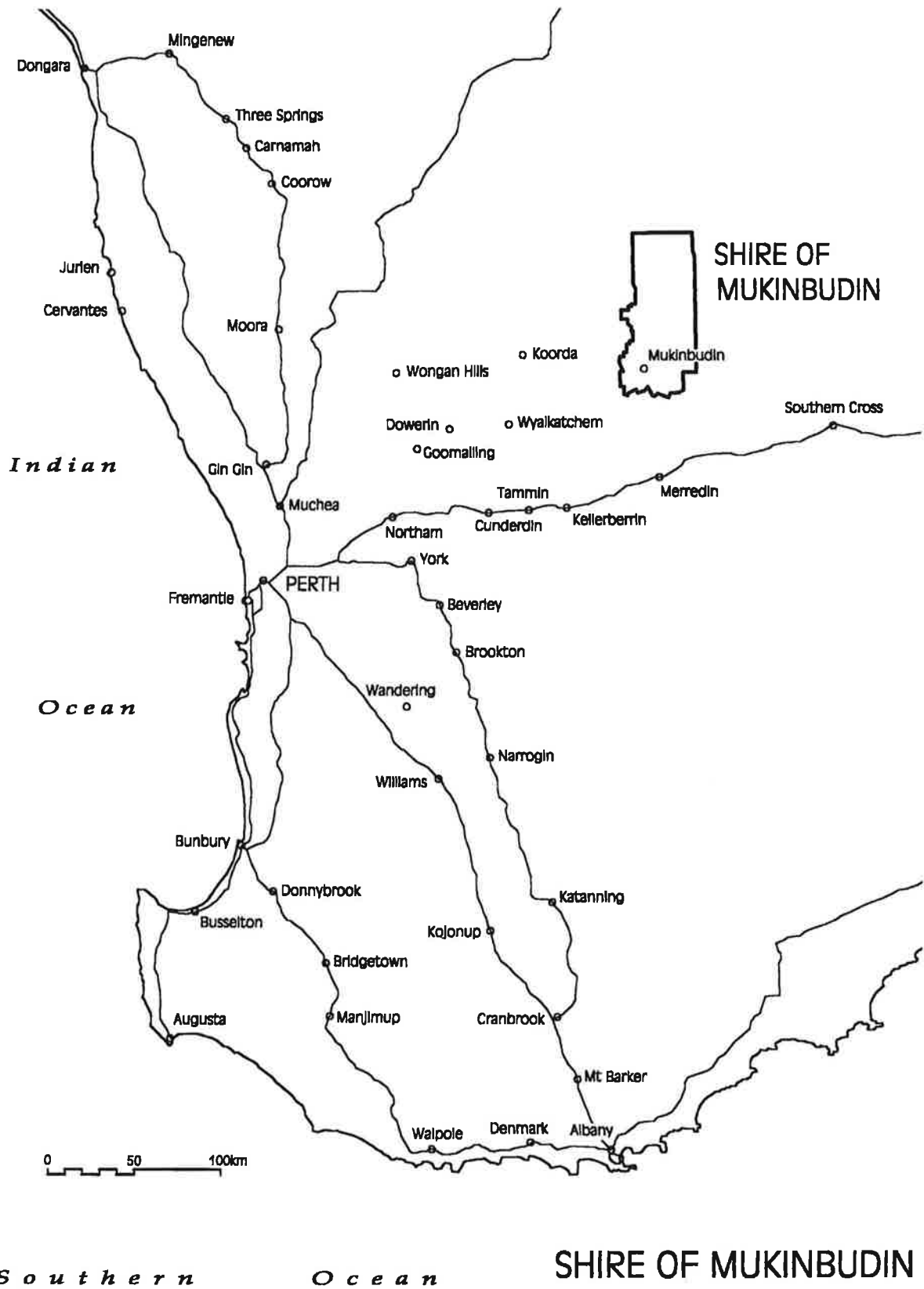
The Shire of Mukinbudin Town Planning Scheme No. 3 was published in the *Government Gazette* on 11 June 1971. The Scheme covers only the Mukinbudin townsite. It has been amended several times.

Under the provisions of Section 7AA of the *Town Planning & Development Act 1928*, a town planning scheme shall be examined in each fifth year following the date on which it was last published in the *Government Gazette*. Accordingly, Town Planning Scheme No. 3 is due for examination.

Land use change and development is occurring in the district. The Council wants to be able to guide this development to the best advantage of the community. For these reasons and to comply with requirements of the *Town Planning & Development Act*, the Council has allocated resources for preparation of a town planning scheme review.

The Scheme Area for Town Planning Scheme No. 4 encompasses the whole of the municipal district.

The Council has adopted a limited range of planning policies and will review these following final approval of this Scheme.



**SHIRE OF MUKINBUDIN
REGIONAL LOCATION
FIGURE 1**

4.0 PROFILE AND KEY ISSUES

4.1 General

4.1.1 Location

The Shire of Mukinbudin covers an area of about 3,413 sq km located in the Midlands Region. The administration centre of the shire is the town of Mukinbudin, some 293 km from Perth and 130 km north of the sub-regional centre at Merredin. Townsites also exist at Lake Brown and Bonnie Rock. There is some limited development in Lake Brown, however all that remains of the Bonnie Rock townsite now is the designation of the townsite area, and a CBH receival depot.

4.1.2 Brief History Of European Settlement

The name "Mukinbudin" is thought to have originated from the name given to a hill in the area named "Mukenbooding" by J.S. King while conducting a survey in 1887. The name was later considered too long and changed to Mukinbudin.

The present Shire of Mukinbudin was settled by pastoralists who in the 1870s took up large leases in excess of 20,000 acres to run sheep. There were homesteads at Dandanning, Wattoning, and Wilgoyne.

In 1910 the first farmers arrived to commence wheat growing on 1000 acre blocks. It was some time before they added stock to what had been entirely wheat growing enterprises. When a reliable water source was discovered in 1928, cattle were introduced to the area.

The townsite was gazetted in 1922 and was at that time part of the Nungarin Road Board. In 1933 a separate Road Board was established with Mukinbudin as its administrative centre and having two smaller sidings within its boundaries – Bonnie Rock and Lake Brown.

[Notes mainly extracted from "Meander Mukinbudin Way," a pamphlet published by the Shire of Mukinbudin].

4.2 Population

The population in the Shire of Mukinbudin as at the 1996 census was 700 persons, and in the town of Mukinbudin was 347. Separate statistics are not available for the Lake Brown townsite, but population there is minimal. The Australian Bureau of Statistics has provided information of population and total dwellings in the Shire and in the town of Mukinbudin for each census from 1976 to 1996, as shown in Tables 1 and 2.

TABLE 1

**Population and Total Dwellings
Shire of Mukinbudin
1976 –1996**

Census	Population No.	Total Dwellings No.	Persons/Dwellings No
1976	999	282	3.54
1981	874	274	3.19
1986	786	293	2.68
1991	681	289	2.36
1996	700	n.a.	n.a.

Source: Australian Bureau of Statistics
Prepared by: Gray & Lewis

TABLE 2

**Population and Total Dwellings
Town of Mukinbudin
1976 –1996**

Census	Population No.	Total Dwellings No.	Persons/Dwellings No.
1976	392	117	3.4
1981	370	125	2.96
1986	322	144	2.24
1991	338	140	2.41
1996	347	143	2.43

Source: Australian Bureau of Statistics
Prepared by: Gray & Lewis

The distribution of Shire population between the town and the rest of the district is shown in Table 3.

TABLE 3

**Rural/Urban Population Distribution
1976-1996
Shire of Mukinbudin**

	Rural	Town
1976	60.8%	39.2%
1981	57.7%	42.3%
1986	59.0%	41.0%
1991	50.4%	49.6%
1996	50.4%	49.6%

Source: Australian Bureau of Statistics
Prepared by: Gray & Lewis

Population in the Shire has been projected by the Western Australian Planning Commission to 2001. The projections are summarised in Table 4.

TABLE 4

**Projected Population
Shire of Mukinbudin
2001**

Male	Female	Total
320	304	624

Source: Western Australian Planning Commission, June 1996
Prepared by: Gray & Lewis

The Western Australian Planning Commission projections are for a declining population from the recent levels. It should be expected the proportion of Shire population living in the town will continue to increase.

4.3 Settlement Pattern and Infrastructure

4.3.1 Rural Land Use

The predominant land use in the district is for agricultural production. As shown in Table 7, about 283,800 ha (or 83% of the total area of the district) was in 88 agricultural establishments in 1992/93. The average area per establishment was 3,225 ha.

Agricultural production has traditionally been focussed on cropping and grazing stock. With greater awareness of land capability as well as changing markets, pressures of increasing land values, and pressures from persons seeking lifestyle change, different forms of agriculture are being explored. These will predominantly be based on alternative crops, with some aquaculture. Some dry land timber plantings have been investigated.

The Department of Minerals & Energy has advised there are 4 active mining leases currently operating within the Shire for felspar and quartz. The area is highly prospective for diamonds and base metals and is being actively explored by a number of exploration companies. The area is also prospective for basic raw materials such as yellow sand and gravel for construction purposes.

The Water Corporation operates an extensive farmland water supply scheme, which provides water to many farm holdings within the Shire. There may be inherent limitations to any proposed expansion of this network.

4.3.2 Mukinbudin Townsite

Mukinbudin is the main settlement in the district, and the centre for administration, and commercial and community services.

a) Residential

The existing residential area is contained on the southern side of the transport corridor, being the railway and Koorda – Southern Cross Road (Shadbolt Street through the town).

Existing residential development is predominantly single houses on sewerred lots of about 800 m² to over 1,000 m².

There are very few vacant lots in the town available for new residential development.

There are no larger lots available for rural-residential or hobby farm purposes.

b) Commercial

The 'main street' commercial uses extend mainly along the south side of Shadbolt Street opposite the railway. The shops provide a range of convenience goods, but customers for comparison goods must travel to the sub-regional centre at Merredin.

A hotel is located to the south of the railway and Shadbolt Street.

Fuel supplies are available from service stations in the town.

c) Industrial

An industrial area has been developed off the northern side of Shadbolt Street and the Koorda – Southern Cross Road. There is potential for expansion of this industrial area with several vacant lots being available.

New industrial lots are being created to the north of the Koorda-Southern Cross Road. This area includes the substantial CBH grain receival depot and its expansion, as well as machinery dealers.

d) Community Facilities

The civic, and cultural facilities are mainly located along Maddock and Shadbolt Streets with Shire office, Post Office, and Police station. The town hall is also located off Shadbolt Street.

The major recreation facilities in the town are on land to the south. This extensive area incorporates swimming pool, recreation oval, indoor recreation centre, and tennis courts. There is sufficient area available on-site for extensions to the recreation facilities to accommodate future needs.

A golf course is located on the southern side of the recreation complex.

e) Public Purposes

There are areas of Crown Reserve in the town that have been allocated, and are being used for a particular purpose. There is limited Unallocated Crown land available for future use.

The Mukinbudin cemetery is located on the eastern side of the town, off the Koorda-Southern Cross Road.

The Education Department has advised there are 2 schools in the district. The Mukinbudin Christian School (affiliated with the Church of Christ), and the Mukinbudin District High School. The schools provide places for pre-primary, primary, and secondary school students. School enrolments in recent years are summarised in Tables 5 and 6.

TABLE 5

**Mukinbudin Christian School Enrolments
1994 - 1999**

Numbers of Students				
Year	Total	Pre-Primary	Primary	Secondary
1994	24	--	16	8
1995	28	3	19	6
1996	20	2	15	3
1997	24	4	14	6
1998	17	1	10	6
1999	22	2	14	6

Source: Department of Education

TABLE 6

**Mukinbudin District High School Enrolments
1994 - 1999**

Numbers of Students				
Year	Total	Pre-Primary	Primary	Secondary
1994	168	18	112	38
1995	155	16	101	38
1996	166	17	108	41
1997	169	27	99	43
1998	172	25	109	38
1999	170	21	101	48

Source: Department of Education

Guidelines for the planning of Government schools require a primary school on a 4 ha site for every 1,250 dwellings (about 4,000 residents), and a secondary school on a site of 10 ha

for every 5,500 dwellings (about 17,600 residents). A district high school on a 6 ha site is to be provided in country areas where separate high and primary schools are not warranted.

4.3.3 Other Settlements

There is limited residential development in the Lake Brown townsite with only a few houses. The Bonnie Rock townsite is now undeveloped, and it is the Council's intention it not be developed in the future.

4.3.4 Transport And Public Utilities

Mukinbudin is located off the Koorda – Southern Cross Road, and at the end of a railway line which extends from Wyalkatchem through Koorda.

There is an extensive road system throughout the district, with the primary roads being the Koorda – Southern Cross, and Mukinbudin – Kununoppin Roads. The extensive road system is sufficient for the current scale of agricultural development.

Main Roads WA has advised there are no roads in its care in the Shire, there are no current planning proposals in the region that will directly impact on the road system.

Telecommunication services are provided to the district, which also receives television and radio services. There is no mobile phone service available.

The Water Corporation provides a water supply in Mukinbudin. Water supply services may be extended at the proponents' cost.

A sewerage system is operated by the Water Corporation within the townsite. The Corporation has established a 500 metre buffer area around the wastewater treatment facilities located to the south of the townsite. The buffer area extends north to approximately Earl Drive, residential development should be excluded from this buffer area.

Development potential of any unsewered lots will be limited to the capacity of each development site to satisfactorily accommodate on-site effluent disposal on a long-term basis.

Local drainage services are maintained by the Shire. The Town Planning (Buildings) Uniform General By-laws 1989 provide a building shall not be constructed on land defined by the Council to be subject to flooding or inundation.

The district is connected to the Western Power state power grid for electricity supply. Power supplies can be readily extended to new developments within Mukinbudin.

4.4 The Economy and Employment

Mukinbudin is a farming community that produces wheat and coarse grains, and clover, as well as livestock including sheep, cattle, and pigs.

The latest statistics available for agricultural production in the district are for 1992/93. In that year 88 farms covered 283,800 hectares (average 3,225 ha/farm).

The details of agricultural production in the Mukinbudin district are set out in Table 7, and are compared with the totals for the Campion Statistical subdivision.

TABLE 7
Agricultural Production
1992-1993

	Campion	Mukinbudin	% of Campion
Agricultural establishments	946	88	9.3
Total area of agricultural establishments (ha)	3,114,000	283,800	9.1
Land used for crops (ha)	1,160,700	126,100	10.9
Land established under pasture (ha)	932,700	70,900	7.6
Wheat - Area (ha)	956,600	108,200	11.3
- Production (t)	1,329,500	149,100	11.2
Cereals for grain - Area (ha)	1,039,900	116,300	11.2
Livestock – Sheep (No)	2,078,300	164,100	7.9
- Cattle (No)	9,500	500	5.3
- Pigs (No)	45,100	4,800	10.6

Statistics from Australian Bureau of Statistics
Prepared by Gray & Lewis

Note: The Campion Statistical Subdivision includes the Shires of Bruce Rock, Kellerberrin, Merredin, Mt Marshall, Mukinbudin, Narembeen, Nungarin, Trayning, Westonia, and Yilgarn.

It is apparent that the district is of above average importance for wheat and cereal crops, but is below average in contributions to pasture and the stocking of sheep and cattle.

The 1996 Census showed a total population of 700 persons in the Shire. Of those, 6 (0.8%) were unemployed, 329 (47.0%) were employed, and 115 (16.4%) were not in the labour force. The distribution of labour force to employment sectors is shown in Table 8.

TABLE 8
Employed Persons By Industry – 1996
Shire Of Mukinbudin

Industry	Persons			
	Male	Female	Total	%
Agriculture, Forestry and Fishing	126	55	181	53.4
Mining	0	0	0	0
Manufacturing	0	0	0	0
Electricity, Gas and Water Supply	4	0	4	1.2
Construction	11	3	14	4.1
Wholesale Trade	17	9	26	7.7
Retail Trade	10	10	20	5.9
Accommodation, Cafes and Restaurants	0	4	4	1.2
Transport and Storage	3	4	7	2.1
Communication Services	0	0	0	0
Finance and Insurance	0	5	5	1.5
Property and Business Services	0	0	0	0
Government Administration and Defence	8	11	19	5.6
Education	4	17	21	6.2
Health and Community Services	0	8	8	2.3
Cultural and Recreational Services	3	3	6	1.8
Personal and Other Services	3	3	6	1.8
Non-classifiable/not stated	12	6	18	5.3
Total	201	138	339	100.0

Source: Australian Bureau of Statistics
Prepared by: Gray & Lewis

As to be expected, the most significant industry sector is “agriculture, forestry, and fishing”. And in that grouping, 171 persons are engaged in agriculture, with 10 in services to agriculture.

The next largest employment sector is wholesale trade, with a total of 26 persons. Of those 10 are engaged in basic material wholesaling and 16 in machinery and motor vehicle wholesaling.

4.5 Physical Features and the Environment

4.5.1 Climate

Weather data is not recorded at Mukinbudin by the Bureau of Meteorology, Bencubbin is the centre closest to Mukinbudin for which weather data is available from the Bureau. The recording of climatological data in Bencubbin commenced in 1912, and is still open. Significant data for Bencubbin are in Table 9.

TABLE 9
CLIMATOLOGICAL SUMMARY FOR BENCUBBIN

	Mean Daily Maximum Temperature °C	Mean Daily Minimum Temperature °C	Mean Monthly Rainfall (mm)
January	34.6	18.1	14.0
February	33.5	18.0	21.2
March	30.9	16.2	23.1
April	25.7	12.5	22.8
May	20.6	9.0	39.3
June	17.2	7.3	53.1
July	16.3	6.0	46.4
August	17.5	5.6	38.1
September	20.9	7.0	20.9
October	24.9	9.5	15.8
November	28.8	12.8	12.4
December	32.4	15.8	13.9
ANNUAL			321

The highest temperature recorded was 46.0°C, the lowest -3.9°C. The highest monthly rainfall of 148.8 mm was recorded in June.

5.0 STRATEGIC PLAN

5.1 Rural Land Use

The Council supports the diversification of agricultural production that has the potential to expand both the economic base and the population of the district. It supports other rural uses that complement and do not have the potential to constrain established farming. Specifically the Council will be mindful of the need for buffer separation for some uses to avoid nuisance such as dust, spray drift, odour, and noise.

Water for agricultural uses is a valuable resource in the district and intensive agricultural uses must have a sustainable water supply. This water supply is not to be based on dams which rely on catchment from other properties, or which significantly reduce the flow of water to other properties.

More intensive agricultural uses may require smaller land area than for broad acre farming, although lot size allowance must be made for sustainable water supply (where appropriate), a dwelling, and farm buildings.

In many cases existing farming properties are made up with a number of separate Locations for which individual Title is available. Subject to land suitability and sustainable water supply, these Locations may be suitable for intensive agricultural production without the need for subdivision.

However, in all probability land suitability assessment and water supply assessment will also point to larger parcels of land in which case applications for subdivision are likely. The Council's recommendations to the WAPC on such applications will be based generally on land suitability and water supply, and the land requirements appropriate for the proposed form of intensive agriculture.

When dealing with subdivision applications which involve location of a new boundary parallel to a creek, the Council will seek to have the boundary offset from the creek centre line to enable more effective management of the creek.

The WAPC Policy DC 3.4 "Rural Land Use Planning Policy" recognises subdivision may be appropriate for intensive uses by providing, inter alia,

“Lot sizes should reflect the requirements of the proposed land use and the capacity of land to accommodate that use consistent with the objectives of this policy”.

Infrastructure throughout the rural area, specifically the road system, has been developed to provide a level of service commensurate with the intensity of agricultural use of the land.

More intensive agricultural use may highlight deficiencies with the infrastructure, particularly if there is a significant volume of heavy truck traffic.

The Shire has mineral potential, and is subject to exploration. Basic raw materials are also available, and these resources of sand and gravel should be protected for local construction uses.

5.2 Mukinbudin Townsite

The strategic plan for Mukinbudin is shown on Figure 2.

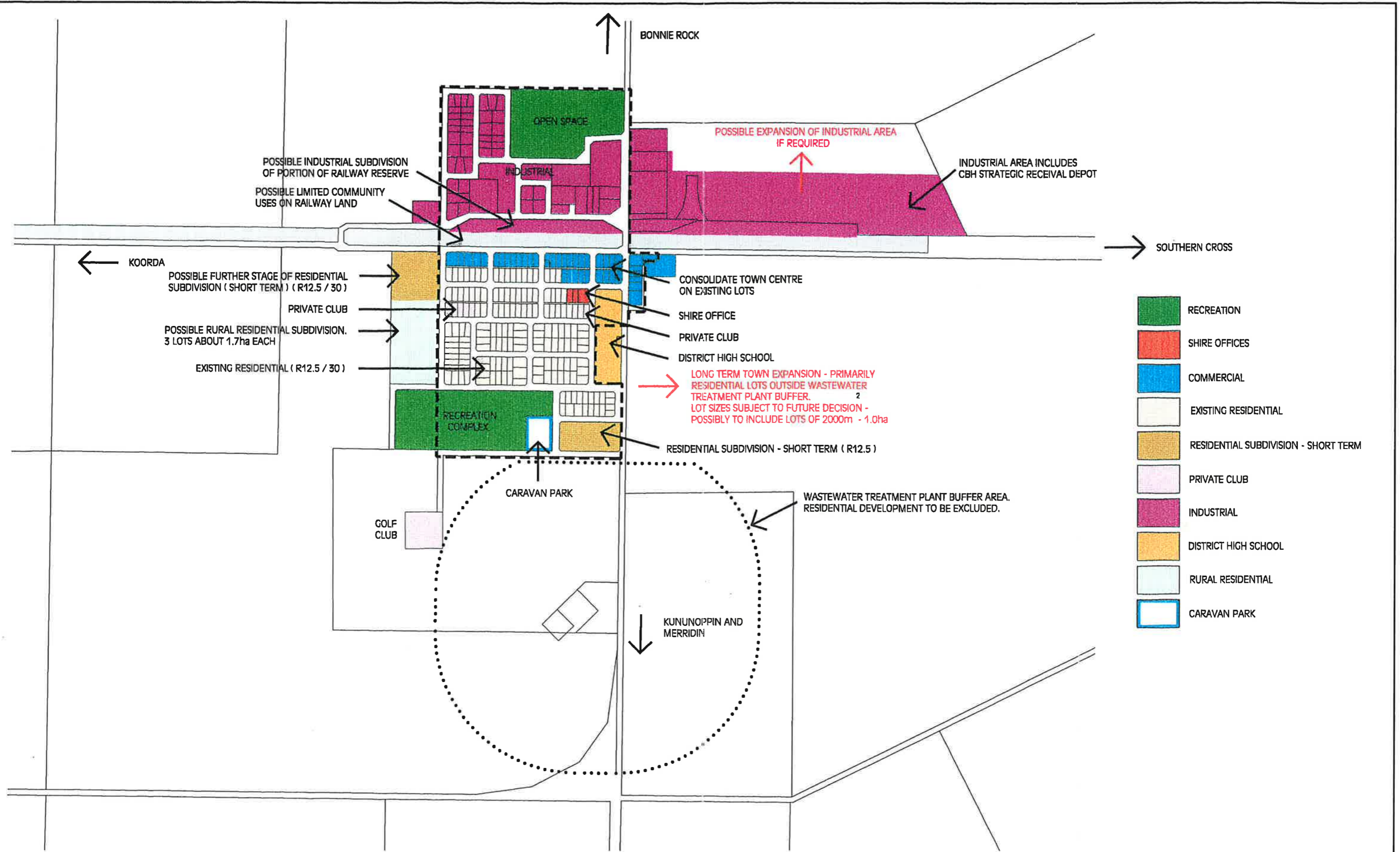
a) Residential

The existing residential lots in the town, with the areas identified for residential expansion, are adequate for possible population increases over the next 5 years.

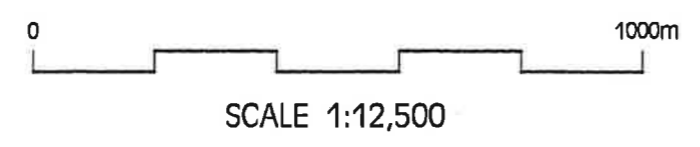
The predominant form of residential development will be for single houses, but there may be some opportunity for the Council to approve grouped dwellings at a density of up to R30 where the land is connected to sewerage. This form of development is suited to persons on short-term appointment to the town and who do not require a single-family house.

There are significant constraints to the future residential expansion contiguous with the established town. To the north is the industrial area, and any new residential development would need to be well north which would pose considerable financial impost on extension of services. To the west, the land is underlain with relatively shallow rock which inhibits both servicing of lots, as well as future use and enjoyment of residential land. To the south is the Water Corporation wastewater treatment plant, and its attendant buffer area which is to be kept free from residential development.

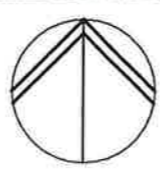
Logically the favoured direction for future residential development is to the east of Bent Street, south of the Koorda – Southern Cross Road. There are no projections as to when



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SHIRE OF MUKINBUDIN
 LOCAL PLANNING STRATEGY
 MUKINBUDIN TOWNSITE
 STRATEGIC PLAN

residential development may be required in this area, but the Council should preserve the option and plan towards the future need. When this area is considered for residential uses it will be necessary to ensure adequate separation is maintained from the industry to the north, and the Water Corporation wastewater treatment plant.

In the short term, additional residential lots may be created on the Shire land bounded by Earl Drive, Mallee Drive, Gimlett Way, and Bent Street. This land adjoins the (adjusted) northern limit of the wastewater treatment plant buffer, and will “round-off” this part of the town close to services and facilities.

On the western side of the town off Greenslade Street, is another parcel of Shire owned land. This land has some potential for subdivision. The northern portion is not badly affected by shallow rock and could yield 20 – 24 lots of about 1,000 m² each. The southern portion is more rocky, but appears to be suitable for 3 rural-residential lots of about 1.7 ha each.

The 2 areas could yield a total of 38 – 42 residential lots plus about 3 rural-residential lots. This will give the Shire some time in which to plan for longer-term expansion which may be required.

b) Commercial

The Council envisages consolidation of commercial activities within the general confines of the established town centre.

The town centre encompasses a wide range of commercial uses, civic facilities, and community uses. It is anticipated mixed-use development incorporating residential and commercial uses will continue within this area.

c) Industrial

There is a established industrial area, with potential for expansion. Industries locating in this area must be capable of containing emissions so as not to cause a nuisance in the built up residential areas. In this regard the Council will give consideration to the “Guidelines for Environment and Planning” prepared by the Department of Environmental Protection, and the recommended buffer distances for various industries.

Land to the north - east of the town (north of the railway reserve and east of bent Street) has been included in the Industrial zone. This land is close to the town, but sufficiently distant from dwellings that environmental impacts are less likely to become an issue. The site is suitable for those industries that require a larger area than can be provided in the townsite, or which require manageable buffer distance separation from dwellings.

The industrial areas are not capable of accommodating major industries that require either a large land area, or a significant setback from residential uses. Any such industries that may be located in the district will by necessity need to be located some distance away from built up areas, and consideration will be given to such applications on their merit.

d) Rural Residential

There are no existing rural-residential lots in or close to the town. However, there is potential for about 3 Lots to be created west of Greenslade Street on land now owned by the Shire.

The Council will promote creation of rural-residential lots to provide an attractive lifestyle choice for people seeking to settle in the town. But it will endeavour to have such developments close to the town so as to enable extension of services to the new residents.

e) Community Facilities and Services

The established community facilities and services in the town are sufficient to meet foreseeable needs. In particular, the District High School has capacity for additional students, and the main recreation centre provides for a range of recreation activities.

5.3 Other Townsites

Gazetted townsites in the district outside Mukinbudin are:

- Lake Brown
- Bonnie Rock

Nothing remains of former settlement in the Bonnie Rock townsite, and there is only sparse development in Lake Brown.

The Burakin – Bonnie Rock railway line terminates in Bonnie Rock, and there is a CBH grain-handling depot. The Council proposes roads in the townsite be closed, and together with remaining lots amalgamated with existing Crown Reserves, for recreation purposes.

The Council will support limited expansion in Lake Brown for local convenience needs. However it does not generally favour further subdivision. Most of the existing small lots (about 1,000 m² each) are Unallocated Crown land.

The Council supports closure of roads in Lake Brown which are no longer required, and amalgamation with the Unallocated Crown land into Crown Reserve, for recreation. The opportunity should be taken in this process to have a road reserve dedicated over the route of the Lake Brown South Road to its intersection with the Koorda – Southern Cross and Lake Brown – Bonnie Rock Roads.

Any future development in Lake Brown, albeit it is low-key, will be subject to assessment to determine suitability for long term on-site effluent disposal.

6.0 STRATEGIES AND ACTIONS

The Town Planning Scheme provides the statutory basis for implementation of the Council's objectives and strategies for the district.

The Scheme proposes local reserves and zones throughout the district. It has been prepared generally in accordance with the Model Scheme Text drafted by the Western Australian Planning Commission.

Local Reserves are: Recreation and Open Space
Public Purposes
Railway
Road

Zones are: Residential
Town Centre
Townsite
Special Use
Industrial
Rural
Rural Residential

Generally Local Reserves will apply to Crown land. The Scheme gives flexibility for land uses on a Local Reserve, subject to the approval of the authority/agency holding a Management Order for the land.

The Scheme Text provides the basis for Council to adopt, amend, and revoke a Local Planning Policy. The Council is not bound by a Local Planning Policy adopted under the provisions of the Scheme. But when determining an application for planning approval the Council shall take into account provisions of the Policy and objectives that the Policy was designed to achieve.

The Council will support action to stimulate population growth in the town by promoting subdivision of rural residential lots close to the town. This commitment is to provide lifestyle choice in an attractive setting close to services and facilities.

There is an on-going program to carry out townscape improvements with one objective being to encourage patronage of established businesses, and to stimulate expansion into other commercial services.

Retirees from within the district are encouraged to settle in Mukinbudin, by the provision of a wide range of community services, and recreation facilities.

The Council supports diversification of agricultural uses, including farm stay or holiday accommodation on established properties. Some diversification has already occurred on agricultural holdings.

Intensive agricultural uses will be considered on their merits but in each case the Council will seek to be satisfied there is (or will be) a suitable sustainable water supply for the proposed use.

SHIRE OF MUKINBUDIN

TOWN PLANNING SCHEME NO. 4

SCHEME TEXT

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SHIRE OF MUKINBUDIN
TOWN PLANNING SCHEME NO. 4

Preamble

This Town Planning Scheme of the Shire of Mukinbudin consists of this Scheme Text and the Scheme Maps. The Scheme Text should be read with the Local Planning Strategy for the Shire.

Part 2 of the Scheme Text sets out the Local Planning Framework. At the core of this Framework is the Local Planning Strategy which sets out the long-term planning directions for the local government, applies State and regional planning policies and provides the rationale for the zones and other provisions of the Scheme. In addition to the Local Planning Strategy, the Framework provides for Local Planning Policies, which set out the general policies of the local government on matters within the Scheme.

The Scheme divides the local government district into zones to identify areas for particular uses and identifies land reserved for public purposes. Most importantly, the Scheme controls the types of uses and development allowed in different zones. There are particular controls included for heritage and special control areas. The Scheme Text also sets out the requirements for planning approval, enforcement of the Scheme provisions and non-conforming uses.

SHIRE OF MUKINBUDIN

TOWN PLANNING SCHEME NO. 4

THE SHIRE OF MUKINBUDIN, UNDER THE POWERS CONFERRED BY THE TOWN PLANNING AND DEVELOPMENT ACT 1928, HEREBY MAKES THE FOLLOWING TOWN PLANNING SCHEME.

SCHEME TEXT

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PART 1 - PRELIMINARY

1.1 Citation

- 1.1.1 The Shire of Mukinbudin Town Planning Scheme No. 4 "the Scheme" comes into operation on its gazettal date.
- 1.1.2 The Shire of Mukinbudin Town Planning Scheme No. 3 published in the Government Gazette of 11 June, 1971 and all amendments thereto is hereby revoked.

1.2 Responsible Authority

The Shire of Mukinbudin is the responsible authority for implementing the Scheme.

1.3 Scheme Area

The Scheme applies to the Scheme Area which covers all of the local government district of the Shire of Mukinbudin as shown on the Scheme Map.

1.4 Contents of Scheme

The Scheme comprises:

- (a) the Scheme Text;
- (b) the Scheme Map (sheets numbers 1 to 5 inclusive);

The Scheme Text is to be read in conjunction with the Local Planning Strategy.

1.5 Purposes of Scheme

The purposes of the Scheme are to:

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

1.6 The Aims of the Scheme

The aims of the Scheme are:

- To assist the effective implementation of regional plans and policies including the State Planning Strategy.
- To ensure there is a sufficient supply of serviced and suitable land for housing, employment, commercial activities, community facilities, recreation and open space.
- To provide for housing choice and variety in townsites with a community identity and high levels of amenity.

- To assist employment and economic growth by facilitating the timely provision of suitable land for retail, commercial, industrial, entertainment, and tourist developments, as well as providing opportunities for home-based employment.
- To facilitate a diverse and integrated network of open space catering for both active and passive recreation, consistent with the needs of the community.
- To promote the sustainable use of rural land for agricultural purposes whilst accommodating other rural activities.
- To protect and enhance the environmental values and natural resources of the Scheme Area and to promote ecologically sustainable land use and development.
- To safeguard and enhance the character and amenity of the built and natural environment of the Scheme Area.

1.7 Definitions

1.7.1 Unless the context otherwise requires, words and expressions used in the Scheme have the same meanings as they have:

- (a) in the Town Planning Act; or
- (b) if they are not defined in that Act:
 - (i) in the Dictionary of defined words and expressions in Schedule 1; or
 - (ii) in the Residential Planning Codes.

1.7.2 If there is a conflict between the meanings of a word or expression in the dictionary of defined words and expressions in Schedule 1 and the meaning of that word or expression in the residential Planning Codes:

- (a) in the case of residential development, the definition in the Residential Planning Codes prevails; and
- (b) in any other case the definition in the Dictionary prevails.

1.7.3 Notes and instructions printed in italics, are not part of the Scheme.

1.8 Relationship with Local Laws

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

1.9 Relationship with Other Schemes

There are no other Schemes of the Shire of Mukinbudin, which apply to the Scheme Area.

PART 2 - LOCAL PLANNING POLICY FRAMEWORK

2.1 Scheme Determinations to Conform with Local Planning Strategy

Except to the extent that the Local Planning Strategy is inconsistent with the Scheme, determinations of the local government under the Scheme are to be consistent with the Local Planning Strategy.

2.2 Local Planning Policies

The local government may prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme Area so as to apply:

- (a) generally or for a particular class or classes of matters and;
- (b) throughout the Scheme Area or in one or more parts of the Scheme Area;

and may amend or add to or rescind a Policy so prepared.

2.3 Relationship of Local Planning Policies to Scheme

2.3.1 If a provision of a Local Planning Policy is inconsistent with the Scheme, the Scheme prevails.

2.3.2 A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

Note: Local Planning Policies are guidelines used to assist the local government in making determinations under the Scheme. Although Local Planning Policies are not part of the Scheme they must be consistent with, and cannot vary, the intent of the Scheme provisions, including the Residential Planning Codes. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies as required under clause 10.2.

2.4 Procedure for Making or Amending a Local Planning Policy

2.4.1 If a local government resolves to prepare a Local Planning Policy, the local government:

- (a) is to publish a notice of the proposed Policy once a week for 2 consecutive weeks in a newspaper circulating in the Scheme Area, giving details of:
 - (i) where the draft Policy may be inspected;
 - (ii) the subject and nature of the Policy; and
 - (iii) in what form and during what period (being not less than 21 days from the day the notice is published) submissions may be made;
- (b) may publish a notice of the proposed policy in such other manner and carry out such other consultation as the local government considers appropriate.

2.4.2 After the expiry of the period within which submissions may be made, the local government is to:

- (a) review the draft Policy in the light of any submissions made; and
- (b) resolve to adopt the Policy with or without modification, or not to proceed with the Policy.

2.4.3 If the local government resolves to adopt the Policy, the local government is to:

- (a) publish notice of the Policy once in a newspaper circulating in the Scheme Area; and

- (b) if, in the opinion of the local government, the Policy affects the interests of the Commission, forward a copy of the Policy to the Commission.

2.4.4 A Policy has effect on the publication of a notice under clause 2.4.3(a).

2.4.5 A copy of each Local Planning Policy, as amended from time to time, is to be kept and made available for public inspection during business hours at the offices of the local government.

2.5.3 Clauses 2.4.1 to 2.4.5 with any necessary changes, apply to the amendment of a Local Planning Policy.

2.5 Revocation of Local Planning Policy

A Local Planning Policy may be revoked by:

- (a) the adoption by a local government of a new Policy under clause 2.4 that is expressed to supersede the existing Local Planning Policy; or
- (b) publication of a notice of revocation by the local government once a week for 2 consecutive weeks in a newspaper circulating in the Scheme Area.

PART 3 - RESERVES

3.1 Reserves

Certain lands within the Scheme Area are classified as Local Reserves.

3.2 Regional Reserves

There are no Regional Reserves in the Scheme Area.

3.3 Local Reserves

"Local Reserves" are delineated and depicted on the Scheme Map according to the Legend on the Scheme Map.

3.4 Use and Development of Local Reserves

3.4.1 A person must not:

- (a) use a Local Reserve; or
- (b) commence or carry out development on a Local Reserve

without first having obtained planning approval under Part 9 of the Scheme.

3.4.2 In determining an application for planning approval the local government is to have due regard to:

- (a) the matters set out in clause 10.2; and
- (b) the ultimate purpose intended for the Reserve.

3.4.3. In the case of land reserved for the purposes of a public authority, the local government is to consult with that authority before determining an application for planning approval.

PART 4 - ZONES AND THE USE OF LAND

4.1 Zones

4.1.1 The Scheme Area is classified into the zones shown on the Scheme Map.

4.1.2 The zones are delineated and depicted on the Scheme Map according to the legend thereon.

4.2 Objectives of the Zones

The Objectives of the Zones are:

- **Residential Zone**

- to provide for the predominant form of residential development to be single houses whilst providing for lifestyle choice with dual residential densities, for grouped dwellings.
- to achieve a high standard of residential development.
- to allow for the establishment of non-residential uses which are compatible with the predominant residential use and which will not adversely affect local amenities.

- **Townsite Zone**

- to allow for a wide range of uses such as may be part of a small rural town.
- to provide for lifestyle choice.
- to protect and maintain local amenities.

- **Town Centre Zone**

- to ensure the established town centre in Mukinbudin remain the principal place for retail, commercial, civic, and administrative functions in the district.
- to ensure development will not adversely affect local amenities, and will enhance the character of the townsite.
- to provide for the efficient and safe movement of pedestrians and vehicles (including trucks, buses, and caravans).
- to provide sufficient parking spaces for cars, caravans, and buses, without compromising pedestrian movements.
- to provide an increased level of public amenities including public toilets, shaded areas, and street furniture.
- to provide for expansion of commercial activity and community facilities to meet future demands.

- **Industrial Zone**

- to provide for the needs of industry to support the community.
- to provide appropriate buffers to industrial areas.

- to avoid non-industry related uses establishing in the industrial areas, which may constrain industrial activities.
- **Rural Residential Zone**
 - to select areas wherein closer subdivision will be permitted to provide for such uses as hobby farms, horse breeding, rural-residential retreats.
 - to make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.
 - having regard for the size of the district, the fragile nature of the environment in many places, and the difficulties faced by the local government in providing services away from the Mukinbudin townsite, the local government will generally favour Rural-Residential zones be located close to the townsite and then only where the environmental impacts are manageable.
- **Rural Zone**
 - to ensure the continuation of broad-hectare agriculture in the district encouraging where appropriate the retention and expansion of agricultural activities.
 - to provide for intensive agricultural use in suitable areas.
 - to consider non-rural uses where they can be shown to be of benefit to the district and not detrimental to the natural resources or the environment.
 - to allow for facilities for tourists and travellers, and for recreation uses.
 - to have regard to use of adjoining land at the interface of the Rural zone with other zones to avoid adverse effects on local amenities.

4.3 Zoning Table

4.3.1 The Zoning Table indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme Area in the various zones. The permissibility of any uses is determined by cross-reference between the list of uses on the left hand side of the Zoning Table and the list of zones at the top of the Zoning Table.

4.3.2 The symbols used in the cross reference in the Zoning Table have the following meanings:

- "P" means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme.
- "D" means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.
- "A" means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4.
- "X" means a use that is not permitted by the Scheme.

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

- (a) the local government has exercised its discretion by granting planning approval;

- (b) the change is to a use which is designated with the symbol 'P' in the cross-reference to that zone in the Zoning Table and the proposed use complies with all the relevant development standards and requirements of the Scheme;
- (c) the change is an extension of a use within the boundary of a lot which does not change the predominant use of the lot; or
- (d) the change is to an incidental use that does not change the predominant use of the land.

- Note:
1. The planning approval of the local government is required for the development of land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the use and development of land.
 2. The local government will not refuse a 'P' use because of the unsuitability of the use for the zone but may impose conditions on the use of the land to comply with any relevant development standards or requirements of the Scheme, and may refuse or impose conditions on any development of the land.
 3. In considering a 'D' or 'A' use, the local government will have regard to the matters set out in clause 10.2.
 4. The local government must refuse to approve any 'X' use of land. Approval to an 'X' use of land may only proceed by way of an amendment to the Scheme.

4.4 Interpretation of the Zoning Table

4.4.1 Where a specific use is mentioned in the Zoning Table, it is deemed to be excluded from the general terms used to describe any other use.

4.4.2 If a person proposes to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use the local government may:

- (a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;
- (b) determine that the proposed use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 9.4 in considering an application for planning approval; or
- (c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.

4.5 Additional Uses

Despite anything contained in the Zoning Table, the land specified in Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land.

Note: An additional use is a land use that is permitted on a specific portion of land in addition to the uses already permissible in that zone that applies to the land.

There are no Additional Uses which apply to the Scheme.

4.6 Restricted Uses

Despite anything contained in the Zoning Table, the land specified in Schedule 3 may only be used for the specific use or uses that are listed and subject to the conditions set out in Schedule 3 with respect to that land.

Note: A restricted use is the only use or uses permitted on a specific portion of land and other uses that would otherwise be permissible in the zone are not permitted.

There are no Restricted Uses which apply to the Scheme.

4.7 Special Use Zones

4.7.1 Special Use Zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table.

4.7.2 A person must not use any land, or any structure or buildings on land, in a Special Use Zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.

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

4.8 Non-conforming Uses

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

- (a) the continued use of any land or building for the purpose for which it was being lawfully used immediately prior to the Gazettal date;
- (b) the carrying out of any development on that land for which, immediately prior to the Gazettal date an approval or approvals, lawfully required to authorise the development to be carried out, were duly obtained and are current; or
- (c) subject to clause 11.2.1, the continued display of advertisements which were lawfully erected, placed or displayed prior to the Gazettal date.

Note: "Land" has the same meaning as in the Town Planning Act and includes houses, buildings and other works and structures.

4.9 Extensions and Changes to a Non-conforming Use

4.9.1 A person must not:

- (a) alter or extend a non-conforming use;
- (b) erect, alter or extend a building used in conjunction with or in furtherance of a non-conforming use; or
- (c) change the use of land from a non-conforming use to another non-conforming use, without first having applied for and obtained planning approval under the Scheme.

4.9.2 An application for planning approval under this clause is to be advertised in accordance with clause 9.4.

4.9.3 Where an application is for a change of use from an existing non-conforming use to another non-conforming use, the local government is not to grant its planning approval unless the proposed use is less detrimental to the amenity of the locality than the existing non-conforming use and is, in the opinion of the local government, closer to the intended purpose of the zone.

4.10 Discontinuance of Non-Conforming Use

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

4.11 Termination of a Non-Conforming Use

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

Note: Section 13 of the Town Planning Act enables the local government to purchase, or, with the consent of the Governor, compulsorily acquire land for the purpose of a town planning scheme, subject to Part 9 of the *Land Administration Act 1997*, that section and the Scheme.

4.12 Destruction of Non-Conforming Use Buildings

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

TABLE 1
ZONING TABLE

USES	R E S I D E N T I A L	T O W N S I T E	T O W N C E N T R E	I N D U S T R I A L	R U R A L R E S I D E N T I A L	R U R A L	
1	aged or dependent persons dwelling	D	D	X	X	X	X
2	agriculture - extensive	X	X	X	X	X	P
3	agriculture - intensive	X	X	X	X	X	D
4	ancillary accommodation	D	D	X	X	D	X
5	ancillary tourist use	X	D	X	X	A	D
6	animal establishment	X	X	X	X	A	D
7	animal husbandry - intensive	X	X	X	X	X	A
8	aquaculture	X	X	X	X	D	P
9	caretaker's dwelling	X	X	A	D	X	A
10	club premises	X	A	D	X	X	D
11	educational establishment	A	A	X	X	X	A
12	fuel depot	X	A	X	P	X	X
13	grouped dwelling	D	D	A	X	A	A
14	home business	D	D	X	X	D	D
15	hotel	X	A	D	X	X	X
16	industry - extractive	X	X	X	X	X	D
17	industry - general	X	X	X	D	X	X
18	industry - light	X	A	A	P	X	X
19	industry - rural	X	X	X	D	X	D
20	motel	X	A	D	X	X	X
21	motor vehicle, boat, or caravan sales	X	A	D	P	X	X
22	motor vehicle repair	X	A	A	P	X	X
23	office	X	D	P	X	X	X
24	place of worship	D	A	P	X	X	A
25	plant nursery	A	A	X	P	D	D
26	residential building	D	A	X	X	X	D
27	restaurant	X	A	D	X	X	A
28	rural pursuit	X	X	X	X	A	P
29	service station	X	A	A	D	X	D
30	shop	X	A	D	X	X	X
31	single house	P	P	D	X	P	P
32	transport depot	X	X	X	P	X	A
33	veterinary centre	X	A	A	P	D	D
34	workers accommodation	X	X	X	X	X	P

P - permitted
D - not permitted
unless discretion
A - not permitted
unless adv
X - not permitted

PART 5 - GENERAL DEVELOPMENT REQUIREMENTS

5.1 Compliance with Development Standards and Requirements

Any development of land is to comply with the provisions of the Scheme.

5.2 Residential Planning Codes

5.2.1 A copy of the Residential Planning Codes is to be kept and made available for public inspection at the offices of the local government.

5.2.2 Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Planning Codes is to conform with the provisions of those Codes.

5.2.3 The Residential Planning Code density applicable to land within the Scheme Area is to be determined by reference to the Residential Planning Code density number superimposed on the particular areas contained within the borders shown on the Scheme Map or where such an area abuts another area having an Residential Planning Code density, as being contained within the area defined by the centre line of those borders.

5.3 Special Application of Residential Planning Codes

For land with a dual density code of R12.5/30 the local government may permit a variation to the R12.5 density up to a maximum of R30 subject to:

- (a) any increase in density above R12.5 being conditional upon the development being connected to reticulated sewerage;
- (b) development at a density higher than R12.5 being located close to services and facilities to the satisfaction of the local government; and
- (c) any proposal involving an increase in density above R12.5 being advertised in accordance with clause 7.4 and the local government being satisfied the proposal, if implemented, will not have an adverse impact on local amenities.

5.4 Restrictive Covenants

5.4.1 Subject to clause 5.4.2, a restrictive covenant affecting any land in the Scheme Area by which, or the effect of which is that, the number of dwellings which may be constructed on the land is limited or restricted to less than that permitted by the Scheme, is hereby extinguished or varied to the extent that it is inconsistent with the provisions of the Residential Planning Codes which apply under the Scheme.

5.4.2 Where clause 5.4.1 operates to extinguish or vary a restrictive covenant the local government is not to grant planning approval to the development of the land which would but for the operation of clause 5.4.1 have been prohibited unless the application has been dealt with as an 'A' use and has complied with all of the advertising requirements of clause 9.4.

5.5 Variations to Site and Development Standards and Requirements

5.5.1 Except for development in respect of which the Residential Planning Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the local government may, despite that non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.

5.5.2 In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general

locality or adjoining the site which is subject of consideration for the variation, the local government is to:

- (a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and
- (b) have regard to any expressed views prior to making its determination to grant the variation.

5.5.3 The power conferred by this clause may only be exercised if the local government is satisfied that:

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 10.2; and
- (b) the non-compliance will not have an adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality.

5.6 Environmental Conditions

5.6.1 Environmental conditions to which the Scheme is, or amendments to the Scheme are, subject are incorporated into the Scheme by Schedule 10 of the Scheme.

5.6.2 Where appropriate, the environmental conditions are indicated on the Scheme Map by the symbol 'EC' to indicate that environmental conditions apply to the land.

5.6.3 The local government is to:

- (a) maintain a register of all relevant Statements published under section 48F and 48G of the EP Act; and
- (b) make the statements available for public inspection at the offices of the local government.

Note: Environmental conditions are those required to be incorporated into a Scheme or an amendment to a Scheme following assessment under the *Environmental Protection Act 1986*.

There are no environmental conditions imposed by the Minister for Environment which apply to the Scheme.

5.7 Development of Lots Abutting Unconstructed Roads

Despite anything elsewhere appearing in the Scheme planning approval is required for development of land abutting an unconstructed road or a lot which does not have frontage to a constructed road. In considering such an application the local government is to either:

- (a) refuse the application until the road has been constructed or access by means of a constructed road is provided as the case may be;
- (b) grant the application subject to a condition requiring the applicant to pay a sum of money in or towards payment of the cost or estimated cost of construction of the road or part thereof and any conditions it thinks fit to impose; or
- (c) require such other arrangements are made for permanent access as is to be to the satisfaction of the local government.

5.8 Parking Requirements

A person is not to develop or use any land or erect use or adapt any building unless parking spaces as specified by the local government are provided and such spaces are constructed and maintained in accordance with the requirements of the local government.

5.9 Transported Buildings

5.9.1 A person is not to transport a building and place it on land in the Scheme Area and use it as a dwelling unless planning approval has been granted by the local government. The local government is not to grant planning approval if the land is within a Heritage Area designated in accordance with clause 7.2.

5.9.2 Planning approval may be granted by the local government under clause 5.9.1 only if the transported building:

- (a) complies with the provisions of the Scheme, the Residential Planning Codes, and any Local Laws applicable both to the transported building and the land on which it is to be situated; and
- (b) is, in the opinion of the local government, in a satisfactory condition and will not detrimentally affect the amenity of the locality.

5.10 Use of Setback Areas

5.10.1 The land between a street alignment and the distance that buildings are required to be setback from such street alignment is not to be used for any purpose other than one or more of the following:

- (a) a means of access;
- (b) the daily parking of vehicles;
- (c) the loading and unloading of vehicles;
- (d) landscaping;
- (e) an awning, pergola, or similar structure for alfresco dining in front of a fast food outlet or restaurant in the Town Centre zone subject to planning approval of the local government.

5.10.2 The setback area is not to be used for the parking of vehicles which are being wrecked or repaired, nor for the stacking or storage of fuel, raw materials, products or by-products, or waste of manufacture.

5.11 Home Business

An approval to conduct a home business is issued to a specific occupier of a particular parcel of land, it is not to be transferred or assigned to any other person or transferred from the land in respect of which it was granted. Should there be a change of the occupier of the land in respect of which a home business approval is issued the approval is cancelled.

5.12 Caretaker's Dwellings

The provisions of this clause are to apply for all caretakers' dwellings in the Industrial zone.

- (a) a caretaker's dwelling is not to be developed and/or occupied on a lot unless that lot is used and developed with an industry, business, or office in accordance with the provisions of the Scheme;

- (b) only one caretaker's dwelling is to be permitted on a lot; for the purposes of this clause "lot" excludes a strata lot or survey-strata lot created pursuant to the *Strata Titles Act 1985*;
- (c) a caravan or park home is not to be permitted as a caretaker's dwelling for either permanent or temporary occupation;
- (d) a caretaker's dwelling is to be screened and/or fenced from the street frontage of the lot to the satisfaction of the Council and wherever possible is to be sited at the rear of other buildings on the lot;
- (e) a caretaker's dwelling is to comply with the following:
 - (i) contain 1 bedroom only within an a total floor area which is not to exceed 100 square metres measured from the external face of walls;
 - (ii) open verandahs may be permitted but are not to be enclosed by any means unless the total floor area remains within the 100 square metres referred to in paragraph (i).

5.13 Residential Zone

5.13.1 Site Requirements

In accordance with the R Codes.

5.14 Townsite Zone

5.14.1 Site Requirements

- (a) residential development is to comply with the requirements of the Residential Planning Codes.
- (b) the setbacks for development for other than residential purposes are to comply with the requirements of the Building Code of Australia.

5.15 Town Centre Zone

5.15.1 Site Requirements

At the discretion of the local government.

5.15.2 Development Requirements

- (a) development is not to exceed 2 storeys in height except where the local government is of the opinion that:
 - (i) the particular circumstances warrant an exception being made;
 - (ii) the objectives of the zone are not compromised; and
 - (iii) the amenity of the area in which the development is to be located will not be adversely affected.
- (b) in considering an application for planning approval for a proposed development (including additions and alterations to existing development) the local government is to have regard to the following:
 - (i) the colour and texture of external building materials; the local government may require the building facade and side walls to a building depth of 3m to be constructed in masonry;
 - (ii) building size, height, bulk, roof pitch;
 - (iii) setback and location of the building on its lot;
 - (iv) architectural style and design details of the building;
 - (v) function of the building;
 - (vi) relationship to surrounding development; and

- (vii) other characteristics considered by the local government to be relevant;
- (c) landscaping is to be provided to complement the appearance of the proposed development and it's setting;
- (d) the layout of car parking is to have regard for traffic circulation in existing parking areas and is to be integrated with any existing and adjoining parking area.

5.16 Industrial Zone

5.16.1 Site Requirements

- (a) the minimum lot size should be 2,500 square metres to provide for building envelope, on-site effluent disposal, landscaping, and manoeuvring area for all vehicles to enter and leave the lot in a forward gear;
- (b) the minimum building setbacks are to be:

Front	: 7.5m
Rear	: 7.5m
Side	: 5.0m on one side.

5.16.2 Development Requirements

- (a) the first 5 metres of the front setback on any lot is to be landscaped to the satisfaction of the local government. Where a lot has frontage to two streets the local government may vary the landscaping requirement only where the setback is reduced in which case the whole of the setback so reduced is to be landscaped to the satisfaction of the local government;
- (b) in addition to other requirements of the Scheme an application for planning approval for an industry is to demonstrate compliance with the buffer distance separation from dwellings in accordance with guidelines of the Environmental Protection Authority;
- (c) in determining an application for planning approval for an industry the local government may impose conditions to control industrial liquid, solid or gaseous wastes in accordance with Environmental Protection Authority guidelines and advice from the Department of Environmental Protection;
- (d) where a proposed industry would generate industrial liquid, solid, or gaseous wastes such wastes are to be treated and disposed of in accordance with Department of Environmental Protection advice/guidelines.

5.17 Rural-Residential Zone

5.17.1 Site Requirements: The minimum building setbacks are to be:

Front	: 30.0m
Rear	: 10.0m
Side	: 10.0m

5.17.2 Development Requirements:

- (a) the provisions for controlling subdivision and development in specific Rural-Residential Zones are set out in Schedule 11;
- (b) subdivision is to generally be in accordance with the plan of subdivision for the specified area certified by the Chief Executive Officer and approved by the Commission and such plan of subdivision is to show the minimum lot size for subdivision;

- (c) planning approval is required for all development including a single house and such application is to be made in accordance with the Scheme;
- (d) as a condition of the issue of a planning approval each dwelling is to be provided with a supply of potable water either from a reticulated system, or an underground bore, or a rainwater-storage system with a minimum capacity to the satisfaction of the local government;
- (e) not more than one dwelling per lot is to be erected but the local government may, at its discretion, approve ancillary accommodation;
- (f) in order to conserve the rural environment or features of natural beauty all trees are to be retained unless their removal is authorised by the local government;
- (g) in order to enhance the rural amenity of the land in areas the local government considers deficient in tree cover it may require as a condition of any planning approval the planting of such trees and/or groups of trees and species as specified by the local government;
- (h) a person who keeps an animal or animals or who uses any land for the exercise or training of an animal or animals is to be responsible for appropriate measures to prevent noise, odour, or dust pollution or soil erosion to the satisfaction of the local government;
- (i) with the intention of preventing overstocking, erosion and any other practice detrimental to the amenity of a Rural-Residential zone, the local government may take any action which in the opinion of the local government is necessary to reduce or eliminate adverse effects on the environment caused wholly or partly by the stocking of animals and any costs incurred by the local government in taking such action are to be recoverable by the local government from the landowner; and
- (j) provision is to be made for bush fire control.

5.17.3 Development Standards

In dealing with applications for planning approval within a Rural-Residential zone the local government will have regard to the following, to minimise the visual impacts of development:

- (a) the colour and texture of external building materials;
- (b) building size, height, bulk, roof pitch;
- (c) setback and location of the building on its lot;
- (d) architectural style and design details of the building;
- (e) relationship to surrounding development; and
- (f) other characteristics considered by the local government to be relevant.

5.18 Rural Zone

5.18.1 Site Requirements: The minimum building setbacks are to be:

Front	:	20.0m
Rear	:	20.0m
Side	:	10.0m

5.18.2 General Development Requirements

In considering an application for planning approval the local government will have due regard for the following:

- (a) any sensitive or incompatible uses which may require buffer separation from the proposed use;
- (b) evidence of a sustainable water supply that does not rely on catchment outside the lot, or damming of a stream that will impact on the water availability for another lot or lots;
- (c) existing vegetation, any measures proposed (such as fencing to exclude livestock) to protect it;
- (d) the potential for erosion of soil by wind or water, salinity, or flooding, and measures proposed to address such land degradation
- (e) soil conditions, slope, soil type, rock, potential for water logging, foundation stability, and how the application has addressed these site characteristics; and
- (f) proposals for treatment and disposal of waste products.

5.18.3 Subdivision

When preparing recommendations to the Commission in response to referral of applications for subdivision the local government will have due regard for the following:

- (a) the potential impact on continuation of existing uses on adjoining lots;
- (b) the settlement pattern in the district;
- (c) the relationship of the land to services including (but not limited to) water supply (where appropriate), telecommunications, electricity, and community services and facilities;
- (d) the objectives of the Local Planning Strategy;
- (e) evidence of a sustainable water supply that does not rely on catchment outside the proposed lot or lots, or the damming of a stream that will impact on the water availability for another lot or lots; and
- (f) whether effluent disposal systems can be set back 100 metres (conventional septic system) or 50 metres (alternative system) from any stream. (The buffer distances may be reduced depending on the size and nature of the stream and the soil types).

PART 6 – SPECIAL CONTROL AREAS

6.1 Operation of Special Control Areas

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

6.1.2 In respect of a Special Control Area shown on the Scheme Map, the provisions applying to the Special Control Area apply in addition to the provisions applying to any underlying zone or reserve and any general provisions of the Scheme.

6.2 Wastewater Treatment Plant Buffer.

6.2.1 Purpose of Special Control Area

To avoid development of sensitive uses which may be affected by odour and noise within the buffer area of the wastewater treatment plant.

6.2.2 Application and referral requirements

- (a) planning approval is required for the use or development of any land including a single house.
- (b) the local government is to refer applications for planning approval to the Water Corporation for comment, and may refuse or approve with or without conditions such application having regard for the comments received.

PART 7 - HERITAGE PROTECTION

7.1 Heritage List

7.7.1 The local government is to establish and maintain a Heritage List to identify those places within the Scheme Area which are of cultural heritage significance and worthy of conservation under the provisions of the Scheme, together with a description of each place and the reasons for its entry.

7.1.2 In the preparation of the Heritage List the local government is to:

- (a) have regard to the Municipal Inventory prepared by the local government under section 45 of the *Heritage of Western Australia Act 1990*; and
- (b) include on the Heritage List such of the entries on the Municipal Inventory as it considers to be appropriate.

7.1.3 In considering a proposal to include a place on the Heritage List, the local government is to:

- (a) notify in writing the owner and occupier of the place and provide them with a copy of the description proposed to be used under clause 7.1.1 and the reasons for the proposed entry;
- (b) invite submissions on the proposal from the owner and occupier of the place within 21 days of the day the notice is served;
- (c) carry out such other consultations as it thinks fit; and
- (d) consider any submissions made and resolve to enter the place on the Heritage List with or without modification or reject the proposal after consideration of the submissions.

7.1.4 Where a place is listed on the Heritage List, the local government is to give notice of the inclusion to the Commission, the Heritage Council of Western Australia and to the owner and occupier of the place.

7.1.5 The local government is to keep a copy of the Heritage List with the Scheme documents for public inspection.

7.1.6 The local government may remove or modify the entry of a place on the Heritage List by following the procedures set out in clause 7.1.3.

- Note:
1. The purpose and intent of the heritage provisions are –
 - (a) to facilitate the conservation of places of heritage value; and
 - (b) to ensure as far as possible that development occurs with due regard to heritage values.
 2. A "place" is defined in Schedule 1 and may include works, buildings and contents of buildings.

7.2 Designation of a Heritage Area

7.2.1 If, in the opinion of the local government, special planning control is needed to conserve and enhance the cultural heritage significance and character of an area, the local government may, by resolution, declare that area to be a Heritage Area.

7.2.2 The local government is to:

- (a) adopt for each Heritage Area a Local Planning Policy which is to comprise:
 - (i) a map showing the boundaries of the Heritage Area;
 - (ii) a record of places of heritage significance; and
 - (iii) objectives and guidelines for the conservation of the Heritage Area;

and

- (b) keep a copy of the Local Planning Policy for any designated Heritage Area with the Scheme documents for public inspection.

7.2.3 If a local government proposes to designate a Heritage Area, the local government is to:

- (a) notify in writing each owner of land affected by the proposed designation and provide the owner with a copy of the proposed Local Planning Policy for the Heritage Area;
- (b) advertise the proposal by:
 - (i) publishing a notice of the proposed designation once a week for 2 consecutive weeks in a newspaper circulating within the Scheme Area;
 - (ii) erecting a sign giving notice of the proposed designation in a prominent location in the area affected by the designation; and
 - (iii) such other methods as the local government considers necessary to ensure widespread notice of the proposal;

and

- (c) carry out such other consultations as the local government considers appropriate.

7.2.4 Notice of a proposal under clause 7.2.3(b) is to specify:

- (a) the area subject of the proposed designation;
- (b) where the proposed Local Planning Policy which will apply to the proposed Heritage Area may be inspected; and
- (c) in what form and during what period (being not less than 21 days from the date the notice is published or the sign is erected, as the case requires) submissions may be made.

7.2.5 After the expiry of the period within which submissions may be made, the local government is to:

- (a) review the proposed designation in the light of any submissions made; and
- (b) resolve to adopt the designation with or without modifications, or not to proceed with the designation.

7.2.6 If the local government resolves to adopt the designation, the local government is to forward a copy of the designation to the notice of its determination to the Heritage Council of WA, the Commission, and each owner of land affected by the designation.

7.2.7 The local government may modify or revoke a designation of a Heritage Area.

7.2.8 Clauses 7.2.3 to 7.2.6 apply, with any necessary changes, to the amendment of a designation of a Heritage Area.

- Note:
1. A heritage agreement may include a covenant intended to run with the land relating to the development or use of the land or any part of the land.
 2. Detailed provisions relating to heritage agreements are set out in the *Heritage of Western Australia Act 1990*.

7.3 Heritage Agreements

The local government may, in accordance with the *Heritage of Western Australia Act 1990*, enter into a heritage agreement with an owner or occupier of land or a building for the purpose of binding the land or affecting the use of the land or building in so far as the interest of that owner or occupier permits.

7.4 Heritage Assessment

Despite any existing assessment on record, the local government may require a heritage assessment to be carried out prior to the approval of any development proposed in a Heritage Area or in respect of a heritage place included on the Heritage List.

7.5 Variations to Scheme Provisions for a Heritage Place or Heritage Area

Where desirable to:

- (a) facilitate the conservation of a heritage place entered in the Register of Places under the *Heritage of Western Australia Act 1990* or listed in the Heritage List under clause 7.1.1;
or
- (b) enhance or preserve heritage values in a Heritage Area declared under clause 7.2.1,

the local government may vary any site or development requirement specified in the Scheme or the Residential Planning Codes, by following the procedures set out in clause 5.5.2.

PART 8 - DEVELOPMENT OF LAND

8.1 Requirement for Approval to Commence Development

Subject to clause 8.2, all development on land zoned and reserved under the Scheme requires the prior approval of the local government. A person must not commence or carry out any development without first having applied for and obtained the planning approval of the local government pursuant to the provisions of Part 9.

- Note:
1. The planning approval of the local government is required for both the development of land (subject of this Part) and the use of land (subject of Part 4).
 2. Development includes the erection, placement and display of any advertisements.

8.2 Permitted Development

Except as otherwise provided in the Scheme, for the purpose of the Scheme the following development does not require the planning approval of the local government:

- (a) the carrying out of any building or work which affects only the interior of a building and which does not materially affect the external appearance of the building except where the building is:
 - (i) located in a place that has been registered in the Register of Places under the *Heritage of Western Australia Act 1990*;
 - (ii) the subject of an Order under Part 6 of the *Heritage of Western Australia Act 1990*;
 - or
 - (iii) included on the Heritage List under clause 7.1;
- (b) the erection on a lot of a single house including any extension, ancillary outbuildings and swimming pools, except where:
 - (i) the proposal requires the exercise of a discretion by the local government under the Scheme to vary the provisions of the Residential Planning Codes;
 - (ii) the development will be located in a Heritage Area designated under the Scheme;
 - (iii) the development will be located on a lot abutting an unconstructed road or a lot which does not have frontage to a constructed road;
 - (iv) the proposed single house is a transported building; or
 - (v) the development will be located on a lot located in a Rural Residential zone.
- (c) the demolition of any building or structure except where the building or structure is:
 - (i) located in a place that has been entered in the Register of Places under the *Heritage of Western Australia Act 1990*;
 - (ii) the subject of an Order under Part 6 of the *Heritage of Western Australia Act 1990*;
 - (iii) included on the Heritage List under clause 7.1; or
 - (iv) located in a Heritage Area designated under the Scheme;
- (d) a home office;
- (e) any works which are temporary and in existence for less than 48 hours or such longer time as the local government agrees; and
- (f) any of the exempted classes of advertisements listed in Schedule 5 except in respect of a place included in the Heritage List or in a Heritage Area.

- Note: Development carried out in accordance with a subdivision approval granted by the Commission is exempt under section 20D of the Town Planning Act.

8.3 Amending or Revoking a Planning Approval

The local government may, on written application from the owner of land in respect of which planning approval has been granted, revoke or amend the planning approval, prior to the commencement of the use or development subject of the planning approval.

8.4 Unauthorised Existing Developments

8.4.1 The local government may grant planning approval to a use or development already commenced or carried out regardless of when it was commenced or carried out, if the development conforms to the provisions of the Scheme.

8.4.2 Development which was unlawfully commenced is not rendered lawful by the occurrence of any subsequent event except the granting of planning approval, and the continuation of the development unlawfully commenced is taken to be lawful development upon the grant of planning approval.

- Note:
1. Applications for approval to an existing development are made under Part 9.
 2. The approval by the local government of an existing development does not affect the power of the local government to take appropriate action for a breach of the Scheme or the Act in respect of the commencement or carrying out of development without planning approval.

PART 9 - APPLICATIONS FOR PLANNING APPROVAL

9.1 Form of Application

9.1.1 An application for approval for one or more of the following:

- (a) a use or commencement of development on a Local reserve under clause 3.4;
- (b) commencement of a 'P' use which does not comply with all relevant development standards and requirements of the Scheme as referred to in clause 4.3.2;
- (c) commencement of a 'D' use or an 'A' use as referred to in clause 4.3.2;
- (d) commencement of a use not listed in the Zoning Table under clause 4.4.2(b);
- (e) alteration or extension of a non-conforming use under clause 4.9;
- (f) a change of a non-conforming use under clause 4.9;
- (g) continuation of a non-conforming use under clause 4.12;
- (h) variation of a site or development requirement under clause 5.5;
- (i) commencement of development under clause 8.1;
- (j) continuation of development under already commenced or carried out under clause 8.4;
- (k) a subsequent planning approval pursuant to an approval under clause 10.8.1; and
- (l) the erection, placement or display of an advertisement,

is, subject to clause 9.1.2, to be made in the form prescribed in Schedule 6 and is to be signed by the owner, and accompanied by such plans and other information as is required under the Scheme.

9.1.2 An application for the erection, placement or display of an advertisement is to be accompanied by the additional information set out in the form in Schedule 7.

9.2 Accompanying Material

Unless the local government waives any particular requirement every application for planning approval is to be accompanied by:

- (a) a plan or plans to a scale of not less than 1:500 showing:
 - (i) the location of the site including street names, lot number(s), north point and the dimensions of the site;
 - (ii) the existing and proposed ground levels over the whole of the land subject of the application and the location, height and type of all existing structures, and structures and vegetation proposed to be removed;
 - (iii) the existing and proposed use of the site, including proposed hours of operation, and buildings and structures to be erected on the site;
 - (iv) the existing and proposed means of access for pedestrians and vehicles to and from the site;
 - (v) the location, number, dimensions and layout of all parking spaces intended to be provided;
 - (vi) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;

- (vii) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop those areas; and
 - (viii) the nature and extent of any open space and landscaping proposed for the site.
- (b) plans, elevations and sections of any building proposed to be erected or altered and of any building it is intended to retain;
 - (c) any specialist studies that the local government may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering, or urban design studies; and
 - (d) any other plan or information that the local government may reasonably require to enable the application to be determined.

9.3 Additional Material for Heritage Matters

Where an application relates to a place entered on the Heritage List or within a Heritage Area, the local government may require an applicant to provide one or more of the following to assist the local government in its determination of the application:

- (a) street elevations drawn to a scale not smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land the subject of the application, and drawn as one continuous elevation;
- (b) a detailed schedule of all finishes, including materials and colours of the proposed development and, unless the local government exempts the applicant from the requirement or any part of it, the finishes of the existing developments on the subject lot and on each lot immediately adjoining the subject lot.

9.4 Advertising of Applications

9.4.1 Where an application is made for planning approval to commence a use or commence or carry out development which involves a use which is:

- (a) an 'A' use under clause 4.3.2; or
- (b) a use not listed in the Zoning Table,

the local government is not to grant approval to that application unless notice given in accordance with clause 9.4.3.

9.4.2 Despite clause 9.4.1, where application is made for a purpose other than a purpose referred to in that clause, the local government may require notice to be given in accordance with clause 9.4.3.

9.4.3 The local government may give notice or require the applicant to give notice of an application for planning approval in one or more of the following ways:

- (a) notice of the proposed use or development served on nearby owners and occupiers who, in the opinion of the local government are likely to be affected by the granting of planning approval stating that submissions may be made to the local government by a specified date being not less than 14 days from the day the notice is served;
- (b) notice of the proposed use or development published in a newspaper circulating in the Scheme Area stating that submissions may be made to the local government by a specified date being not less than 14 days from the day the notice is published;
- (c) a sign or signs displaying notice of the proposed use or development to be erected in a conspicuous position on the land for a period of not less than 14 days from the day the notice is erected.

- 9.4.4 The notice referred to in clause 9.4.3(a) and (b) is to be in the form prescribed in Schedule 8 with such modifications as are considered appropriate by the local government.
- 9.4.5 Any person may inspect the application for planning approval referred to in the notice and material accompanying that application at the offices of the local government.
- 9.4.6 After the expiration of the specified period from the serving of notice of the application for planning approval, the publication of the notice, or the erection of a sign or signs, whichever is the later, the local government is to consider and determine the application.

PART 10 - PROCEDURE FOR DEALING WITH APPLICATIONS

10.1 Consultations with Other Authorities

- 10.1.1 In considering any application for planning approval the local government may consult with any other statutory, public, or planning authority it considers appropriate.
- 10.1.2 In the case of land reserved under the Scheme for the purposes of a public authority, the local government is to consult that authority before making its determination.

10.2 Matters to be Considered by Local Government

The local government in considering an application for planning approval is to have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development the subject of the application:

- (a) the aims and provisions of the Scheme and any other relevant town planning schemes operating within the Scheme Area;
- (b) the requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;
- (c) any approved Statement of Planning Policy of the Commission;
- (d) any approved Environmental Protection Policy under the *Environmental Protection Act 1986*;
- (e) any relevant policy or strategy of the Commission or any relevant planning policy adopted by the Government of the State;
- (f) any Local Planning Policy adopted by the local government under clause 2.4 or clause 7.2.2, and any other plan or guideline adopted by the local government under the Scheme;
- (g) in the case of land reserved under the Scheme, the ultimate purpose intended for the reserve;
- (h) the conservation of any place that has been entered in the Register of Places under the *Heritage of Western Australia Act 1990*, or which is included in the Heritage List under clause 7.1, and the effect of the proposal on the character or appearance of a Heritage Area;
- (i) the compatibility of a use or development with its setting;
- (j) any social issues that have an effect on the amenity of the locality;
- (k) the cultural significance of any place or area affected by the development;
- (l) the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;
- (m) whether the land to which that application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire, or any other risk;
- (n) the preservation of the amenity of the locality;

- (o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;
- (p) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;
- (q) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;
- (r) whether public transport services are necessary and, if so, whether they are available and adequate for the proposal;
- (s) whether public utility services are available and adequate for the proposal;
- (t) whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
- (u) whether adequate provision has been made for access by disabled persons;
- (v) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;
- (w) whether the proposal is likely to cause soil erosion or land degradation;
- (x) the potential loss of any community service or benefit resulting from the planning approval;
- (y) any relevant submission received on the application;
- (z) the comments or submissions received from any authority consulted under clause 10.1.1; and
- (za) any other planning consideration the local government considers relevant.
- (zb) potential impacts of noise, dust light, risk and other pollutants on surrounding land uses.

10.3 Determination of Applications

In determining an application for planning approval the local government may:

- (a) grant its approval with or without conditions; or
- (b) refuse to grant its approval.

10.4 Form and Date of Determination

- 10.4.1 As soon as practicable after making a determination in relation to the application, the local government is to convey its determination to the applicant in the form prescribed in Schedule 9 and the date of determination is to be the date given in the notice of the local government's determination.
- 10.4.2 Where the local government refuses an application for planning approval the local government is to give reasons for its refusal.

10.5 Term of Planning Approval

10.5.1 Where the local government grants planning approval for the development of land:

- (a) the development approved is to be substantially commenced within two years, or such other period as specified in the approval, after the date of determination; and
- (b) the approval lapses if the development has not substantially commenced before the expiration of that period.

10.5.2 A written request may be made to the local government for an extension of the term of planning approval at any time prior to the expiry of the approval period in clause 10.5.1.

10.6 Temporary Planning Approval

Where the local government grants planning approval, the local government may impose conditions limiting the period of time for which the approval is granted.

Note: A temporary planning approval is where the local government grants approval for a limited period, for example, where the land may be required for some other purpose in the future, and is different to the term of the planning approval which is the period within which the development must commence.

10.7 Scope of Planning Approval

Planning approval may be granted:

- (a) for the use or development for which the approval is sought;
- (b) for that use or development, except for a specified part or aspect of that use or development; or
- (c) for a specified part or aspect of that use or development.

10.8 Approval Subject to Later Approval of Details

10.8.1 Where an application is for a development that includes the carrying out of any building or works, the local government may grant approval subject to matters requiring the subsequent planning approval of the local government. These matters may include the siting, design, external appearance of the buildings, means of access, landscaping, or such other matters as the local government thinks fit.

10.8.2 In respect of an approval requiring subsequent planning approval, the local government may require such further details as it thinks fit prior to considering the application.

10.8.3 Where the local government has granted approval subject to matters requiring the later planning approval of the local government, an application for approval of those matters must be made not later than 2 years after the date of the determination of the first approval, or such other period as is specified in the approval.

10.9 Deemed Refusal

10.9.1 Subject to clause 10.9.2, an application for planning approval is deemed to have been refused if a determination in respect of that application is not conveyed to the applicant by the local government within 60 days of the receipt of the application by the local government, or within such further time as is agreed in writing between the applicant and the local government.

10.9.2 An application for planning approval which is the subject of a notice under clause 9.4 is deemed to be refused where a determination in respect of that application is not conveyed to the applicant by the local government within 90 days of the receipt of the application by the

local government, or within such further time as is agreed in writing between the applicant and the local government.

- 10.9.3 Despite an application for planning approval being deemed to have been refused, the local government may issue a determination in respect of the application at any time after the expiry of the period specified in clauses 10.9.1 or 10.9.2 as the case requires, and that determination is as valid and effective from the date of determination as if it had been made before the period expired.

10.10 Appeals

An applicant aggrieved by a determination of the local government in respect of the exercise of a discretionary power under the Scheme may appeal under Part V of the Town Planning Act.

PART 11 - ENFORCEMENT AND ADMINISTRATION

11.1 Powers of the Local Government

11.1.1 The local government in implementing the Scheme has the power to:

- (a) enter into an agreement with any owner, occupier or other person having an interest in land affected by the provisions of the Scheme in respect of any matter pertaining to the Scheme;
- (b) acquire any land or buildings within the Scheme Area under the provisions of the Scheme or the Town Planning Act; and
- (c) deal with or dispose of any land which it has acquired under the Scheme or the Town Planning Act in accordance with the law and for such purpose may make such agreements with other owners as it considers fit.

11.1.2 An employee of the local government authorised by the local government may at all reasonable times and with such assistance as may be required, enter any building or land for the purpose of ascertaining whether the provisions of the Scheme are being observed.

11.2 Removal and Repair of Existing Advertisements

11.2.1 Where an existing advertisement at, or at any time after, the coming into force of the Scheme is, in the opinion of the local government, in conflict with the amenity of the locality, the local government may by written notice (giving clear reasons) require the advertiser to remove, relocate, repair, adapt, or otherwise modify the advertisement.

11.2.2 Where, in the opinion of the local government, an advertisement has deteriorated to a point where it is in conflict with the aims of the Scheme or it ceases to be effective for the purpose for which it was erected or displayed, the local government may by written notice require the advertiser to:

- (a) repair, repaint or otherwise restore the advertisement to a standard specified by the local government in the notice; or
- (b) remove the advertisement.

11.2.3 For the purpose of clauses 11.2.1 and 11.2.2 any notice is to be served on the advertiser and is to specify:

- (a) the advertisement the subject of the notice;
- (b) full details of the action or alternative courses of action to be taken by the advertiser to comply with the notice; and
- (c) the period, being not less than 60 days from the date of the local government's determination, within which the action specified is to be completed by the advertiser.

11.2.4 A person on whom notice is served under this clause may appeal under Part V of the Town Planning Act against the determination of the Local government.

11.3 Delegation of Functions

11.3.1 The local government may, in writing and either generally or as otherwise provided by the instrument of delegation, delegate to a committee or the CEO, within the meaning of those expressions under the *Local Government Act 1995*, the exercise of any of its powers or the discharge of any of its duties under the Scheme, other than this power of delegation.

- 11.3.2 The CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under clause 11.3.1.
- 11.3.3 The exercise of the power of delegation under clause 11.3.1 requires a decision of an absolute majority as if the power had been exercised under the *Local Government Act 1995*.
- 11.3.4 Sections 5.45 and 5.46 of the *Local Government Act 1995* and the regulations referred to in section 5.46 apply to a delegation made under this clause as if the delegation were a delegation under Division 4 of Part 5 of that Act.

11.4 Person Must Comply With Provisions of Scheme

11.4.1 A person must not:

- (a) contravene or fail to comply with the provisions of the Scheme;
- (b) use any land or commence or continue to carry out any development within the Scheme Area:
- (i) otherwise than in accordance with the Scheme;
 - (ii) unless all approvals required by the Scheme have been granted and issued;
 - (iii) otherwise than in accordance with any conditions imposed upon the grant and the issue of any approval required by the Scheme; and
 - (iv) otherwise than in accordance with any standards laid down and any requirements prescribed by the Scheme or determined by the local government under the Scheme with respect to that building or that use.

Note: Section 10(4) of the Town Planning Act provides that a person who –

- (a) contravenes or fails to comply with the provisions of a town planning scheme; or
- (b) commences or continues to carry out any development which is required to comply with a town planning scheme otherwise than in accordance with that scheme or otherwise than in accordance with any conditions imposed with respect to the development by the responsible authority pursuant to its powers under that scheme,

is guilty of an offence.

Penalty: \$50,000, and a daily penalty of \$5,000.

11.5 Compensation

11.5.1 A person whose land or property is injuriously affected by the making or amendment of the Scheme may make a claim for compensation under Section 11(1) of the Town Planning Act:

- (a) in any case, within 6 months of the date of publication of notice of the approval of the Scheme or the amendment, as the case requires, in accordance with the *Town Planning Regulations 1967*; or
- (b) where the land has been reserved for a public purpose and:
- (i) an application made under the Scheme for approval to carry out development on the land is refused; or
 - (ii) an application made under the Scheme for approval to carry out development on the land is granted subject to conditions that have the effect of permitting the land to be used or developed for no purpose other than a public purpose, not later than 6 months after the application is refused or the permission granted.

11.5.2 A person whose land or property is injuriously affected by the making of a Scheme may not claim compensation for that injurious affection more than once under clause 11.5.1

Note: A claim for compensation under section 11(1) of the Town Planning act may be made in the Form No. 7 in Appendix A of the *Town Planning Regulation 1967*.

11.6 Purchase or Taking of Land

- 11.6.1 If, where compensation for injurious affection is claimed under the Town Planning Act, the local government elects to purchase or take the land compulsorily the local government is to give written notice of that election to the claimant within 3 months of the claim for compensation being made.
- 11.6.2 The local government may deal with or dispose of land acquired by it for the purpose of a Local Reserve upon such terms and conditions as it thinks fit but the land must be used, and preserved, for a use compatible with the use for which it is reserved.

Note: Section 13 of the Town Planning Act empowers the local government to purchase or compulsorily acquire land comprised in a scheme.

11.7 Notice for Removal of Certain Buildings

- 11.7.1 Under section 10(1) of the Town Planning Act, 28 days written notice is prescribed as the notice to be given for the removal of a building or other work referred to in that subsection.
- 11.7.2 The local government may recover expenses under Section 10(2) of the Town Planning Act in a Court of competent jurisdiction.

SCHEDULE 1 – DICTIONARY OF DEFINED WORDS AND EXPRESSIONS**1. General definitions**

In the Scheme —

“advertisement” means any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising;

“amenity” means all those factors which combine to form the character of an area and include the present and likely future amenity;

“building envelope” means an area of land within a lot marked on a plan approved by the responsible authority within which all buildings and effluent disposal facilities on the lot must be contained;

“conservation” has the same meaning as in the *Heritage of Western Australia Act 1990*;

“cultural heritage significance” has the same meaning as in the *Heritage of Western Australia Act 1990*;

“floor area” has the same meaning as in the *Building Code of Australia 1996* published by the Australian Building Codes Board;

“frontage”, when used in relation to a building that is used for —

- (a) residential purposes, has the same meaning as in the Residential Planning Codes; and
- (b) purposes other than residential purposes, means the road alignment at the front of a lot and, if a lot abuts 2 or more roads, the one to which the building or proposed building faces;

“Gazettal date”, in relation to a Scheme, means the date on which the Scheme is published in the *Gazette* under section 7(3) of the Town Planning Act;

“height” when used in relation to a building that is used for —

- (a) residential purposes, has the same meaning as in the Residential Planning Codes; or
- (b) purposes other than residential purposes, means the maximum vertical distance between the ground level and the finished roof height directly above;

“incidental use” means a use of premises which is ancillary and subordinate to the predominant use;

“local government” means the Shire of Mukinbudin;;

“Local Planning Strategy” means the Local Planning Strategy in respect of the Scheme, as endorsed by the Commission under regulation 12B of the *Town Planning Regulations 1967* and amended from time to time;

“lot” has the same meaning as in the Town Planning Act but does not include a strata or survey strata lot;

“minerals” has the same meaning as in the *Mining Act 1978*;

“net lettable area (nla)” means the area of all floors within the internal finished surfaces of permanent walls but excludes the following areas —

- (a) all stairs, toilets, cleaner’s cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas;
- (b) lobbies between lifts facing other lifts serving the same floor;

(c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;

(d) areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use of occupiers of the floor or building;

“**non-conforming use**” has the same meaning as it has in section 12(2)(a) of the Town Planning Act;

“**owner**”, in relation to any land, includes the Crown and every person who jointly or severally whether at law or in equity —

(a) is entitled to the land for an estate in fee simple in possession;

(b) is a person to whom the Crown has lawfully contracted to grant the fee simple of that land;

(c) is a lessor or licensee from the Crown; or

(d) is entitled to receive or is in receipt of, or if the land were let to a tenant, would be entitled to receive, the rents and profits from the land, whether as beneficial owner, trustee, mortgagee in possession or otherwise;

“**place**”, in Part 7 (Heritage Protection) has the same meaning as it has in the *Heritage of Western Australia Act 1990*;

“**plot ratio**”, in the case of residential dwellings has the same meaning as in the Residential Planning Codes;

“**precinct**” means a definable area where particular planning policies, guidelines or standards apply;

“**predominant use**” means the primary use of premises to which all other uses carried out on the premises are subordinate, incidental or ancillary;

“**premises**” means land or buildings;

“**region scheme**” means a regional planning scheme made under the *Western Australian Planning Commission Act 1985*, as amended from time to time;

“**Residential Planning Codes**” means the Residential Planning Codes in Appendix 2 to the Western Australian Planning Commission Statement of Planning Policy No. 1, as amended from time to time;

“**retail**” means the sale or hire of goods or services to the public;

“**substantially commenced**” means that work or development the subject of planning approval has been begun by the performance of some substantial part of that work or development;

“**Town Planning Act**” means the *Town Planning and Development Act 1928*;

“**wholesale**” means the sale of goods or materials to be sold by others;

“**zone**” means a portion of the Scheme area shown on the map by distinctive colouring, patterns, symbols, hatching or edging for the purpose of indicating the restrictions imposed by the Scheme on the use and development of land, but does not include a reserve or special control area.

2. Land use definitions

In the Scheme —

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

“**agriculture - intensive**” means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following —

(a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;

(b) the establishment and operation of fruit nurseries; or

(c) the development of land for irrigated fodder production or irrigated pasture (including turf farms).

“agroforestry” means land used commercially for tree production and agriculture where trees are planted in blocks of more than one hectare;

“amusement parlour” means premises open to the public, where the predominant use is for amusement by means of amusement machines and where there are more than 2 amusement machines operating within the premises;

“ancillary tourist use” means premises used for:

- (a) recreation or entertainment,
- (b) consumption of food and / or beverages,
- (c) the sale of produce,
- (d) the sale of arts and crafts, and / or
- (e) conducting excursions for tourists,

where such use is incidental to and directly related to the predominant use of the land;

“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) and other livestock in feedlots;

“aquaculture” has the same meaning given to the term in the *Fish Resources Management Act 1994*;

“bed and breakfast” means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast;

“betting agency” means an office or totalisator agency established under the *Totalisator Agency Board Betting Act 1960*;

“caravan park” has the same meaning as in the *Caravan Parks and Camping Grounds Act 1995*;

“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;

“carpark” means premises used primarily for parking vehicles whether open to the public or not but does not include any part of a public road used for parking or for a taxi rank, or any premises in which cars are displayed for sale;

“child care premises” has the same meaning as in the *Community Services (Child Care) Regulations 1988*;

“cinema/theatre” means premises where the public may view a motion picture or theatrical production;

“civic use” means premises used by a government department, an instrumentality of the Crown, or the local government, for administrative, recreational or other purposes;

“club premises” means premises used by a legally constituted club or association or other body of persons united by a common interest;

“community purpose” means the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organizations involved in activities for community benefit;

“**consulting rooms**” means premises used by no more than 2 health consultants for the investigation or treatment of human injuries or ailments and for general outpatient care;

“**convenience store**” means premises —

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents, or the retail sale of petrol and those convenience goods;
- (b) operated during hours which include, but may extend beyond, normal trading hours;
- (c) which provide associated parking; and
- (d) the floor area of which does not exceed 300 square metres 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 education and includes a school, tertiary institution, business college, academy or other educational centre;

“**exhibition centre**” means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature, and includes a museum or art gallery;

“**family day care**” means premises used to provide family day care within the meaning of the *Community Services (Child Care) Regulations 1988*;

“**fast food outlet**” means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but does not include a lunch bar;

“**fuel depot**” means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel, but does not include a service station and specifically excludes the sale by retail into a vehicle for final use of such fuel from the premises;

“**funeral parlour**” means premises used to prepare and store bodies for burial or cremation;

“**home business**” means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —

- (a) does not employ more than 2 people not members of the occupier’s household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- (c) does not occupy an area greater than 50 square metres, except that for land in the Rural zone under the Scheme the local government may permit an area up to 200 square metres;
- (d) does not involve the retail sale, display or hire of goods of any nature;
- (e) in relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight, except that for land in the Rural zone under the Scheme the local government may permit the presence and use of up to 3 vehicles of more than 3.5 tonnes tare weight; and
- (f) does not involve the use of an essential service of greater capacity than normally required in the zone;

“**home occupation**” means an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which —

- (a) does not employ any person not a member of the occupier’s household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- (c) does not occupy an area greater than 20 square metres;
- (d) does not display a sign exceeding 0.2 square metres;

- (e) does not involve the retail sale, display or hire of goods of any nature;
- (f) in relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (g) does not involve the use of an essential service of greater capacity than normally required in the zone;

“home office” means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not —

- (a) entail clients or customers travelling to and from the dwelling;
- (b) involve any advertising signs on the premises; or
- (c) require any external change to the appearance of the dwelling;

“home store” means any shop with a net lettable area not exceeding 100 square metres attached to a dwelling and which is operated by a person resident in the dwelling;

“hospital” means premises in which persons are admitted and lodged for medical treatment or care and includes a maternity hospital;

“hotel” means premises providing accommodation the subject of a hotel licence under the *Liquor Licensing Act 1988*, and may include a betting agency on those premises, but does not include a tavern or motel;

“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 premises on the same land used for —

- (a) the storage of goods;
 - (b) the work of administration or accounting;
 - (c) the selling of goods by wholesale or retail; or
 - (d) the provision of amenities for employees,
- incidental to any of those industrial operations;

“industry - cottage” means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which —

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

“industry - extractive” means an industry which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted, but does not include industry – mining;

“industry - general” means an industry other than a cottage, extractive, light, mining, rural or service industry;

“industry - light” means an industry —

- (a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises do not cause any injury to or adversely affect the amenity of the locality;
- (b) the establishment or conduct of which does not, or will not, impose an undue load on any existing or proposed service for the supply or provision of essential services;

“industry - mining” means land used commercially to extract minerals from the land;

“industry - rural” means —

- (a) an industry handling, treating, processing or packing rural products; or
- (b) a workshop servicing plant or equipment used for rural purposes;

“industry - service” means —

- (a) an industry – light carried out from premises which may have a retail shop front and from which goods manufactured on the premises may be sold; or
- (b) premises having a retail shop front and used as a depot for receiving goods to be serviced;

“lunch bar” means premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas;

“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 one or more health consultant(s) for the investigation or treatment of human injuries or ailments and for general outpatient care (including preventative care, diagnosis, medical and surgical treatment, and counselling);

“motel” means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the *Liquor Licensing Act 1988*;

“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; or
- (b) repairs to tyres,

but does not include premises used for recapping or retreading of tyres, panel beating, spray painting or chassis reshaping;

“motor vehicle wash” means premises where the primary use is the washing of motor vehicles;

“night club” means premises —

- (a) used for entertainment with or without eating facilities; and
- (b) licensed under the *Liquor Licensing Act 1988*;

“office” means premises used for administration, clerical, technical, professional or other like business activities;

“park home park” has the same meaning as in the *Caravan Parks and Camping Grounds Regulations 1997*;

“place of worship” means premises used for religious activities such as a church, chapel, mosque, synagogue or temple;

“**plantation**” has the same meaning as in the *Code of Practice for Timber Plantations in Western Australia* (1997) published by the Department of Conservation and Land Management and the Australian Forest Growers;

“**plant nursery**” means premises used for the propagation, rearing and sale of plants and the storage and sale of products associated with horticultural and garden décor.

“**poultry farm**” means premises used for rearing or keeping of poultry for breeding, commercial egg production, or commercial meat production;

“**reception centre**” means premises used for functions on formal or ceremonial occasions but not for unhosted use for general entertainment purposes;

“**recreation - private**” means premises used for indoor or outdoor leisure, recreation or sport which are not usually open to the public without charge;

“**residential building**” has the same meaning as in the Residential Planning Codes;

“**restaurant**” means premises where the predominant use is the sale and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant

licensed under the *Liquor Licensing Act 1988*;

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

- (a) publications that are classified as restricted under the *Censorship Act 1996*;
- (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;

“**rural pursuit**” means any premises used for —

- (a) the rearing or agistment of animals;
- (b) the stabling, agistment or training of horses;
- (c) the growing of trees, plants, shrubs or flowers for replanting in domestic, commercial or industrial gardens; or
- (d) the sale of produce grown solely on the lot,

but does not include agriculture – extensive or agriculture – intensive;

“**service station**” means premises used for —

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

but does not include premises used for a transport depot, panel beating, spray-painting, major repairs or wrecking;

“**shop**” means premises used to sell goods by retail, hire goods, or provide services of a personal nature but does not include a showroom or fast food outlet;

“**showroom**” means premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools or goods of a bulky nature;

“**storage**” means premises used for the storage of goods, equipment, plant or materials;

“**tavern**” means premises licensed as a tavern under the *Liquor Licensing Act 1988* and used to sell liquor for consumption on the premises;

“telecommunications infrastructure” means land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network;

“trade display” means premises used for the display of trade goods and equipment for the purpose of advertisement;

“transport depot” means premises used for the garaging of motor vehicles used or intended to be used for carrying goods or persons for hire or reward or for any consideration, or for the transfer of goods or persons from one such motor vehicle to another of such motor vehicle and includes maintenance, management and repair of the vehicles used, but not of other vehicles, and may include overnight accommodation on-site for the transport workers;

“transported building” means a building that has been constructed (whether within the district or elsewhere, and whether occupied or not), and which is capable of being transported and reconstructed for use;

“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” means premises used to store or display goods and may include sale by wholesale;

“winery” means premises used for the production of viticultural produce and may include sale of the produce.

“workers accommodation” means premises used for accommodation by a person or persons and the spouse and dependents of that person or persons engaged in agricultural uses on the same land and the term includes both permanent dwellings and temporary accommodation for seasonal workers.

SCHEDULE 2**ADDITIONAL USES**

NO.	DESCRIPTION OF LAND	ADDITIONAL USE	CONDITIONS

SCHEDULE 3**RESTRICTED USES**

NO.	DESCRIPTION OF LAND	RESTRICTED USE	CONDITIONS

SCHEDULE 4**SPECIAL USE ZONES**

NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS
1.	Lot 3 Earl Drive/Salmon Gum Alley, Mukinbudin	Uses are to be a caravan park and such other uses which in the opinion of the local government are ancillary to a caravan park.	Any development that generates wastewater is to be subject to the provision of effluent disposal provisions to the satisfaction of the Health Department of Western Australia.
2.	Lots 98 - 102 Crown Reserve 25406 Calder Street, Mukinbudin.	Club premises.	
3.	Lots 70 and 71 Calder Street, Mukinbudin.	Club premises, hall, parking.	

SCHEDULE 5

EXEMPTED ADVERTISEMENTS

LAND USE AND/OR DEVELOPMENT	EXEMPTED SIGN TYPE AND NUMBER (includes the change of posters or poster signs and applies to non-illuminated signs unless otherwise stated)	MAXIMUM AREA
Dwellings	One professional nameplate as appropriate.	0.2m ²
Home Business or Home Occupation	One advertisement describing the nature of the home business or home occupation.	0.2m ²
Places of Worship, Meeting Halls and Places of Public Assembly	One advertisement detailing the function and/or the activities of the institution concerned.	0.2m ²
Cinemas, Theatres and Drive-In Theatres	Two signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed.	Each advertisement sign not to exceed 5m ²
Shops, Showrooms and other uses appropriate to a Shopping Area	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building subject to compliance with the requirements of the Signs Hoarding and Bill Posting Local Laws.	Not Applicable
Industrial and Warehouse Premises	<p>A maximum of four advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building and excluding signs which are connected to a pole, wall, or other building.</p> <p>A maximum of two freestanding advertisement signs not exceeding 5 metres in height above ground level.</p>	<p>Total area of such advertisements are not to exceed 15m²</p> <p>Maximum permissible total area is not to exceed 10m² and individual advertisement signs are not to exceed 6m².</p>
Showroom, racecourses, major racing tracks, sports stadia, major sporting grounds and complexes	All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned either from other private land or from public places and streets.	Not Applicable

Public Places and Reserves	<p>(a) Advertisement signs (illuminated and non-illuminated) relating to the functions of Government, a public authority or local government excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body, and</p> <p>(b) Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a Government department, public authority or the local government, and</p> <p>(c) Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a Statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.</p>	<p>Not Applicable</p> <p>Not Applicable</p> <p>Not Applicable</p>
Railway Property and Reserves	Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon railway station.	No sign is to exceed 2m ² in area.
Advertisements within Buildings	All advertisements placed or displayed within buildings, which cannot ordinarily be seen by a person outside of those buildings.	Not Applicable
All classes of buildings other than single family dwellings	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2m ²
TEMPORARY SIGNS	EXEMPTED SIGN TYPE AND NUMBER (All non-illuminated unless otherwise stated)	MAXIMUM AREA
Building Construction Sites (advertisement signs displayed only for the duration of the construction) as follows:		

<p>(a) Dwellings</p> <p>(b) Multiple dwellings, shops, commercial and industrial properties</p> <p>(c) Large development or redevelopment projects involving shopping centres, office or other buildings exceeding three (3) storeys in height</p>	<p>One advertisement per street frontage containing details of the project and the contractors undertaking the construction work.</p> <p>One sign as for (a) above.</p> <p>One sign as for (a) above</p> <p>One additional sign showing the name of the project builder.</p>	<p>2m²</p> <p>5m²</p> <p>10m²</p> <p>5m²</p>
<p>Sales of goods or livestock</p>	<p>One sign per lot displayed for a period not exceeding 3 months advertising the sale of goods or livestock upon any land or within any building upon which the sign is exhibited provided that the land is not normally used for that purpose</p>	<p>2m²</p>
<p>Property transactions</p> <p>Advertisement signs displayed for the duration of the period over which property transactions are offered and negotiated as follows:</p> <p>(a) Dwellings</p> <p>(b) Multiple dwellings, shops, commercial and industrial properties</p> <p>(c) Large properties comprised of shopping centres, buildings in excess of four (4) storeys and rural properties in excess of five (5) hectares.</p>	<p>One sign per street frontage for each property relating to the Sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.</p> <p>One sign as for (a) above.</p> <p>One sign as for (a) above</p>	<p>Each sign is not to exceed an area of 2m²</p> <p>Each sign is not to exceed an area of 5m²</p> <p>Each sign is not to exceed an area of 10m²</p>
<p>Display Homes</p> <p>Advertisement signs displayed for the period over which homes are on display for public inspection</p>	<p>(a) One sign for each dwelling on display.</p> <p>(b) In addition to (a) above one sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</p>	<p>2m²</p> <p>5m²</p>

SCHEDULE 6 – FORM OF APPLICATION FOR PLANNING APPROVAL

APPLICATION FOR PLANNING APPROVAL

OWNER DETAILS:

Name.....

Address.....Post Code.....

Phone (work).....(home)..... Fax.....E-Mail.....

Contact Person.....

Signature Date.....

Signature Date.....

The signature of the landowner(s) is required on all applications. This application will not proceed without that signature.

APPLICANT DETAILS:

Name.....

Address.....Post Code.....

Phone (work).....(home)..... Fax.....E-Mail.....

Contact Person for correspondence.....

Signature Date.....

PROPERTY DETAILS:

Lot No House/Street No. Location No.

Diagram or Plan No. Certificate of Title No. Folio

Diagram or Plan No. Certificate of Title No. Folio

Title Encumbrances (eg, easements, restrictive covenants).....

Street Name Suburb.....

Nearest Street Intersection

Existing Building/Land Use.....

Description of proposed development and/or use.....

Nature of any existing buildings and/or use

Approximate cost of proposed development.....

Estimated time of completion

OFFICE USE ONLY
Acceptance Officer's Initials Date Received.....
Local government Reference No.

SCHEDULE 7 - ADDITIONAL INFORMATION FOR ADVERTISEMENTS

ADDITIONAL INFORMATION FOR ADVERTISEMENTS

(NOTE: TO BE COMPLETED IN ADDITION TO THE APPLICATION FOR PLANNING APPROVAL FORM)

1. Description of property upon which advertisement is to be displayed including full details of its proposed position within that property:

.....
.....

2. Details of Proposed Sign:

(a) Type of structure on which advertisement is to be erected (i.e. freestanding, wall mounted, other):

.....

(b) HeightWidth:.....Depth:

(c) Colours to be used:

(d) Height above ground level - (to top of advertisement):

- (to the underside):

(e) Materials to be used.....

Illuminated: Yes / No If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source:

.....

3. Period of time for which advertisement is required:

4. Details of signs (if any) to be removed if this application is approved:

.....
.....
.....
.....

Note: This application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed in 4 above.

Signature of Advertiser(s):

.....

(if different from landowners)

Date:

SCHEDULE 8 - NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

Town Planning Act 1928

SHIRE OF MUKINBUDIN

TOWN PLANNING SCHEME NO. 4

NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

LOT NO. STREET.....
SUBURB.....
PROPOSAL
.....
.....

Details of the proposal are available for inspection at the local government office. Comments on the proposal may be submitted to the local government in writing on or before the day of

.....
CHIEF EXECUTIVE OFFICER

.....
DATE

SCHEDULE 9 - NOTICE OF DETERMINATION ON APPLICATION FOR PLANNING APPROVAL

Town Planning Act 1928

SHIRE OF MUKINBUDIN

TOWN PLANNING SCHEME NO. 4

NOTICE OF DETERMINATION ON APPLICATION FOR PLANNING APPROVAL

LOCATION:

LOT: PLAN/DIAGRAM:.....

VOL: NO: FOLIO NO:

Application Date:..... Received on:

Description of proposed development:.....
.....

The application for planning approval is:

- granted subject to the following conditions:
- refused for the following reason(s):

CONDITIONS / REASONS FOR REFUSAL:

.....
.....
.....
.....
.....
.....

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development is to be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant is aggrieved by this determination there is a right of appeal under Part V of the Town Planning Act 1928. An appeal must be lodged within 60 days of the local government's determination.

.....
CHIEF EXECUTIVE OFFICER

.....
DATE

SCHEDULE 10
ENVIRONMENTAL CONDITIONS

SCHEME OR AMENDMENT NO.	GAZETTAL DATE	ENVIRONMENTAL CONDITIONS

SCHEDULE 11

RURAL-RESIDENTIAL ZONE

No.	PARTICULARS OF LAND	REQUIREMENTS
1.	Lots 34 - 36, 45 Bonnie Rock - Lake Brown Road; Lots 37, 38, 40 - 44 Koorda - Southern Cross Road, Lake Brown	<p>1 The local government will not recommend to the Commission support for further subdivision, but this is not to preclude the local government recommending to the Commission support for a rationalisation of lot boundaries provided no additional lots are created and the resultant lot sizes and shapes are to the satisfaction of the local government. The minimum lot size should be no less than 1.0 hectare.</p> <p>2</p> <ul style="list-style-type: none"> (a) Second hand, relocated or transportable dwellings or buildings will not be permitted unless the local government determines that the design and appearance of the dwelling or building will not adversely affect the amenity of the area. (b) No materials, equipment or outbuildings, which are visually unsightly or could detract from the amenity of the area are to be permitted on the property unless they are screened to the local government's satisfaction. (c) Where the local government determines that a lot is not being maintained in a clean and tidy condition and that the lot has a detrimental effect on the amenity of the area, the local government is to require the owner/occupier to carry out improvements to the local government's specification and satisfaction. <p>3 Each dwelling is to be provided with a supply of potable water, either from a reticulated system, underground bore(s), or rainwater storage tank with a minimum capacity of 90 kilolitres and connected to a suitable rainfall catchment with a surface area of not less than 700 square metres. Water supply tanks are to be fitted with camlock fittings providing access to 25% of the tank capacity for bush fire fighting purposes. A dwelling is not to be considered fit for human habitation until a potable water supply has been installed and is operating.</p> <p>4 Livestock may be kept on all lots subject to all remnant vegetation being protected by suitable fencing to the satisfaction of the local government. The numbers of livestock on any lot is not to exceed standards of good animal husbandry to the satisfaction of the local government.</p>

ADOPTION

Adopted by Resolution of the local government of the Shire of Mukinbudin at the meeting of the local government held on the 20th day of June 2000.

.....
PRESIDENT
.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted by Resolution of the local government of the Shire of Mukinbudin at the meeting of the local government held on the day of and pursuant to that Resolution the Seal of the Municipality was hereunto affixed in the presence of:

.....
PRESIDENT
.....
CHIEF EXECUTIVE OFFICER

The Scheme Text is to be read in conjunction with the approved maps of the Scheme described in clause 1.4 of the Scheme and to which formal approval was given by the Minister for Planning on the date shown below.

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

.....
FOR CHAIRPERSON OF THE WESTERN AUSTRALIAN PLANNING COMMISSION
.....
DATE

FINAL APPROVAL GRANTED

.....
MINISTER FOR PLANNING AND INFRASTRUCTURE
.....
DATE

LEGEND

LOCAL SCHEME RESERVES

	PUBLIC PURPOSES		ROAD
	PUBLIC PURPOSES DENOTED AS FOLLOWS:		
A	AIRFIELD		
C	CEMETERY		
DHS	DISTRICT HIGH SCHOOL		
PS	PRIMARY SCHOOL		
PU	PUBLIC UTILITY		
Q	QUARRY		
SC	SHIRE COUNCIL		
WSD	WATER SUPPLY, SEWERAGE AND DRAINAGE		
	RAILWAY		
	RECREATION & OPEN SPACE		

ZONES

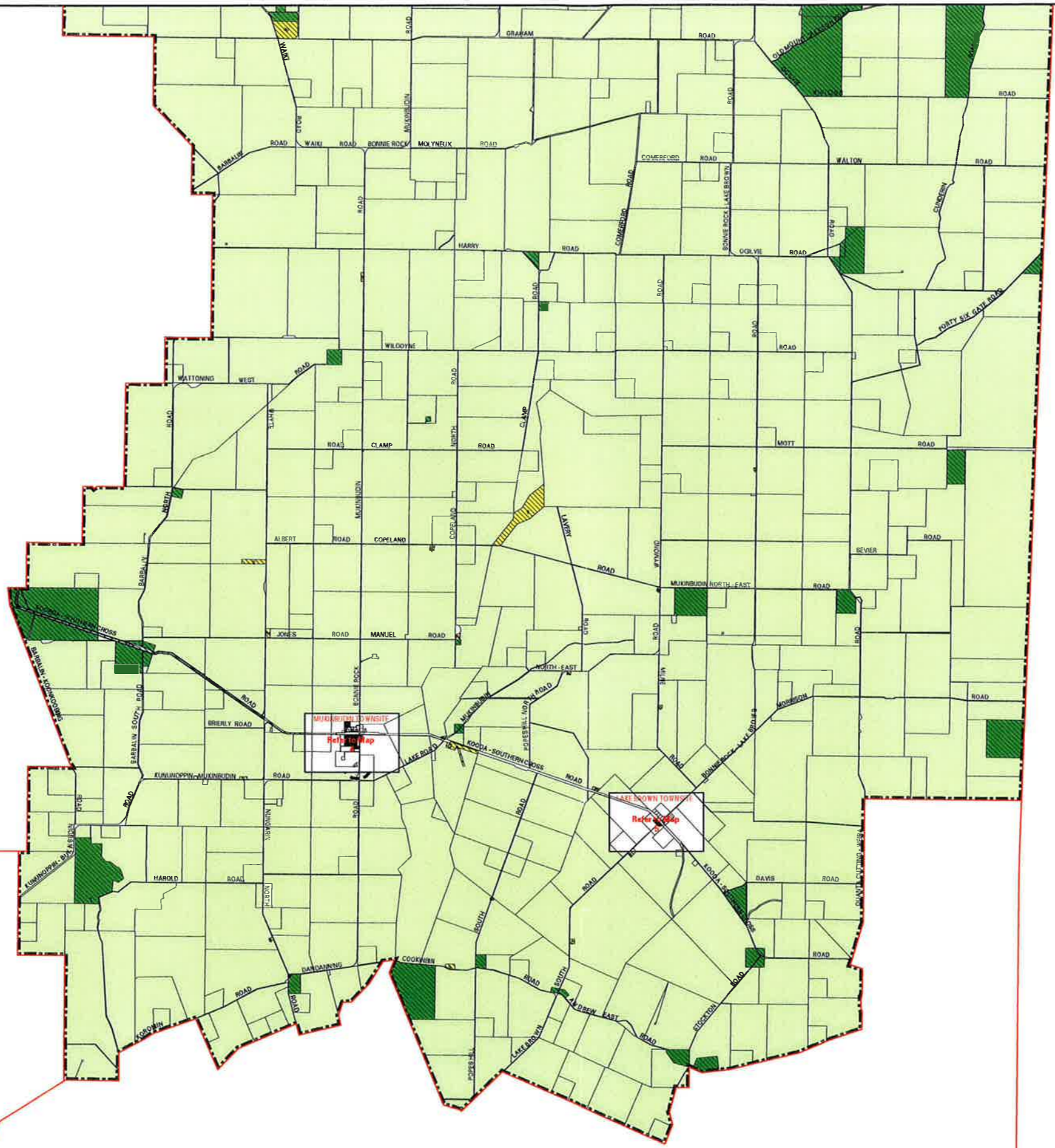
	RESIDENTIAL		RURAL
	TOWN CENTRE		RURAL RESIDENTIAL
	TOWNSITE		
	SPECIAL USE		
	INDUSTRIAL		

OTHER

	R CODES		SPECIAL CONTROL AREA- WASTEWATER TREATMENT BUFFER (SEE SCHEME TEXT)
	SCHEME BOUNDARY		SPECIAL USE REFERENCE (SEE SCHEME TEXT)
	LOCAL GOVERNMENT BOUNDARY		RURAL RESIDENTIAL AREA (SEE SCHEME TEXT)
	TOWNSITE -- LAND ACT		

VERSION No 1

SHIRE OF MUKINBUDIN
TOWN PLANNING SCHEME NO 4
(DISTRICT SCHEME)



Produced by Planning Information - Mapping and Spatial, Department for Planning and Infrastructure.

Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme. Please advise the Department for Planning and Infrastructure of any omissions or errors in this document.

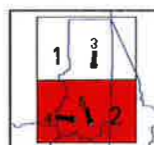
Digital Cadastral Data Supplied by the Department of Land Administration, Perth Western Australia

**SHIRE OF MUKINBUDIN
TOWN PLANNING SCHEME NO 4
(DISTRICT SCHEME)**



SCALE 1:200000
0 5 Km

MAP OVERVIEW



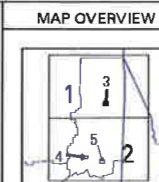
Authorised: Trevor Servaes
Plot date: 28 Apr 2003
G.Gazette: 29-April-2003

TOWN PLANNING SCHEME MAP No. 2 of 5

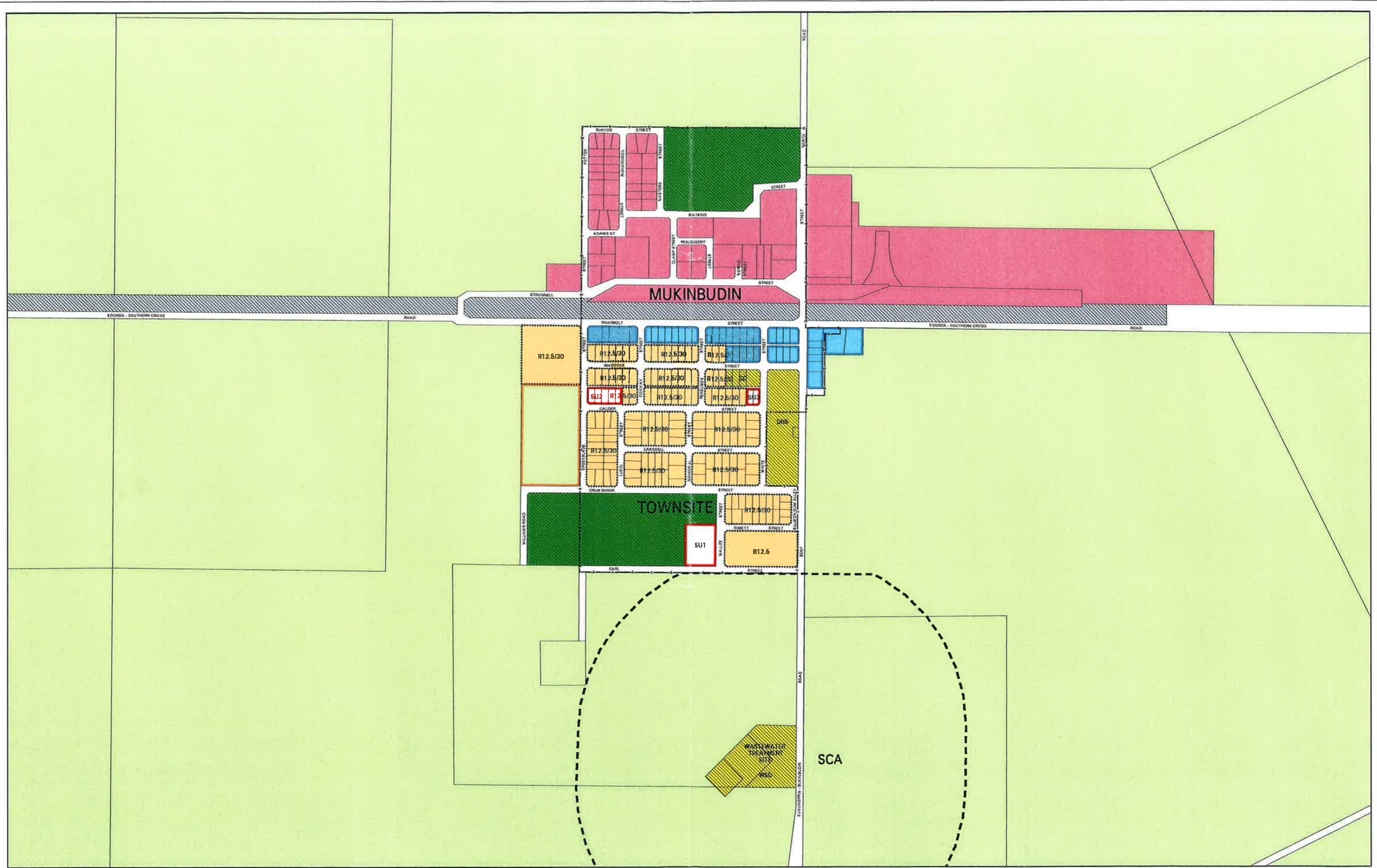


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SHIRE OF MUKINBUDIN
TOWN PLANNING SCHEME NO 4
(DISTRICT SCHEME)



Authorised: Trevor Servaas
 Plot date: 28 Apr 2003
 G.Gazette: 29-April-2003



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SHIRE OF MUKINBUDIN
TOWN PLANNING SCHEME NO 4
(DISTRICT SCHEME)


SCALE 1:10000
 0 ————— 250 m



Authorised: Trevor Servaes
 Plot date: 28 Apr 2003
 G.Gazette: 29-April-2003



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SHIRE OF MUKINBUDIN
TOWN PLANNING SCHEME NO 4
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