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SHIRE OF MURRAY

Local Planning Scheme No. 4

Updated to include AMD 331 GG 28/08/2026

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Original Town Planning Scheme Gazettal
23 June 1989

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SHIRE OF MURRAY LPS 4 - TEXT AMENDMENTS

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
60	16/12/94	12/1/95	RA	Appendix 1 - Adding Storage Premises Schedule 5 - Add Storage Premises Lots 3, 4,5, 6,10 & 14 Douglas Place Lots 8 & 12 Husband Road, Barragup.
54	24/02/96	23/8/96	EB	Deleting and substituting 6.2.10, 6.2.15, 6.2.18.
6	21/4/96	23/8/96	EB	Amending Schedule 5 - Lot 11 & 12 Nambeelup Rd Nambeelup
43	28/04/95	26/8/96	EB	Inserting new clause 6.9 Special Development Zone Including in Table 1 new zone - Special Development Inserting new Schedule 7 Special Development Zone
50	3/5/95	26/8/96	EB	Amending Schedule 3 - deleting & substituting words to Canal Estate, deleting the whole item 6 with Murray Lakes
55	23/5/95	26/8/96	EB	Including to Sched 4 Lot 5 Paterson Road, Pinjarra *(SR10)*
62	18/7/95	26/8/96	EB	Adding to Part 5.1 Zones, adding new zone - Farmlet Zone, adding new zone to Part 6, introducing new Sched 8 - Farmlet Zones.
66	18/7/95	26/8/96	EB	Adding to Sched 8 Pt Lot 233 Paterson Rd Ravenswood
48	8/8/95	28/8/96	EB	Deleting and replacing Clause 3.5
61	25/8/95	28/9/96	EB	Amending clause 5.1, Adding clause 6.11, adding new sched 7.
63	15/9/95	29/8/96	EB	Inserting within Sched 4 Lot 205 & portion of Lot 202 Lymon Rd Stakehill. *(SR11)*
71	19/9/95	29/8/96	EB	Adding to App 1 - bed & breakfast accommodation, & to Table 1 Zoning Table.
81	27/10/95	29/8/96	EB	Modifying clause 12.2.1 & clause 12.3.3.
74	27/10/95	29/8/96	EB	Adding to Append 1 - Day Care Centre.
57	17/10/95	29/8/96	EB	Inserting to Sched 4 Lot 207 Lymon Rd, Stakehill. *(SR12)*
59	3/11/95	29/8/96	EB	Inserting To Sched 4 Lot 217 Hougham Road, Barragup. *(SR13)*
37	3/11/95	30/8/96	EB	Amend Contents, Amend Table 1, Add Part 9, Amend App 1
84	5/1/96	30/8/96	EB	Add to Append 1, modify Sched 3.
58	6/2/96	30/8/96	EB	Inserting within Scheme Text
68	2/8/96	2/9/96	EB	Deleting Provision 7 of Sched 4, adding Provision 31 to Sched 4 for Coral Park Estate. *(Refers to SR8)*
95	8/96	2/9/96	EB	Adding Clause 13.2.3
72	3/9/96	30/10/96	DH	Zoning Table 1 - Modifying "Special Development Zone" Clause 13.6 - Deleting & replacing scheme text. Schedule 7 - Adding Pt Lot 13, Lot 331 Pinjarra Road, Ravenswood to "Special Development Zone" Appendix 1 - Adding interpretations
76	1/11/96	6/11/96	DH	Schedule 4 - Special Rural Zone - adding Lot 72, Moores Road, Pinjarra *(SR14)*
105	28/1/97	6/2/97	DH	Schedule 5 - adding Lot 70 James Street, Pinjarra
85	18/2/97	11/3/97	DH	Schedule 4 - adding Portion of Lot 217 Houghan Road, Barragup *(SR15)*

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100	7/3/97	11/3/97	DH	Table 1 - adding "Ancillary Accommodation" as a new Use. Appendix 1 - deleting "Additional Accommodation" & adding "Ancillary Accommodation". Appendix 1 - adding "Hardware Outlet", "Hire Outlet", "Structure", "Industry - Cottage", "Industry - Hazardous", "Landscape Supplies", "Cattery", "Park Home", "Park Home Park", "Retirement Village". Appendix 1 - deleting definition "General Industry" & replacing with "Industry - General". Appendix 1 - deleting "Day Care Centre" and replacing with "Child Day Care Centre". Appendix 1 - deleting "Laundrobar" & replace with definition "Laundromat". Table 1 - insert appropriate symbols in cross referenced zones. Appendix 1 - adding new definition for "Building", "Building Line", "Development". Appendix 1 - deleting definition "Gross Floor Space" & replacing with "Gross Floor Area". Appendix 1 - deleting definition "Caretaker's Flat or House" & replacing with "Caretaker's Dwelling". Appendix 1 - deleting definition "Pensioner/Aged Persons Dwelling", "Open Space" & "Plot Ratio". Part 12 - Modifying Clause 12.2.1. Clause 1.7 - modifying to delete words "Residential Planning Codes" and replace with "Scheme Text". Schedule 7 - adding to Provision 5, Pt Lot 13, Lot 331 Pinjarra Road, Ravenswood to include "golf Course/Club House". Schedule 4 - (Lot 5 Paterson Road, Pinjarra - modify Provision 9 for lots 1 - 20 Champion Retreat and Cheyne Court, Canterbury Downs Estate. (original amd covering that provision - Amd 55 23/5/95).
83	21/3/97	1/4/97	DH	Schedule 4 - adding Portions of Murray Locations 360 and 463 Curtis Lane, Pinjarra. *(SR16)*
93	14/4/97	1/4/97	DH	Schedule 8 - Farmlet Zones - adding Lot 1 Readheads Road Lot 2 Lakes road North Dandalup.
77	30/5/97	4/4/97	DH	Schedule 4 - Special Rural Zone - adding Lot 201, Lymon Road, Stakehill. *(SR17)*
78	4/7/97	14/7/97	DH	Adding Schedule 9 - Shire of Murray Schedule of Hills Landscape Protection Zones - Murray Location 491 and portion of Murray Location 643 Hines Road.
94	8/7/97	14/7/97	DH	Schedule 4 - adding Portions of Murray Location 360, being Lot 27 Beacham Road, Pinjarra. *(SR18)*
98	23/9/97	7/10/97	DH	Part 6 - replacing Clause 6.10.6(a). Schedule 8 - adding Pt Lot 235 Corio Road, Pinjarra.
80	24/10/97	30/10/97	DH	Schedule 4 - adding "Lots 1,2,3,4, and 1 - Paterson Road, Stakehill". *(SR19)*
106	23/1/98	28/1/98	DH	Schedule 8 - adding "Lots 13, 15 & 16 Readheads Rd & McMahon Rd".
64	23/1/98	28/1/98	DH	Part 5 - adding "18. Service Commercial" as new classification. Table 1 - adding new classification "Service Commercial" and permitted uses and developments. Part 6 - adding new clause "6.13 Service Commercial Zone". Part 7 - adding to Clause 7.4 the words "Service Commercial" between the words "Commercial" and "and". Part 7 - adding new clause "7.5 Control of Advertisements".
110	3/2/98	11/2/98	DH	Schedule 5 - adding "Lot 3 McLarty road, Pinjarra" and special provisions.
116	10/2/98	17/2/98	DH	Schedule 5 - adding Lot 11 (No. 656) Pinjarra Road, Barragup
118	31/3/98	31/3/98	DH	Part 6 - amending clause 6.2.10. Appendix 1 - adding interpretation "Shade Sail". Part 6 - amending clause 6.2.15.

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		WHEN	BY	
112	24/3/98	2/4/98	DH	Schedule 9 - adding Lot 1 of Murray Location 496, Scarp road, North Dandalup.
127	10/7/98	14/7/98	DH	Schedule 5 - deleting land description and special provisions for Lots 3-6, 8, 11 and 15 Douglas Place and Lot 12 Husband Road, Barragup
124	17/7/98	20/7/98	DH	Schedule 10 - adding specified land Portion of Lot 200 Phillips Way and Lot 207 River Glen Drive, North Yunderup.
115	1/9/98	14/9/98	DH	Schedule 7 - amending schedule by adding “Lots 1, 2, 3 of Location 17 Yunderup Road South, South Yunderup”. Part 6 - deleting Clause 6.8 and renumbering Clause 6.9 through 6.11 appropriately.
114	25/9/98	6/10/98	DH	Schedule 5 - adding “Lot 1379 Nanga Road Dwellingup” and special provisions.
122	22/9/98	6/10/98	DH	Part 5 - inserting new subclause 5.2.4. Renumbering existing subclause 5.2.4 to become subclause 5.2.5. Inserting new appendix “Appendix 2" in the scheme for Lot 268 Field Street, Pinjarra with the additional use of Place of Public Worship.
88	7/2/97	12/10/98	DH	Schedule 4 - amending by including Lot 8 Lakes Road, North Dandalup within the Coral Park Special Rural Zone. Schedule 4 - amending the special provisions by replacing provision 11 of the above, by adding two new provisions “32. and 33.” and amending Clause 13. *(Refers to SR8)*
125	9/10/98	13/10/98	DH	Schedule 5 - adding “Pt Lots 100 & 101 Pinjarra Road, Mandurah” together with special provisions. Appendix 1 - inserting interpretation “Reception Centre”.
128	13/10/98	13/10/98	DH	Part 6 - amending clause 6.2.10. Appendix 1 - adding new interpretation “Open Air Structure”.
92	30/12/98	5/1/98	DH	Schedule 5 - Special Use Zone - modifying schedule for Lots 50 (formerly Lot 10), 51 and 52 Pinjarra Road/Tonkin Drive, North Yunderup by amending item 2 of the Special Provision.
132	15/1/99	19/1/99	DH	Schedule 3 - amending Canal Development Zone by including “6. Jetties and Moorings” with relevant Development Control Provisions in section relating to “Yunderup Canal Estate - Stage 1”.
135	15/1/99	19/1/99	DH	Schedule 4 - Altering Clause 2 of the special provisions relating to Coral Park Special Rural Estate by inserting “Stables” in clause 2(b) (□AA’ uses) and deleting “Stables” from clause 2(c) (□X’ uses).
108	22/1/99	28/1/99	DH	Schedule 4 - adding “Lot 3 Fiegert Rd, Barragup” together with related Special Provisions. *(SR20)*
109	22/1/99	28/1/99	DH	Schedule 4 - adding “Pt Lot 201 Fiegert Rd, Barragup” together with related Special Provisions. *(SR21)*
126	19/3/99	22/3/99	DH	Schedule 5 - adding “Lot 39 McLarty Street, Dwellingup” with special provisions.
137	7/5/99	12/5/99	DH	Table 1 - modifying by identifying Aged or Dependent Persons Dwellings and Retirement Villages as an “AA” use in the Town Centre zone.
136	15/2/00	17/2/00	DH	Schedule 4 - adding specified land “Lot 1 Lakes Road North Dandalup” and related special provisions. *(SR22)*
142	10/3/00	22/3/00	DH	Schedule 5 - adding specified land “Lot 47 McLarty Street, Dwellingup” with related special provisions.
146	13/10/00	11/10/00	DH	Schedule 9-3 - amending clause 2 in Column A. Schedule 9-3 - inserting the revised Subdivision Guide Plan, reference 8870PREC1 dated 28/7/1999, to replace existing Plan of subdivision in Schedule 9 for Lots 491 and Part Lot 643 Hines road, North Dandalup. Schedule 9-3 - adding special provision 6.

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		WHEN	BY	
144	16/1/01	12/1/01	DH	Schedule 4, Coral Park Estate - amending by including 'Aged or Dependent Persons Dwelling' from an ('X') use to ('AA) Use as follows:- Appendix 1 - adding interpretation for 'Aged or Dependent Persons Dwelling" Part 6 - delete Clause 6.4.6
145	2/2/01	6/2/01	DH	Schedule 5 - adding "Portion Lot 6 Lloyd Avenue, Ravenswood" with special provisions.
143	1/6/01	31/5/01	DH	Schedule 4 - adding Special Rural Zone "Lot 2 Baker Street, Coolup". *(SR23)*
153	31/8/01	29/8/01	DH	Schedule 7 - changing Special Provision (1) for Part Lot 13, Lot 331, Pinjarra Road, Pinjarra.
133	7/12/01	5/12/01	DH	Schedule 5 - adding Special Use - Tourist Development for Lot 5 Corio Road, North Dandalup.
162	18/1/02	21/1/02	DH	Schedule 4 - including Family Day Care Service as an "AA" use within special Provision 8(b) of Schedule 4-66 relating to Lots, 1, 2, 3, 4 & 100 Paterson Road, Stakehill.
148	22/3/02	27/3/02	DH	Schedule 4 - adding Special Rural Zone area "Lot 194 Fiegert Road, Barragup" together with relevant special provisions. *(SR24)*
160	7/5/02	3/5/02	DH	Zoning & Development Table - modifying use classes for "Café/Restaurant, Licensed Restaurant and Shop as 'IP' uses within the Rural Zone. Appendix 1 - adding definition for "Winery". Zoning & Development Table - modifying by adding use class for "Winery" as an 'AA' use within the Rural and Farmlet Zones and an 'X' use in all other zones.
155	13/9/02	12/9/02	DH	Table 1 - adding "Boatlifts" as an "SA" in the Canal Development Zone and an "X" use in all other zones. Appendix 1 - adding definitions for 'Boatlift', 'David', 'Hard Wall' and 'Mooring Envelope'. Schedule 3 - adding 'Boat Lifts' as a Special Approval use in the Murray Lakes Canal System.
164	4/2/03	11/2/03	DH	Schedule 4 - amending clause (iv) relating to the Riverland Estate, Stakehill. *(SR5)*
156	4/2/03	25/2/03	DH	Schedule 4 - amending by adding Special Rural Area "Lot 601 Beacham Road, Pinjarra" together with relevant special provisions. *(SR25)*
163	11/7/03	15/7/03	DH	Schedule 4 - adding Special Rural Area "Pt Lot 1 Pinjarra road, Ravenswood" together with relevant special provisions. *(SR26)*
158	11/7/03	15/7/03	DH	Schedule 5 - adding Special Use Area "Lot 25 Lakes road, Nambeelup" with relevant Special Provisions.
169	21/11/03	24/11/03	DH	Schedule 5 – including the use 'Single House' where it is an incidental (IP) use in Column (b) of Schedule V, after the use Church Administration Office, in respect of Lot 500 cnr Murray and Henry Streets (formerly Lots 83 and 84 Murray Street), Pinjarra.
168	16/12/03	16/12/03	DH	Appendix 2 – adding additional use area "No. 2 Lot 157 Pinjarra Road, Furnissdale" with an additional use of Medical Clinic.
170	3/2/04	3/2/04	DH	Appendix 2 – adding additional use area "No. 2 Lot 64 Pinjarra Road, Pinjarra".
167	12/3/04	11/3/04	DH	Schedule 10 – Adding Special Residential Zone "Portion of Lot 10 Plan 16444 Delta Drive, South Yunderup" together with relevant special provisions.
177	15/6/04	12/7/04	DH	Schedule 4 – adding Special Rural zone "Pt Murray Location 222 & Murray Locations 188, 189 and 1214 Curtis Lane and Beacham Road, Pinjarra" together with special related provisions. *(SR28)*

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178	29/6/04	13/7/04	DH	Schedule 5 – for lots north of Culeenup Road as identified by Schedule 5-2 modify Special Provision 3. Schedule 5 – for lots south of Culeenup Road as identified by Schedule 5-3 modifying Special Provision 4.
185	3/12/04	7/12/04	DH	Schedule 3 – additional permitted uses in the: "Yunderup Canal Estate – Stage 1" – adding "7. Home-Occupation". "Yunderup Canal Estate – Stage 2" = adding "6 Home-Occupation". "Yunderup Canal Estate – Stage 3" – adding "6. Home-Occupation". "Murray waters" Canal Estate" – adding "8. Home-Occupation". "Murray Lakes" – adding "9. Home-Occupation".
192	3/12/04	7/12/04	DH	Schedule 3 – additional permitted uses in the: "Yunderup Canal Estate – Stage 1" – adding "8. Bed and Breakfast Accommodation". "Yunderup Canal Estate – Stage 2" - adding "7. Bed and Breakfast Accommodation". "Yunderup Canal Estate – Stage 3" – adding "7. Bed and Breakfast Accommodation". "Murray waters" Canal Estate" – adding "9. Bed and Breakfast Accommodation". "Murray Lakes" – adding "10. Bed and Breakfast Accommodation".
175	13/5/05	11/5/05	DH	Schedule 10 – amending Clause 3 of the special provisions relating to Portion of Lot 200 Phillips Way and Lot 207 Riverglen Drive, North Yunderup.
186	13/5/05	11/5/05	DH	Schedule 7 – amending by adding to Special Development Zone area ":Lots 20, 21 and Lot 22 Pinjarra Road/Old Mandurah Road, Ravenswood new provisions "3. to 9."
184	24/6/05	30/6/05	DH	Schedule 5 – amending Special Use area "Lot 25 Lakes Road, Nambeelup" and insert in Column A "Portion of Lot 24 and Lot 25 Lakes Road, Nambeelup". Schedule 5 - In column B in above area: - amending Special Provision 3. - Modify Special Provision 5. - Modify Special Provision 6. - Modify first sentence of Special Provision 9. - amending Special Provision 15. - Delete Special Provision No 17. - Amend Special Provision 20. - Amend Special Provision 23. - Modify Special Provision 26. - amending Special Provision 27. - Adding new Special Provisions 34, 35, 36, 37, 38, 39 and 40. Interpretations – adding new definition "Canine Supply Outlet".
197	2/9/05	25/10/05	DH	Schedule 8 – inserting new farmlet zone "Lot 10 Hopeland Road, North Dandalup" together with relevant special provisions.
165	3/3/06	7/3/06	DH	Schedule 3 – adding Special Rural Area (*SR29)* being "Portion of Cockburn Sound Loc 16 and being part of Lot a46 Lakes Road, North Dandalup" together with relevant Special Provisions. *Note: The Special Rural Schedule is Schedule No. 4. The above amendment was carried out in Schedule 4.*

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181	28/3/06	12/4/06	DH	Part 5 – adding 'Industrial Development' as number '19' in the list of zones at Clause 5.1. Table 1 (Zoning Table) – adding a column headed 'Industrial Development' and listing as 'AA' uses the Uses and Development Classes "General Industry, Service Industry, Public Utility, Car Park, Light Industry, Factory Units, Warehouse and Storage, Dry Cleaning Agency, Motor Vehicle Wrecking, Funeral Parlour, Fuel Depot, Dry Cleaning Premises, Hire Outlet, Cottage Industry, Landscape Supplies, Open Air Display, Laundromat, Health Centre/Studio, Rural Industry, Service Station/Petrol Filling Station, Showrooms, Takeaway Food Outlet.
				Table 1 – adding a column headed 'Industrial Development' and listing as 'IP' uses the Uses and Development Classes "Caretaker's Dwelling" and listing as 'SA' uses 'Hazardous Industry' and listing all other 'Uses and Development Classes' as 'X' uses. Part 6 – adding Clause "6.13 Industrial Development Zone".
206	30/6/06	7/7/06	DH	Schedule 9 – including Hills Landscape Protection Zone "*4.* Lot 2 Hines road, North Dandalup" together with relevant special provisions.
201	29/12/06	9/1/07	DH	Schedule 9 - Adding Hills Landscape Protection Area "Lot 1362 Scarp Road, North Dandalup" together with relevant Special Provisions.
179	9/2/07	15/2/07	DH	Schedule 13 - Including Development Contribution Area DCA 2 being "Lot 153 Pinjarra Road, Furnissdale (as identified on Scheme Map as DCS 2)
174	13/2/07	20/2/07	DH	Part 6 - inserting new clause "6.14. Special Control Areas". Inserting new Schedules "12 - Development (Structure Planning) Areas" and "Schedule 13 - Development Contribution Plans". *Note: Schedule 13 was already in existence.* Insert new Development Contribution Area "DCA1 being "Lot 152 Pinjarra Road, Furnissdale" into Schedule 13. Table of Contents - update contents page accordingly.
212	27/3/07	3/4/07	DH	Schedule 4 - introducing numbering system to numerically identify each Special Rural Zone. Schedule 4 - amending Column (A) Specified Land Schedule, Special rural zone No. 2 to read "The Barragup, Furnissdale and Cogrup Special Rural Zone as indicated in appendix 5-1". Inserting diagram representing the boundaries of the Barragup, Furnissdale and Cogrup Special Rural Zone as Appendix 5-1.
213	27/3/07	3/4/07	DH	Appendix 2 - inserting Additional Use "4. Lot 56 Watson Drive, Barragup" together with relevant additional uses and conditions.
208	6/7/07	16/7/07	DH	Schedules 5 & 6 - amending reference to Lot 6 Lloyd Avenue, Ravenswood to "Portion of Lot 9001 Lloyd Avenue, Ravenswood".
196	12/10/07	25/10/07	DH	Schedule 5 - amending special use zone for "Lot 25 Lakes Road, Nambeelup" by inserting after the word Road, the words "and portion of Lot 27 Nambeelup Road" and in Column B substituting the words September 2002 with the words "October 2004". Schedule 5 - amending special use zone for Lot 25 Lakes Road, Nambeelup in Column B Special Provision 18 with new dot point to read ". On portion of original Lot 27, the lot shall not be permitted to exceed 35 adult dogs and up to 35 puppies less than 6 months old unless permitted by the Council.".
211	25/1/08	6/2/08	DH	Part 3 - amending by introducing new Clause "3.3A Unauthorised Existing Developments"

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221	25/1/08	6/2/08	DH	Schedule e - amending Canal Development zone applicable to "Murray Waters" Canal Estate bounded by Pelican Road; South Yunderup road and Willow Gardens, South Yunderup by deleting Special Provision 3.
225	25/1/08	6/2/08	DH	Table 1 - modifying table by making 'Grouped Dwelling" an "AA" use within the Town Centre zone and adding "Multiple Dwelling" as an "SA" use within the town Centre zone. Appendix 1 - inserting in alphabetical order interpretation for "Grouped Dwelling" and "Multiple Dwelling".
220	20/3/08	26/3/08	DH	Appendix 1 (Interpretations) - amending by adding definitions "Freeway" and "Freeway Service centre". Schedule 5 - amending by inserting new Special Use Area "Portion of Lot 508 Sutters Lane and portion of Lot 183 Thompson Road, West Pinjarra" together with Special Conditions.
204	23/5/08	11/6/08	DH	Schedule 4 - adding Special Rural Zone No. 30 "Lot 4 Paterson Road, Pinjarra" together with relevant special provisions.
229	9/1/09	20/1/09	DH	Schedule 5 - amending Description of Land and Provision 8(a) for Special Use Area relating to Lot 91A corner Lakes and Gull Roads.
199	17/2/09	24/2/09	DH	Schedule 4 - adding Special Rural Area 31 "Lots 229 & 965 Batt Way, Lots 967 and 968 Holyoake Road and Lots 962, 963, 964, 966, 969 Pegrum Ramble, Dwellingup". Part 6 - inserting into Part 6.4 new subclause 6.4.8.
202	27/2/09	17/6/09	DH	Schedule 5 - adding Special Use Zone "Lots 21-23 and portion of Lot 24 Lakes Road, Nambeelup" Part 6 - renumbering clause 6.4.7 to 6.4.6 and adding new clause 6.4.7. Appendix 1 - adding new interpretations for 'home business', ' home office' and 'home-based trade'. Schedule 5 - amending Special Use Zone "Portion of Lot 24 and Lot 25 Lakes Road, and Portion Lot 27 Nambeelup Road, Nambeelup" by inserting special provision 41. Appendix 1 - deleting existing definitions of 'Home Occupation' and 'Industry - Cottage'.
218	27/3/09	22/4/09	DH	Schedule 7 - substituting the provisions relating to Lots 1, 2 and 3 of Location 17 Yunderup Road South, South Yunderup by adding "Lot 9500 and 548 South Yunderup Road and Lots 2 and 3 Bens Road, South Yunderup.
205	22/5/09	2/6/09	DH	Part 2 - replacing existing clause 2.3 with Clauses "2.3 Local Planning Policies", "2.4 Relationship of Local Planning Policies to Scheme", "2.5 Procedure for making or amending a Local Planning Policy" and "2.6 Revocation of Local Planning Policy". Part 3 - modifying Clause 3.3.2(x). Schedule 1 - deleting and replacing Schedule 1 - Form 1 to reflect Schedule 6 of the Model Scheme Text. Part 3 - modifying Clause 3.5.(c)(ii), Part 5 - replacing existing sub-clause 5.2.3. Part 13 - replacing existing Clauses 13.2.1 and 13.2.2. Part 13 - replacing existing clauses 13.2.3-13.2.6 inclusive with Clause "13.2.3 Delegation of Functions". Part 13 - replacing existing Clause 13.3 with new Clause "13.3 Variations to site and development standards and requirements" together with sub-clauses 13.3.1, 13.3.2 and 13.3.3. Zoning Table - modifying by changing use classes "grouped dwellings", "aged or dependent persons dwelling" and "multiple dwellings" from an 'X' use to an 'AA' use in the Residential Development zone. Zoning Table - changing use class 'multiple dwelling" from an 'X' use to an 'AA' use in the Residential, Residential Development and Special Development zones.

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232	9/6/09	17/6/09	DH	Schedule 4 - modifying descriptions of land to read "Lots 1,2,3,4 and 100 Lakelands Road and Lot 525 Lakes Road, Barragup" within SR19. Schedule 4 - in SR19 modifying provision 1. Schedule 4 - in SR19 insert additional text "Lot 525 Lakes Road, Barragup" in Column A and insert additional provisions specific to Lot 525 Lakes Road, Barragup.
190	21/7/09	27/7/09	DH	Schedule 4 - adding Special Rural Area "*SR32* Lot 604 Beacham Road, Pinjarra".
209	8/9/09	30/9/09	DH	Part 5 - adding 'Cluster Farm' to list of zones in Clause 5.1. Table 1 - adding 'Cluster Farm' to table with a note in the relevant column. Part 6 - adding new section "6.14 Cluster Farm Zone". Schedules - adding new Schedule into scheme "Schedule 12 - Cluster Farm Zone" and inserting "Lot 51 and Pt Lot 17 Morrell Road, **Fairbridge**" and relevant special provisions.
224	2/3/10	17/3/10	NM	Added Lot 103 Del Park Road, North Dandalup to Schedule 9 – Hills Landscape Protection.
240	30/4/10	6/5/10	NM	Inserted “Lot 83 Fowler Road, Stakehill” into Schedule 5 – Special use zone. Inserted new definition “Commercial Vehicle” into Appendix 1 – Definitions.
235	02/07/10	12/07/10	NM	Modified Table 1 – Zoning Table by making ‘Caravan Park’ an AA Use within the ‘Rural’ zone. Amended Appendix 1 – Interpretations by replacing the definition of ‘Caravan Park’ with “’has the same meaning as in the Caravan Parks and Camping Grounds Act 1995’ which is ‘caravan park means an area of land on which caravans, or caravans and camps are situated for habitation.’
234	24/08/10	30/08/10	NM	Schedule 5 – Lot 1379 Nanga Road, Dwellingup; - replaced the words “Outline Development Plan” with the words “Subdivision/Development Guide Plan as approved from time to time by Council” -inserted “private recreation” as an ‘AA’ use - changed “single house (owners’ residence) from an incidental ‘IP’ use to a permitted ‘P’ use - deleted the word ‘only’ from Special Provision 1.
228	24/09/10	04/10/10	NM	Inserted “Rural Worker’s Dwelling” into Appendix 1 – Interpretations. Inserted “Rural Worker’s Dwelling” into Table 1 – Zoning Table. Changed a permissibility for “Ancillary Accommodation” within Table 1 – Zoning Table. Changed all references from “Caretaker’s House”, “Caretaker’s Residence” and “Caretaker’s Flat or House” to “Caretaker’s Dwelling”. Modified clause 6.9.5. Deleted clause 4 under the area “Lot 10 Hopelands Road, North Dandalup” from Schedule 8 – Farmlet Zones.
217	15/10/10	25/10/10	NM	Modified Table 1 – Zoning Table by making Aged or Dependent Persons Dwellings an ‘X’ use in the ‘Special Rural’ zone and ‘Ancillary Accommodation’ as an “AA” use in the “Rural” and “Special Rural” Zones. Modified Schedule 4 of the Scheme to include ‘Ancillary Accommodation’ as an “AA” use, and ‘Aged or Dependant persons Dwelling’ as an “X” use.
104	26/08/11	06/09/11	NM	Schedule 7 – Adding provisions for Portion of lots 137, 138, 139, 672, 738, 1132, and 1133 Point Grey. Added ‘Marina’ into Appendix 1 – interpretations.
258	16/09/11	04/10/11	NM	Inserted Special Rural Zone No. 34 into Schedule 4 – Special Rural Zone.
265	07/02/12	27/02/12	NM	Inserted DCA3 into Schedule 13.

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
239	3/9/13	8/10/13	NM	Inserted SR35 “A28 Shanns Road, North Dandalup” into Schedule 4.
281	24/01/14	12/02/14	ML	Schedule 5 Special Use Zones – Insert special provisions for Portion of Lots 109, 151, 222 and 251 Adelaide and Oakley Roads, Oakley.
207	28/02/14	16/04/14	ML	Schedule 4 Special Rural Zones – SR36 - inserted Portion Lots 1 & 534 Fiegert Road, Nambeelup, bound by Lots 339, 340 & 341 on Diagrams 50760 & 68501
		22/07/14	ML	Corrections made to Table 1 – Zoning Table
274	14/08/15	25/08/15	MLD	Rezone portion of Lots 536 and 538 Fiegert Road, Nambeelup and Lots 540 and 542 Fiegert Road, Ravenswood, from “Rural” and “Major Highway Reserve” to “Special Rural”. Insert special provisions within Schedule 4 – Special Rural Zone - SR 37 - Portion of Lots 536 and 538 Fiegert Road, Nambeelup and Lots 540 and 542 Fiegert Road, Ravenswood.
283	21/08/15	07/09/15	MLD	Rezone the portion of Lot 151 Pinjarra Road, Furnissdale which is currently zoned Residential Development to Commercial. Rezone a 50 metre wide portion of Lot 401 Ronlyn Road, Furnissdale, extending 115 metres north of the south western corner of the lot, from Service Commercial to Commercial. Appendix II, item 2 - Lot 157 Pinjarra Road, Furnissdale, remove reference to development being undertaken in accordance with the specified Outline Development Plan and remove the Outline Development Plan from the Scheme text.
278	02/10/15	26/10/15	RO	Rezoning Lots 51, 52, 53, 54, 57, 58, 59 & 60 Avoca Retreat and Lots 55 & 56 Readheads Road, North Dandalup from ‘Farmlet’ to ‘Special Rural’. Amending the Scheme Text to replace the existing Specified Land description (A) and Special Provisions (B) for SR34 with the following particulars in Schedule 4 – Special Rural Zone of the Scheme Text. Amending the scheme maps accordingly.
280	05/04/16	11/04/16	RO	Modifying the Scheme Map to rezone Lot 12 Coolup Road East, Meelon from 'Rural Zone' to 'Hills Landscape Protection Zone'. Modify the Ninth Schedule of the Scheme Text by inserting Lot 12 Coolup Road East, Meelon into Column ("A") and special provisions in column (B) - Special Provisions relating to ("A"). Modifying Clause 6.10 of the Scheme text. Insert new clause 6.10.4.15 Insert new clause 6.10.4.16 Insert new clause 6.10.4.17
290	24/06/16	25/10/16	AC	Amend the Scheme Maps by recoding Lots 1, 2 and 99 James Street and Lots 73 and 74 Forrest Street, Pinjarra from R15 and R40 to R-AC0
293	28/06/16	04/07/16	MLD	Amend Scheme Map by rezoning the Rural zoned portion of Lot 1213 South Western Hwy, Coolup from Rural to Special Use Zone. Update Schedule 5 – Special Use Zone with new text. Insert new Clause 5.2.6
294	19/07/16	21/07/16	MLD	Modify the Scheme Map to rezone Lot 1 Carcoola Avenue, North Pinjarra from 'Private Clubs and Institutions' to 'Residential R40'.

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275	23/09/16	25/10/16	AC	Rezoning - Lots 13, 14 and 801 Greenlands Road and Lots 803 and 805 corner of Greenlands Road and Marsh Road and Lots 210 and 216 Greenlands Road, West Pinjarra from 'Rural' zone to 'Special Rural' zone; and Murray Locations 188 and 1214, Lot 996 and Part Lot 9000 Curtis Lane and James Eden Drive, West Pinjarra from 'Special Rural' zone to 'Rural' zone, and amend the Scheme Maps accordingly. Schdule 4 – Special Rural Zone of the Scheme – (SR28) - delete reference to Pt Murray Location 222 and Murray Locations 188 and 1214 Curtis Lane and Beacham Road, Pinjarra from Column A, and insert, "Land zoned 'Special Rural' in the Scheme and having frontage to Hanover Way, James Eden Drive, San Simeon Way and Zaruma Way, and Lots 190, 191, 192, 193 and part of Lot 9000 Curtis Lane, West Pinjarra". (SR38) - Include Lots 13, 14 and 801 Greenlands Road and Lots 803 and 805 corner of Greenlands Road and Marsh Road and Lots 215 and 216 Greenlands Road, West Pinjarra in Column A, and include provisions in Column B.
289	13/01/17	18/01/17	GM	Modified the Scheme Map to rezone Lot 12 Lakes Road & Lot 2 Shanns Road, North Dandalup from "Rural Zone" to "Special Rural Zone". Modified Schedule 4 – Special Rural Zone.
236	17/02/17	14/03/17	GM	Inserted SR40 into Schedule 4 – Special Rural Zone. Modified the Scheme Maps by rezoning a Portion of Lot 2 and Lots 223, 243, and 245-248 (inclusive) Benden Road, Lakes Road, Scott Road, Nambeelup from 'Rural' to 'Special Rural'. Added the definition 'Inundated Areas' to Appendix 1 – Interpretations.
298	18/08/17	04/09/17	GM	Replaced all provisions under clause 6.2 relating to the Canal Development Zone. Deleted all provisions in Schedule 3. Zoning Table amended by: • making the following 'P' uses: Single house; Ancillary accommodation; Public utility. • making the following 'AA' uses: Group dwelling; Home occupation; Boating facility; Bed and breakfast; Car park; Family day care centre. • deleted use class 'Boatlift'. Appendix 1 amended by: • deleted the following definitions: Boat jetties; Boatlift; Boat moorings; Boat pens; Canal wall; Canal or canal waterway; Davit; Hard wall area; Mooring envelope; Open deck structure; Shade sail. • added the following definitions: Artificial canal waterway; Boating facility; Boat lifter; Canal frontage; Canal wall; Davit; Deck; Fixed jetty; Floating boat dock; Floating jetty; Mooring pile; Shade sail structure.
299	15/9/17	18/9/17	AT	Deleted portion of Schedule 5 - Special Use Zone which relates to portion of Lot 24 and Lot 25 Lakes Road and portion of Lot 27 Nambeelup Road, Nambeelup Deleted the definition for 'Veterinary Clinic' and 'Veterinary Hospital' and insert a new definition for 'Veterinary centre in Appendix 1 - Veterinary Centre Replaced the definition for 'Kennels' in Appendix 1 In Table 1 - Zoning Table, replaced the use 'Veterinary Clinic' with 'Veterinary Centre' and deleted the use 'Veterinary Hospital' and the associated symbols

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302	06/02/18	13/02/18	MLD	Appendix I – Interpretations - replaced the definitions for 'Home Business', 'Home Occupation' and 'Home Office'. Table I – Zoning Table: • inserted the use classes 'home business' and 'home office' in the Residential section in alphabetical order; • inserted the same symbols for the use class 'home business' in all zone columns as the use class 'home occupation'; and • identified 'home office' as a 'P' use in zones 1-5, 10, 11, 14-17, and as an 'X' use in zones 6-9, 12, 13, 18 and 19. Schedule 4 – Special Rural Zone: • identified 'home office' as a 'P' use in Special Rural Zone SR36; • made 'home business' an 'AA' use and 'home office' a 'P' use in Special Rural Zones SR3 through to SR30 and SR 32; • made 'home occupation' an 'AA' use Special Rural Zone SR5; and • made 'home business' an 'AA' use in Special Rural Zone SR40.
296	27/02/18	01/03/18	GM	Inserted new Clause 7.6 – Building Envelopes. Inserted new definition "Building Envelope" into Appendix I – Interpretations.
301	18/05/18	29/05/18	HB	rezone Lot 600 Lakes Road, Nambeelup and the adjacent portion of Lakes Road from 'Rural' zone to 'Industrial Development' zone. delineate the extent of the Industrial Development zone in parts of the locality of Pinjarra. – Depict with letter P delineate the extent of the existing and proposed Industrial Development zone in parts of the locality of Nambeelup. – Depict with letter N. insert reference to the Nambeelup and Pinjarra Industrial Development zones in the legend. Modifying clause 5.1 by adding '21. Nambeelup Industrial' in appropriate numerical order. Modifying clause 5.1 by adding '21. Nambeelup Industrial' in appropriate numerical order. Modifying Table 1 - Zoning Table to - • Divide Column 19 into two sub columns with first sub column titled 'N' and the second sub column titled 'P' • Delete the current list of symbols from column 19 (Industrial Development zone) and insert these under the new sub column titled 'P'. • Insert the words 'Refer to Clause 5.2.4' under the new sub column titled 'N'; for all use classes. • Insert the following notations in the zoning table key: N - Industrial Development Zone - Nambeelup. P - Industrial Development Zone - Pinjarra.

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301	18/05/18	29/05/18	HB	• insert Research Centre - Rural use and development class under the heading 'Rural'. • insert symbols and phases in the zone columns of Table 1 - Zoning Table for the use classes Abattoir, Alternative Energy Facility, Educational Establishment, Manure Facility, Research Centre, Research Centre - Rural and Transport Depot. • Insert a new clause 5.2.4. • Renumber the remaining clauses under 5.2 accordingly. • Deleting the existing Clause 6.13 and replace with new text. • Insert a new clause 6.16. • Insert land use terms and definitions into 'Appendix 1 - Interpretations' in appropriate alphabetical order. • Replace the definition of the term 'Industry' in 'Appendix 1
300	31/08/18		HB	Amending the Scheme Maps to include a Special Control Area - Development Contribution Area (DCA4) overlay on the area comprising Lots 149, 179 and 180 Riverside Drive, Furnissdale, Lots 150 and 156 Pinjarra Road, Furnissdale and Lots 181, 182, 183, 184, 185, 197, 198 1186 and 1187 Ronlyn Road, Furnissdale (Furnissdale West Structure Plan Area). Amending Schedule 13 of the Scheme text to introduce Development Contribution Plan provisions related to the new Development Contribution Area DCA4.
304	23/10/18	24/10/18	MLD	Appendix II – Additional Uses – modified the section of the table relating to Lot 64 (41) Wilson Road, Pinjarra. Appendix I – Interpretations amended by: • Inserting a new definition for 'Brewery'; • Replacing the existing definition of 'Restaurant/café. Modify the Scheme Map to replace the existing 'A2' notation over the site with 'A3' to accord with the updated Additional Use Table numbering.
305	12/03/19	14/03/19	GM	Modified the section of the table under Schedule 5 – Special Use Zone relating to Lot 39 (57) McLarty Street, Dwellingup.
309	07/04/2020	09/04/2020	MLD	Rezone Lot 13 (22) Husband Road, Barragup from 'Public Purpose: SEC Depot' to the 'Service Commercial Zone'. Amend the Scheme Map accordingly.
311	13/11/2020	19/11/2020	MLD	Modify the Scheme Map to rezone Lot 221 Lakes Road and parts of Lot 400 Paterson Road, Nambeelup from 'Rural' to 'Industrial Development – Nambeelup' zone.
306	16/02/2021	16/02/2021	MLD	Rezoning Lot 518 Stock Road, Stake Hill from 'Rural' to 'Residential Development'; and Amend the Scheme Maps accordingly
314	21/01/2022	28/01/2022	HB	Modify portion of Schedule 7 relating to Point Grey to delete clause 1.3 and replace with: 1.3 Notwithstanding the provisions of Clause 5.2.1 of the Scheme, the following land use permissibility's apply within this Special Development Zone. (c) The following uses are classified as 'AA' uses: Chalet Park; Bed & Breakfast Accommodation and Educational Establishment. (d) The following use is classified as 'X' not permitted: Marina.

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314				Under the third point of clause 1.8 replace the words '…within 400 metres of the Marina village centre' with '…within 400 metres of the village centre'. Delete clause 1.10. At the commencement of the first paragraph of clause 1.15.3 replace the words 'The Marina Village precinct…' with the words 'A Village precinct…'. Delete the third paragraph of clause 1.15.3. Renumber the remaining clauses accordingly.
314	21/01/2022	28/01/2022	HB	Modify portion of Schedule 7 relating to Point Grey to delete clause 1.3 and replace with: 1.3 Notwithstanding the provisions of Clause 5.2.1 of the Scheme, the following land use permissibility's apply within this Special Development Zone. (c) The following uses are classified as 'AA' uses: Chalet Park; Bed & Breakfast Accommodation and Educational Establishment. (d) The following use is classified as 'X' not permitted: Marina. Under the third point of clause 1.8 replace the words '…within 400 metres of the Marina village centre' with '…within 400 metres of the village centre'. Delete clause 1.10. At the commencement of the first paragraph of clause 1.15.3 replace the words 'The Marina Village precinct…' with the words 'A Village precinct…'. Delete the third paragraph of clause 1.15.3. Renumber the remaining clauses accordingly.
312	13/01/2023	31/01/2023	HB	Rezone Lot 422 (No. 250) Moores Road, West Pinjarra from 'Rural' to 'Special Rural'. Amend the Scheme Maps accordingly. Include the following provisions within Schedule 4 – SR41 – Lot 442 Moores Road, West Pinjarra with Special Provisions Relating to (A)
321	16/06/2023	11/07/2023	GL	Amend Schedule 5 – Special Use Zone to include a special use area for 1100 California Cres, South Yunderup. Amend the Scheme Map. Replace the use class 'Child Day Care Centre' with 'Child Care Premises' in Table 1- zoning table, leave the permissibility for each zone unchanged. Replace the definition of 'Child Day Care Centre' in Appendix 1 – interpretations' with the definition of 'Child Care Premises' from Schedule 1 of the *Planning and Development (Local Planning Scheme) Regulations 2015* Delete the use class 'Kindergarten' and associated permissibility from Table 1-Zoning table and the associated definition from Appendix 1- interpretations. Replace the current definition of 'Educational Establishment' in 'Appendix 1 – Interpretations' with the corresponding definition in Schedule 1 of the *Planning and Development (Local Planning Scheme) Regulations 2015.* Replace the terms 'Day Care Centre' and 'kindergarten' in the 4th tow 'Table II – Non Residential Development Standards' with term 'Child Care Premises'

<table>
<tr><th rowspan="2">AMDT NO</th><th rowspan="2">GAZETTAL DATE</th><th colspan="2">UPDATED</th><th rowspan="2">DETAILS</th></tr>
<tr><th>WHEN</th><th>BY</th></tr>
<tr><td>318</td><td>1/10/2024</td><td>11/10/2024</td><td>HAB</td><td>Rezone portion of Lots 19-23 Pinjarra Road, Lots 122, 124, 2521 and portion of Lot 127 Tonkin Drive, Lots 125, 126 and 128-130 Walter Road and Lot 120 North Yunderup Road, the road reserve of Walter Road and portion of the road reserve of Towera Road from Special Rural, Public Recreation/Conservation Reserve, Major Highway Reserve and no zone to Special Development.

Amend the Scheme Maps accordingly.

Add Special Provisions relating to the above land and Lot 123 Tonkin Drive, Portions of Lot 185 North Yunderup Road, portion of Lot 205 Walter Road, Lot 304 and portion of Lot 650 Towera Road, North Yunderup in Schedule 7 of the Scheme text to address specific matters relevant to the planning and development of the land, as below:

<table><tr><th>(A)SPECIFIED LAND</th><th>(B)SPECIAL PROVISIONS RELATING TO (A)</th></tr><tr><td>Portion of Lots 19-23 Pinjarra Road, Lots 122, 123, 124, 2521 and portion of Lot 127 Tonkin Drive, Lots 125, 126, 128-130, portion of Lot 205 Walter Road and the road reserve of Walter Road, Lot 120 and portion of Lot 185 North Yunderup Road and Lot 304, portion of Lot 650 Towera Road and the road reserve of Towera Road abutting these Lots.</td><td>Subdivision and development shall generally be in accordance with a Structure Plan prepared and approved for the entirety of the specified land in accordance with the provisions of Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.</td></tr></table></td></tr>
<tr><td>335</td><td>21/10/2025</td><td>21/10/2025</td><td>HAB</td><td>Rezone the following lots from ‘State Forest’ to ‘Rural’;

a.Portion of Lot 1082 Old Williams Road, Dwellingup;
b.Portion of Lot 1021 Pinjarra Williams Road, Dwellingup;
c.Lot 2 (95) River Road, Dwellingup;
d.Portion of Lot 281 Newton Street, Dwellingup;
e.Portion of Lot 1 (503) River Road, Dwellingup;
f.Portion of Lots 1003 – 1004 Days Road, Inglehope.

Amend the scheme map accordingly.</td></tr>
<tr><td>307</td><td>16/01/2026</td><td>21/01/2026</td><td>HAB</td><td>Rezone portions of Lot 1 Napier Road, Oakley to ‘Rural’ and ‘Industry’ consistent with the corresponding Rural and Industrial zones under the Peel Region Scheme.

Amend the scheme maps accordingly.</td></tr>
</table>

<table>
<tr><th rowspan="2">AMDT NO</th><th rowspan="2">GAZETTAL DATE</th><th colspan="2">UPDATED</th><th rowspan="2">DETAILS</th></tr>
<tr><th>WHEN</th><th>BY</th></tr>
<tr><td>330</td><td>31/03/2026</td><td>13/04/2026</td><td>HAB</td><td>Rezone land in accordance with the amendment maps from Residential Development to the relevant zones, residential density code and/or reserved land for the following structure plan areas:

Lot 42 Hampton Road, Pinjarra Structure Plan;
Lot 38 & 39 Hampton Road, Pinjarra Structure Plan;
Lot 401 & 9001 Hampton Road, Pinjarra Structure Plan;
Pinjarra Meadows Structure Plan;
Padbury Glades, Structure Plan;
Lot 9001 Lloyd Avenue, Ravenswood Structure Plan;
Lot 102 Rodoreda Crescent, Ravenswood Structure Plan;
Lot 1,2 and 49 Banksia Terrace South Yunderup Structure Plan;
Lot 14 South Yunderup Road, South Yunderup Structure Plan;
Lot 14 Murray River Drive, South Yunderup Structure Plan.

Rezone land in accordance with the amendment maps from Special Development to the relevant zones, residential density codes and/or reserved land for the folowing structure plan areas:

Ravenswood
Murray River Country Estate

Amend the Scheme Maps accordingly.</td></tr>
<tr><td>329</td><td>17/04/2026</td><td>20/04/2026</td><td>HAB</td><td>Replace 'Bed and Breakfast' with 'Hosted Short-Term Rental Accommodation' throughout the Scheme Text.
Delete all references to the following land uses throughout the Scheme Text:

Holiday Accommodation
Motel
Residential Hotel

Amend Table No.1: Zoning Table as follow.
Insert in alphabetical order, under the ‘Residential’ Sub-Heading the following land use permissibility:
Hosted Short-Term Rental Accommodation' with the following land use permissibility:

<table>
<tr><td>1
Residential</td><td>P</td></tr>
<tr><td>2
Residential Development</td><td>P</td></tr>
<tr><td>3
Canal Development</td><td>P</td></tr>
<tr><td>4
Town Centre</td><td>P</td></tr>
<tr><td>5
Commercial</td><td>P</td></tr>
</table>
</td></tr>
</table>

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6 Industry	X
7 Hotel/Motel	X
8 Private Clubs	X
9 Private Recreation	X
10 Rural	P
11 Special Rural	P
12 Caravan/Chalet Park	X
13 Special Use	#
14 Special Development	P
15 Farmlet	P
16 Hills Landscape Protection	P
17 Special Residential	P
18 Service Commercial	X
19 N Industrial Development Nambeelup	REFER TP CLAUSE 5.2.4
19 P Industrial Development Pinjarra	X
20 Cluster Farm	P
21 Nambeelup Industrial Zone	X

Unhosted Short-Term Rental Accommodation' with the following land use permissibility

1 Residential	A
2 Residential Development	A

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3 Canal Development	A
4 Town Centre	D
5 Commercial	D
6 Industry	X
7 Hotel/Motel	X
8 Private Clubs	X
9 Private Recreation	X
10 Rural	D
11 Special Rural	D
12 Caravan/Chalet Park	X
13 Special Use	#
14 Special Development	D
15 Farmlet	D
16 Hills Landscape Protection	D
17 Special Residential	A
18 Service Commercial	X
19 N Industrial Development Nambeelup	REFER TP CLAUSE 5.2.4
19 P Industrial Development Pinjarra	X
20 Cluster Farm	D
21 Nambeelup Industrial Zone	X

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Insert in alphabetical order, under the 'Travelling & Vacational' Sub-Heading the following land uses:

Tourist and Visitor Accommodation with the following land use permissibility:

1 Residential	A
2 Residential Development	A
3 Canal Development	X
4 Town Centre	D
5 Commercial	D
6 Industry	X
7 Hotel/Motel	P
8 Private Clubs	X
9 Private Recreation	X
10 Rural	A
11 Special Rural	X
12 Caravan/Chalet Park	X
13 Special Use	#
14 Special Development	D
15 Farmlet	X
16 Hills Landscape Protection	X

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17 Special Residential	X
18 Service Commercial	X
19 N Industrial Development Nambeelup	REFER TP CLAUSE 5.2.4
19 P Industrial Development Pinjarra	X
20 Cluster Farm	X
21 Nambeelup Industrial Zone	X

Amend Table No.2 ‘Non-residential Development Standards' by including in alphabetical order 'Tourist and Visitor Accommodation' as follows:

Use / Development	Setbacks			Site Coverage	Landscaping	Car Parking Requirements	Special Remarks
	Front	Side	Rear				
Tourist and Visitor Accommodation	*	*	*	*	*	1 bay per 4 persons the Accommodation is designed to accommodate, plus 1 bay per employee	*

Insert 'Unhosted Short Term Rental Accommodation' as a ‘D’ Use within Schedule 4 wherever a ‘Single House’ appears as a Permitted Use.

Insert 'Unhosted Short Term Rental Accommodation' as a ‘D’ Use within Schedule 5 wherever a ‘Single House’ appears as a Permitted Use.

Amend Schedule 5 - “Portion of Part ML 17 being Lots 1 to 44, known as the River Resort, South Yunderup” by including the following in column B in place of Motel:

(d) Tourist and Visitor Accommodation

Amend Schedule 5 - “Lot 11 & 12 Nambeelup Road Nambeelup by including the following in column B in place of resort hotel/motel:

3(v)(a) Tourist and Visitor Accommodation

Amend Schedule 5 - “Pt Lots 100 & 101 Pinjarra Road, Mandurah” by including the following in column B:

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				2(a) - Tourist and Visitor Accommodation - Unhosted Short Term Rental Accommodation in place of 'Holiday Accommodation' Amend Schedule 5 – "Lot 5 Corio Road, North Dandalup" by including the following in column B: 2(a) • Unhosted Short Term Rental Accommodation 2(b) • Tourist and Visitor Accommodation Insert 'Unhosted Short Term Rental Accommodation' as a 'A' Use within Schedule 10 – Special Residential Zone wherever a 'Single House' or 'Single Residential' appears as a Permitted Use. Insert 'Hosted Short Term Rental Accommodation' as a 'P' Use within Schedule 10 – Special Residential Zone wherever a 'Single House' or 'Single Residential' appears as a Permitted Use. Amend 'Appendix 1 - Interpretations' as follows (g) Amend the definition for 'Chalet' to: "means a building that — (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) forms part of – (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period." (h) Amend the definition for 'Roadhouse' to: "means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services — (a) a full range of automotive repair services; (b) wrecking, panel beating and spray painting services; (c) transport depot facilities; (d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12month period; (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;" (i) Insert the following land use terms and definitions into 'Appendix 1 Interpretations' in appropriate alphabetical order:

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				Cabin means a building that – (a) is an individual unit other than a chalet; and (b) forms part of – (i) tourist and visitor accommodation; or (ii) a caravan park; and (c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period. Tourist and Visitor Accommodation (a) means a building, or group of buildings forming a complex, that – (i) is wholly managed by a single person or body; and (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and (iii) may include on-site services and facilities for use by guests; and (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager, but (c) does not include any of the following – (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation; (iv) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1); (v) a park home park; (vi) a retirement village as defined in the *Retirement Villages Act 1992* Section 3(1); (vii) a road house; (viii) workforce accommodation.

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322	26/05/2026	29/05/2026	HAB	Include a Pinjarra Secondary Centre Boundary on the Scheme Maps aligned with the Pinjarra Precinct Structure Plan area boundary. Transfer various landholdings within the Pinjarra Secondary Centre as shown on the amending maps from Town Centre, Residential, Public Purposes Reserve, Special Use, Civic/ Cultural Reserve, Private Clubs and Institutions, Commercial, Major Highway Reserve, Hotel/Motel to the Centre Zone and Mixed Use Zone. Include a Restricted Use (RU1) overlay over land zoned Rural within the Pinjarra Secondary Centre bounded by Carey Street, Roe Avenue, James Street and Forrest Street as shown on the amending maps. Remove the R15, R25, R40 residential density codes from various landholdings within the Pinjarra Secondary Centre and extend the R-AC0 residential density code to cover all Centre, Mixed Use and Residential zoned land within the Pinjarra Secondary Centre as shown on the amending maps. Delete Clauses 2.3 – 2.6. Delete Clauses 3.1 – 3.4 Renumber Clause 3.5 as 3.1. Modify clause 5.1 by including 4. “Centre’ and 5. “Mixed Use” and renumbering the remainder of zones. Delete the existing clauses 5.2.1 to 5.2.4 and replace them with the following: 5.2.1 The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table. 5.2.2 The symbols used in the zoning table have the following meanings: P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme; I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme;

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				D means that the use is not permitted unless the local government has exercised its discretion by granting development approval; A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising the application in accordance with clause 64 of the deemed provisions; X means that the use is not permitted by this Scheme. Notes for this clause: 1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land. 2. Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement for development approval. 3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a nonconforming use. 5.2.3 A specific use class referred to in the zoning table is excluded from any other use class described in more general terms. 5.2.4 The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table: (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or (b) determine that the use is consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
				(c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone. 5.2.5 If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval. 5.2.6 If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land: (a) a structure plan; (b) a local development plan. Renumber existing clauses 5.2.5 to 5.2.7 accordingly. Replace all occurrences of the land use symbols in the zoning table, schedules 4, 5, 7, 10 and 12 and Appendix II from 'AA' to 'D'; 'SA' to 'A'; and 'IP' to 'I'. Delete "* Refer Schedule III" from the key to columns' for the Table 1 Zoning Table. Include additional zones in the 'key to columns' for the Table 1 Zoning Table being '4. Centre' and '5. Mixed Use' and renumbering the remainder of zones. Delete the following uses and development classes from the Table 1 Zoning Table: • Additional Accommodation • Aged or Dependent Persons Dwellings • Attached House • Motel • Licensed Restaurant • Liquor Store • Piggeries • Poultry Farms • Public Amusements • Retirement Village • Shop • Take Away Food outlet • Wine Shop

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	

Delete all examples of where the aforementioned uses and development classes appear throughout the scheme including in Appendix 1 - Interpretations.

Replace the following uses and development classes in the Table 1 Zoning Table as follows:

- Ancillary Accommodation with Ancillary Dwelling
- Showroom with Bulky Goods Showroom
- Place of Public Worship with Place of Worship
- Private Club with Club Premises

Replace all examples of where the aforementioned uses and development classes appear throughout the scheme.

Reorganise all uses and development classes in the Table 1 Zoning Table under the relevant sub-headings in alphabetical order.

Include the following new uses and development classes in the Table 1 Zoning Table under the relevant sub-headings in alphabetical order:

USES AND DEVELOPMENT CLASSES
TRAVELLING & VACATIONAL
Tourist and Visitor Accommodation
LICENSED PREMISES
Liquor Store – Large
Liquor Store – Small
Nightclub
Small Bar
COMMERCIAL
Amusement Parlour
Art Gallery
Betting Agency
Cinema / Theatre
Convenience Store
Exhibition Centre
Food Outlet
Food outlet with a Drive through Facility
Market
Recreation - Private
Restricted Premises
Shop - Large
Shop - Small
PUBLIC & COMMUNITY
Community Purpose

Update the Table 1 Zoning Table with the following symbols against the various uses and development classes:

Delete clause number '5.2.4' from column 19 - N of the zoning table and replace with '5.2.6'.

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
				Delete the second note following the zoning table which reads 'Any land use not listed in Table No. 1 - Zoning Table shall be considered by the Council in accordance with the "SA" procedures detailed by clause 5.2.2 of the Scheme.' Amend Clause 6.12.1 as follows: To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites. Insert a new clause 6.17 which reads: 6.17 Centre Zone 6.17.1 The objectives of the Centre Zone are: a) To designate land for future development as an activity centre. b) To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy. c) To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. d) provide a focal point for accommodating a broad range of land uses to meet the community's district needs for goods and services, community facilities, entertainment and leisure, education, health and tourism. e) To provide for a pedestrian-dominant streetscape where the primary focus of activity is on the street, the public realm and public open spaces. f) To provide a focus for integrated and well-designed high-density housing and mixed used development. g) To provide for a diverse range of housing options to meet the needs of the community. h) To ensure walking, cycling and public transport access to and within the centre is prioritised whilst ensuring safe and efficient access for service vehicles. i) To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community. j) To preserve the existing heritage and arts character on the banks of the Murray River with a strong landscape theme that provides a setting for Pinjarra's heritage assets and sensitively designed cultural facilities. k) To ensure development reflects the character and identity of Pinjarra.

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
				Insert Clause 6.17.2 All ground floor uses within the Centre zone are to provide active frontages to the street, generally in accordance with the Pinjarra Precinct Structure Plan. Insert a new clause 6.18 which reads: 6.18 Mixed Use Zone 6.18.1 The objectives of the Mixed Use zone are: a) To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. b) To allow for the development of a mix of varied but compatible land uses such as housing, offices, amusement centres and eating establishments which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents. c) To establish a frame to the Centre zone that provides for a transition in activity between the Centre and the broader residential areas of Pinjarra by providing streets with a diverse range of complementary uses that enable people to work and reside in the same location or live affordably within the walkable catchment of the Pinjarra town centre. d) To provide for a diverse range of housing options to meet the needs of the community. e) To ensure walking, cycling and public transport access to and within the centre is prioritised whilst ensuring safe and efficient access for service vehicles. f) To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community. g) To ensure development reflects the character and identity of Pinjarra. Insert a new clause 6.19 which reads: 6.19 Restricted Uses 6.19.1 The Table sets out – a) restricted classes of use for specified land that apply instead of the classes of use that are permissible in the zone in which the land is located; and b) the conditions that apply to that restricted use.

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	

Table 2
Restricted uses for land in scheme area

	Description of land	Restricted use	Conditions
RU1	Portions of lots 117-119, 191 and 809 James Street, Lot 503 Forrest Street and portions of Lot 106 Carey Street and Lots 103,502 and 801 Forrest Street, Pinjarra	P Uses: • Home Occupation • Home Office • Single House D Uses: • Home Business • Ancillary Dwelling • Family Day Care • Cottage Industry	

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

Renumber Table II NON-RESIDENTIAL DEVELOPMENT STANDARDS to Table 3 NONRESIDENTIAL DEVELOPMENT STANDARDS.

Insert a new Clause 7.3.1 c) as follows:

Where land is proposed to be developed for non-residential purposes within the Pinjarra Secondary Centre, as delineated on the scheme map, due regard should be given to the car parking requirements of the applicable precinct plan for this centre.

Insert a new Clause 7.7 Additional Site and Development Requirements for Areas Covered by Structure Plan, Precinct Structure Plan or Local Development Plan.

7.7 Additional Site and Development Requirements for Areas Covered by Structure Plan, Precinct Structure Plan or Local Development Plan

7.7.1 Table 4 sets out the requirements relating to development that are included in structure plans, precinct structure plans and local development plans that apply in the scheme area.

7.7.2 The specific development standards set out under this Clause and the associated Table 4 prevail to the extent of any inconsistencies with any other standard or provision of the Scheme.

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

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	

Table 4 – Additional requirements that apply to land in Scheme area

No.	Description of Land	Requirement
1	Pinjarra Secondary Centre – as defined in the Pinjarra Precinct Structure Plan and as shown on the Scheme Map.	1) Subdivision and development of land is to be generally in accordance with the Pinjarra Precinct Structure Plan.

Insert the following land use terms and definitions into 'Appendix 1 - Interpretations' in appropriate alphabetical order:

Amusement Parlour – means premises –

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

Art Gallery – means premises –

(a) that are open to the public; and
(b) where artworks are displayed for viewing or sale;

Betting Agency - means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003;*

Cinema/Theatre - means premises where the public may view a motion picture or theatrical production;

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

Convenience Store - means premises —

(a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and

(b) operated during hours which include, but may extend beyond, normal trading hours; and

(c) the floor area of which does not exceed 300 m² net lettable area;

Exhibition Centre - means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum;

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
				Food Outlet - means premises, without a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten — (a) without further preparation; and (b) primarily off the premises. **Food Outlet with Drive-through Facility** – means a food outlet designed or used for the sale and serving of goods direct to persons driving or seated in motor vehicles. **Liquor Store — Large** - means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of more than 300 m^2; **Liquor Store — Small** - means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of not more than 300 m^2; **Market** means premises used for the display and sale of goods from stalls by independent vendors; **Nightclub** means - premises the subject of a nightclub licence granted under the *Liquor Control Act 1988;* **Recreation – Private** means premises that are — (a) used for indoor or outdoor leisure, recreation or sport; and (b) not usually open to the public without charge; **Restricted Premises** - means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of — (a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); or (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or (c) smoking-related implements; **Shop – Large** – means premises greater than 1500m^2 NLA other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services. **Shop – Small** - means no greater than 1500m^2 NLA other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
				Small Bar - means premises the subject of a small bar licence granted under the Liquor Control Act 1988; 'tavern', **TOURIST AND VISITOR ACCOMMODATION –** (a) means a building, or a group of buildings forming a complex, that — (i) is wholly managed by a single person or body; and (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and (iii) may include on-site services and facilities for use by guests; and (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but (c) does not include any of the following — (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation; (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1); (v) a park home park; (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1); (vii) a road house; (viii) workforce accommodation. Delete the land use terms and interpretations 'Ancillary Accommodation', 'Hotel', 'Park Home Park', 'Public Place of Worship', 'Private Club' and 'Showrooms' in 'Appendix 1 - Interpretations', replace in appropriate alphabetical order with the following and update all occurrences of the replaced terms throughout the Scheme: Replace the land use terms and interpretations 'Ancillary Accommodation', 'Showrooms', 'Private Club', 'Hotel', 'Park Home Park', 'Public Place of Worship', and 'Showrooms' in 'Appendix 1 - Interpretations', replace in appropriate alphabetical order with the following and update all occurrences of the replaced terms throughout the Scheme:

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
				Ancillary Dwelling – means self-contained dwelling on the same site as a dwelling which may be attached to, integrated with or detached from the dwelling' **Bulky Goods Showroom** - means premises — (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes — (i) automotive parts and accessories; (ii) camping, outdoor and recreation goods; (iii) electric light fittings; (iv) animal supplies including equestrian and pet goods; (v) floor and window coverings; (vi) furniture, bedding, furnishings, fabrics, manchester and homewares; (vii) household appliances, electrical goods and home entertainment goods; (viii) party supplies; (ix) office equipment and supplies; (x) babies' and children's goods, including play equipment and accessories; (xi) sporting, cycling, leisure, fitness goods and accessories; (xii) swimming pools; or (b) used to sell by retail goods and accessories by retail if — (i) a large area is required for the handling, display or storage of the goods; or (ii) vehicular access is required to the premises for the purpose of collection of purchased goods; **Club Premises** - means premises used by a legally constituted club or association or other body of persons united by a common interest; **Hotel** - means premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1988 including any betting agency on the premises; **Park Home Park** - means premises used as a park home park as defined in the Caravan Parks and Camping Grounds Regulations 1997 Schedule 8; **Place of Worship** - means premises used for religious activities such as a chapel, church, mosque, synagogue or temple; Insert a new Additional Use into Appendix II as follows

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	

No	Description of Land	Additional Use	Conditions
5	Lots 112 and 113 James Street, Lot 502 Roe Avenue and Lot 6001 Pinjarra Road, Pinjarra	Shop – Large (A)	1. Development should have an appropriate interface to adjacent residential areas and the public realm to be responsive to the character and context of the locality, in terms of height, bulk, scale, articulation and appearance. 2. All service areas are to be appropriately screened from the public realm to address visual and noise impacts 3. All tenancies fronting Pinjarra Road to be glazed to a minimum of 50% of the frontage below the verandah/awning line. 4. Development is to be supported by an approved Operational Noise Management Plan and Acoustic Report. 5. Development is to be supported by a landscape statement that includes a tree protection plan.

AMDT NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
331	28/08/2026	07/09/2026	RW	Amend rows SR14, SR18, SR24, SR25, SR27, SR28 and SR32 in Schedule 4—Special Rural Zone by inserting the following as Provision 1 'Each lot shall have a minimum area of not less than 2 hectares,' and all other provisions renumbered accordingly. Removing provisions from Column B of Schedule 4—Special Rural Zone. Amend rows HLP 1, HLP 2, HLP 3, HLP 4, HLP 5, HLP 6 and HLP 7 in Schedule 9 – Hills Landscape Protection Zone by inserting the following 'Each lot shall have a minimum area of not less than 4 hectares,' as Provision 1 and all other provisions renumbered accordingly. Remove provisions from Column B of Schedule 9—Hills Landscape Protection Zone Delete the plan of Lots 491 and Part Lot 643 Hines Road, North Dandalup from Schedule 9 – Hills Landscape Protection Zone. Within the Centre (4) and Mixed Use (5) zones under Table 1 Zoning Table, insert the following permissibility: (a) Hosted STRA – 'P' (b) Unhosted STRA – 'D' Amend Table 2 – Restricted uses for land in scheme area by inserting Hosted STRA under 'P' uses and add 'A' Uses and insert Unhosted STRA under the new 'A' uses.

SHIRE OF MURRAY

LOCAL PLANNING SCHEME NO. 4 - DISTRICT ZONING SCHEME

The Murray Shire Council, under and by virtue of the powers conferred upon it in that behalf by the *Town Planning and Development Act, 1928* (as amended), hereby makes the following Town Planning Scheme for the purpose of:

(i) defining the general and specific objectives of the Scheme;

(ii) reserving land required for various public purposes;

(iii) zoning the balance of the land within the Scheme Area for the various purposes described in the Scheme;

(iv) providing for the control of land use and development for the purpose of securing and maintaining an orderly and properly planned use and development of land within the Scheme Area and to preserve and enhance the environmental qualities of the area; and

(v) making provision for other matters authorised by the enabling Act.

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PART I - PRELIMINARY

1.1 CITATION

This Town Planning Scheme may be cited as the Shire of Murray Town Planning Scheme No 4 - District Zoning Scheme hereinafter called "the Scheme", and shall come into operation on the publication of the Scheme in the Government Gazette.

1.2 SCHEME AREA

The Scheme shall apply to the whole of the area of land contained within the broken black line on the Scheme Map, which area is hereinafter referred to as "the Scheme Area".

1.3 RESPONSIBLE AUTHORITY

The authority responsible for the implementation of this Scheme shall be the Council of the Shire of Murray hereinafter referred to as "the Council".

1.4 SCHEME DOCUMENTS

The Scheme is comprised of the following documents:

(a) Scheme Map;

(b) Scheme Text (including all Schedules and Appendices); and

(c) Scheme Report.

1.5 REVOCATION

The Town Planning Scheme (West Murray) published in the Government Gazette on May 28, 1976; the Town Planning Scheme (Pinjarra Townsite) published in the Government Gazette on April 30, 1971; and the Town Planning Scheme (East Murray No 2) published in the Government Gazette on May 11, 1979; and which were subsequently amended from time to time, are hereby revoked.

1.6 ARRANGEMENT OF SCHEME TEXT

The Scheme Text is divided into the following parts:

Part I	-	Preliminary
Part II	-	Objectives of the Scheme
Part III	-	Development and its Approval
Part IV	-	Reserved Land
Part V	-	Zones
Part VI	-	Special Provisions
Part VII	-	General Provisions
Part VIII	-	Non-Conforming Uses of Land
Part IX	-	Finance and Administration

1.7 INTERPRETATIONS

AMD 100 7/3/97

In this Scheme, unless the Text otherwise requires, the terms used shall have the respective meanings set out in Appendix No 1 of the Scheme Text.

PART II - OBJECTIVES OF THE SCHEME

2.1 GENERAL OBJECTIVES

The general objectives of the Council in the formulation and implementation of the Scheme are:

(a) to preserve the integrity of the Shire of Murray and its identity;

(b) to ensure the orderly and proper development of the Scheme Area; and

(c) to secure the amenity, health and convenience of the Scheme Area and its inhabitants.

2.2 SPECIFIC OBJECTIVES

The specific objectives of the Council are:

(a) to protect and foster the agricultural industry within the Scheme Area;

(b) to preserve and consolidate the individual identity of the urban settlements (villages) within the Scheme Area;

(c) to consolidate the central business district of the Pinjarra townsite and to improve accessibility to and car parking within it;

(d) to foster the recreational potential of the Scheme Area;

(e) to encourage industrial uses to establish within the area set aside for that purpose; and

(f) to preserve the special environment associated with the lakes and waterways within the Scheme Area.

2.3 LOCAL PLANNING POLICIES – DELETED BY AMD 322 GG 26/05/2026

2.4 RELATIONSHIP OF LOCAL PLANNING POLICIES TO SCHEM DELETED BY AMD 322 GG 26/05/2026

2.5 PROCEDURE FOR MAKING OR AMENDING A LOCAL PLANNING POLICY DELETED BY AMD 322 GG 26/05/2026

2.6 REVOCATION OF LOCAL PLANNING POLICY – DELETED BY AMD 322 GG 26/05/2026

PART III - DEVELOPMENT AND ITS APPROVAL

3.1 EXEMPTED DEVELOPMENT

AMD 48 GG 8/8/95; AMD 322 GG 26/05/2026

Excepting where development concerns land within a floodway or where land is subject to the provisions of Clause 6.7 of the Scheme (Places of Heritage and Landscape Value), the following classes of land use or development may be undertaken without the specific planning approval of the Council:

(a) any works by, or on behalf of a public authority where these works are, a permitted 'P' use in the zone in which the land is situated or where the works are consistent with the reservation which applies to the land;

(b) the use of land for a rural pursuit or the development of outbuildings and minor structures which are incidental to this use within the rural zone provided that no substantial clearing of natural vegetation within the Peel Harvey Coastal Plain Catchment will result;

(c) a Single House and its ancillary outbuildings in any zone where this is designated as a permitted use in Table No. 1 or in a schedule of the Scheme and provided it:

a) complies with other relevant provisions of the Scheme;

b) complies with the Residential Planning Codes, the provisions of any policy prepared and adopted under the provisions of clause 2.5 of the Scheme or the provisions of any outline development plan, structure plan or detailed area plan adopted under Part VI of the Scheme where these apply; and

AMD 205 GG 22/5/09

c) does not involve the exercise of a discretion which is expressly vested in the Council.

(d) the maintenance and repair of any building provided these works do not:

a) significantly alter the size, layout or structure of the original building; or

b) depart from prevailing standards of visual amenity.

PART IV - RESERVED LAND

4.1 RESERVATIONS

Land set aside under the Scheme for the purposes of a reserve is deemed to be reserved for the purpose indicated on the Scheme Map.

4.2 DEVELOPMENT

Except as otherwise provided in this Part, a person shall not carry out any development on land reserved under the Scheme other than the erection of a boundary fence without first applying for and obtaining the planning approval of the Council pursuant to Part III of the Scheme.

4.3 APPROVAL

In giving its approval, the Council shall have regard to the ultimate purpose intended for the reserve and shall, in the case of land reserved for the purposes of a public authority, confer with that authority before giving its approval.

4.4 CONTINUED USE OF RESERVED LAND

No provision of this Part prevents the continued use of land for the purpose for which it was being lawfully used immediately prior to the gazettal date of the Scheme, or the repair and maintenance of buildings or works lawfully existing on the land.

4.5 COMPENSATION

4.5.1 If the Council refuses approval for the development of land reserved under the Scheme on the ground that the land is reserved for public purposes, or grants approval subject to conditions that are unacceptable to the applicant, the owner of the land may, if the land is injuriously affected thereby, claim compensation for the injurious affection.

4.5.2 The time within which a claim for compensation pursuant to Clause 4.5.1 may be made is six months after the date of the decision of the Council refusing approval or granting it subject to conditions that are unacceptable to the applicant.

4.6 PURCHASE IN LIEU OF COMPENSATION

In lieu of paying compensation, the Council may, if the owner is willing to sell it, purchase the land affected by a decision of the Council at a price representing the unaffected value of the land at the time of refusal of planning approval or of the grant of planning approval subject to conditions that are unacceptable to the applicant.

PART V - ZONES

5.1 ZONES

With the exception of the land reserved under Part IV of the Scheme, the Scheme Area is classified into zones as set out hereunder:

1.	Residential	
2.	Residential Development	
3.	Canal Development	
4.	Centre	*AMD 322 GG 26/05/2026*
5.	Mixed Use	*AMD 322 GG 26/05/2026*
6.	Town Centre	
7.	Commercial	
8.	Industry	
9.	Hotel	*AMD 329 GG 8/4/2026*
10.	Club Premises and Institutions	*AMD 322 GG 26/05/2026*
11.	Private Recreation	
12.	Rural	
13.	Special Rural	
14.	Caravan Park; Chalet Park	
15.	Special Use	
16.	Special Development	*AMD 43 GG 28/4/95*
17.	Farmlet Zone	*AMD 62 GG 18/7/95*
18.	Hills Landscape Protection	*AMD 61 GG 25/8/95*
19.	Special Residential Zone	*AMD 58 GG 6/2/96*
20.	Service Commercial	*AMD 64 GG 23/1/98*
21.	Industrial Development	*AMD 181 GG 28/3/06*
22.	Cluster Farm	*AMD 209 GG 8/9/09*
23.	Nambeelup Industrial	*AMD 301 GG 18/05/18*

5.2 ZONING TABLE

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

AMD 322 GG 26/05/2026

5.2.2 The symbols used in the zoning table have the following meanings:

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

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

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

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

Notes for this clause:

1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land.
2. Under clause 61 of the deemed provisions, certain works and uses are exempt

from the requirement for development approval.

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

AMD 322 GG 26/05/2026

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

AMD 322 GG 26/05/2026

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

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

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

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

AMD 322 GG 26/05/2026

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

AMD 322 GG 26/05/2026

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

(a) a structure plan;

(b) a local development plan.

AMD 322 GG 26/05/2026

5.2.7 Notwithstanding anything contained in the Zoning Table, the land specified in appendix 2 may be used for the specific use that is listed in addition to any uses permitted in the zone in which the land is situated subject to the conditions set out in appendix 2 with respect to that land.

AMD 122 GG 22/9/98; AMD 322 GG 26/05/2026

5.2.8 Where provisions contained in Schedule 4 specify the various uses and developments permitted in special rural zones, Schedule 4 shall prevail over the provisions of Part 5 of the Scheme.

AMD 19 GG 26/11/93; AMD 322 GG 26/05/2026

5.2.9 Where provisions contained in Schedule 5 specify the various uses and developments permitted in Special Use Zones, Schedule 5 shall prevail over the provisions of Part 5 of the Scheme.

AMD 293 GG 28/06/16; AMD 322 GG 26/05/2026

TABLE I - ZONING TABLE

KEY TO COLUMNS

**Refer Schedule V**
~ **Refer Schedule X**

1. RESIDENTIAL
2. RESIDENTIAL DEVELOPMENT
3. CANAL DEVELOPMENT *AMD 298 GG 18/08/17*
4. CENTRE AMD 322 GG 26/05/2026
5. MIXED USE AMD 322 GG 26/05/2026
6. TOWN CENTRE
7. COMMERCIAL
8. INDUSTRY
9. HOTEL
10. CLUB PREMISES *AMD 322 GG 26/05/2026*
11. PRIVATE RECREATION
12. RURAL
13. SPECIAL RURAL
14. CARAVAN/CHALET PARK
15. SPECIAL USE
16. SPECIAL DEVELOPMENT *AMD 43 GG 28/04/95; AMD 72 GG 03/09/96; AMD 100 GG 7/3/97; Refer to Schedule 7 AMD 218 GG 27/3/09*
17. FARMLET *AMD 62 GG 18/7/95*
18. HILLS LANDSCAPE PROTECTION *AMD 61 GG 25/8/95*
19. SPECIAL RESIDENTIAL *AMD 58 GG 6/2/96*
20. SERVICE COMMERCIAL *AMD 64 GG 23/1/98*
21. INDUSTRIAL DEVELOPMENT *AMD 181 GG 28/3/06*
N - INDUSTRIAL DEVELOPMENT ZONE - NAMBEELUP
P - INDUSTRIAL DEVELOPMENT ZONE - PINJARRA *AMD 301 GG 18/05/18*
22. CLUSTER FARM *AMD 209 GG 8/9/09*
23. NAMBEELUP INDUSTRIAL ZONE AMD 301 GG 18/05/18

USES AND DEVELOPMENT CLASSES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21 N	21 P	22	23
RESIDENTIAL																								
Additional Accommodation	*DELETED BY AMD 100 GG 7/3/97*																							
Aged or Dependent Persons Dwellings *AMD 205 GG 22/5/09; AMD 217 GG 15/10/10 AMD 137 GG 12/05/99; AMD 322 GG 26/05/2026*	*DELETED BY AMD 322 GG 2/05/2026*																							
Ancillary Dwelling *AMD 100 GG 7/3/97; AMD 228 GG 24/09/10; AMD 217 GG 15/10/10; AMD 298 GG 18/08/17; AMD 322 GG 26/05/2026*	D	D	P	P	P	X	X	X	X	X	X	D	D	X	#	D	D	X	~	X		X		X
Attached House *AMD 43 28/04/95; AMD 322 GG 26/05/2026*	*DELETED BY AMD 322 GG 2/05/2026*																							
Caretaker's Dwelling *AMD 181 GG 28/3/06; AMD 228 GG 24/09/10; AMD 322 GG 26/05/2026*	X	X	X	D	D	X	X	I	I	D	D	D	X	P	#	I	X	X	~	I		I		I
Grouped Dwelling *AMD 225 GG 25/1/08; AMD 205 GG 22/5/09; AMD 298 GG 18/08/17; AMD 322 GG 26/05/2026*	D	D	D	D	P	D	X	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Home Business *AMD 302 GG 06/02/18; AMD 322 GG 26/05/2026*	D	D	D	D	D	D	D	X	X	X	X	D	D	X	#	D	D	D	~	X		X		
Home Office *AMD 302 GG 06/02/18; AMD 322 GG 26/05/2026*	P	P	P	P	P	P	P	X	X	X	X	P	P	X	X	P	P	P	P	X		X		
Home Occupation *AMD 61 GG 25/08/95; AMD 62 GG 18/07/95; AMD 298 GG 18/08/17; AMD 322 GG 26/05/2026*	D	D	D	P	P	D	D	X	X	X	X	D	D	X	#	D	D	D	~	X		X		X
Hosted Short-Term Rental Accommodation *AMD 329 GG 17/04/2026; AMD 322 GG 26/05/2026 AMD 331 GG 28/08/26*	P	P	P	P	P	P	P	X	X	X	X	P	P	X	#	P	P	P	P	X		P		X
Multiple Dwelling *AMD 225 GG 25/1/08; AMD 205 GG 22/5/09; AMD 322 GG 26/05/2026*	D	D	X	D	D	A	X	X	X	X	X	X	X	X	X	D	X	X	X	X		X		X
Retirement Village *AMD 100 GG 7/3//97; AMD 137 GG 7/5/99; AMD 322 GG 26/05/2026*	DELETED BY AMD 322 GG 2/05/2026																							
Rural Worker's Dwelling *AMD 228 GG 24/09/10; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	D	X	X	X		X		X
Single House *AMD 298 GG 18/08/17; AMD 322 GG 26/05/2026*	P	D	P	D	P	D	D	X	X	I	I	P	P	I	#	P	P	P	~	X		X		X
Unhosted Short-Term Rental Accommodation *AMD 329 GG 17/04/2026; AMD 322 GG 26/05/2026 AMD 331 GG 28/08/26*	A	A	A	D	D	D	D	X	X	X	X	D	D	X	#	D	D	A	A	X		X		X

TABLE I - ZONING TABLE (Cont'd)

KEY TO COLUMNS

1. RESIDENTIAL

 # Refer Schedule V

~ Refer Schedule X

2. RESIDENTIAL DEVELOPMENT

3. CANAL DEVELOPMENT *AMD 298 GG 18/08/17*

4. CENTRE AMD 322 GG 26/05/2026

5. MIXED USE AMD 322 GG 26/05/2026

6. TOWN CENTRE

7. COMMERCIAL

8. INDUSTRY

9. HOTEL *MD 329 GG 8/4/26*

10. CLUB PREMISES AMD 322 GG 26/05/2026

11. PRIVATE RECREATION

12. RURAL

13. SPECIAL RURAL

14 CARAVAN/CHALET PARK

15. SPECIAL USE

16. SPECIAL DEVELOPMENT AMD *43 GG 28/04/95; AMD 72 GG 03/09/96; AMD 100 GG 7/3/97; Refer to Schedule 7 AMD 218 GG 27/3/09*

17. FARMLET *AMD 62 GG 18/7/95*

18. HILLS LANDSCAPE PROTECTION *AMD 61 GG 25/8/95*

19. SPECIAL RESIDENTIAL *AMD 58 GG 6/2/96*

20. SERVICE COMMERCIAL *AMD 64 GG 23/1/98*

21. INDUSTRIAL DEVELOPMENT *AMD 181 GG 28/3/06*
N - INDUSTRIAL DEVELOPMENT ZONE - NAMBEELUP
P - INDUSTRIAL DEVELOPMENT ZONE - PINJARRA *AMD 301 GG 18/05/18*

22. CLUSTER FARM *AMD 209 GG 8/9/09*

23. NAMBEELUP INDUSTRIAL ZONE AMD 301 GG 18/05/18

USES AND DEVELOPMENT CLASSES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21 N	21 P	22	23
TRAVELLING & VACATIONAL																								
Camping Area *AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	A	X	P	#	A	X	X	~	X		X		X
Caravan Park *AMD 235 GG 02/07/2010; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	D	X	P	#	A	X	X	~	X		X		X
Chalet Park *AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	A	X	P	#	A	X	X	~	X		X		X
Lodging House *AMD 322 GG 26/05/2026*	A	X	X	D	D	D	X	X	P	X	X	X	X	X	#	D	X	X	~	X		X		X
Park Home Park *AMD 100 GG 7/3/97; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	A	X	P	#	A	X	X	~	X		X		X
Residential Hotel	DELETED BY AMD 329 GG 8/4/2026																							
Tourist and Visitor Accommodation *AMD 329 GG 17/04/2026; AMD 322 GG 26/05/2026*	X	X	X	D	D	D	D	X	P	X	X	A	X	X	#	A	X	X	~	X		X		X
LICENSED PREMISES																								
Hotel *AMD 72 GG 03/09/96; AMD 322 GG 26/05/2026*	X	X	X	D	D	D	X	X	P	X	X	X	X	X	#	D	X	X	~	X		X		X
Licensed Restaurant *AMD 160 GG 07/05/02; AMD 322 GG 26/05/2026*	DELETED BY AMD 322 GG 2/05/2026																							
Liquor Store *AMD 322 GG 26/05/2026*	DELETED BY AMD 322 GG 2/05/2026																							
Liquor Store – Large *AMD 322 GG 26/05/2026*	X	X	X	P	X	X	X	X	X	X	X	X	X	X	#	D	X	X	~	D		X		X
Liquor Store – Small *AMD 322 GG 26/05/2026*	X	X	X	P	D	D	D	X	D	X	X	X	X	X	#	D	X	X	~	D		X		X
Motel	DELETED BY AMD 329 GG 8/04/2026																							
Nightclub *AMD 322 GG 26/05/2026*	X	X	X	A	X	X	X	X	X	X	X	X	X	X	#	X	X	X	~	X		X		X
Small Bar *AMD 322 GG 26/05/2026*	X	X	X	P	D	P	P	X	D	X	X	X	X	X	#	D	X	X	~	X		X		X
Tavern *AMD 322 GG 26/05/2026*	X	X	X	D	D	D	D	X	P	X	X	X	X	X	#	A	X	X	~	X		X		X
Wine Shop	DELETED BY AMD 322 GG 2/05/2026																							
Winery *AMD 160 GG 7/5/02; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	D	X	X	#	X	X	D	~	X		X		I

TABLE I - ZONING TABLE (Cont'd)

KEY TO COLUMNS

1. RESIDENTIAL

2. RESIDENTIAL DEVELOPMENT

3. CANAL DEVELOPMENT *AMD 298 GG 18/08/17*

4. CENTRE AMD 322 GG 26/05/2026

5. MIXED USE AMD 322 GG 26/05/2026

6. TOWN CENTRE

7. COMMERCIAL

8. INDUSTRY

9. HOTEL *MD 329 GG 8/4/26*

10. CLUB PREMISES AMD 322 GG 26/05/2026

11. PRIVATE RECREATION

12. RURAL

13. SPECIAL RURAL

14 CARAVAN/CHALET PARK

15. SPECIAL USE

16. SPECIAL DEVELOPMENT AMD *43 GG 28/04/95; AMD 72 GG 03/09/96; AMD 100 GG 7/3/97; Refer to Schedule 7 AMD 218 GG 27/3/09*

17. FARMLET *AMD 62 GG 18/7/95*

18. HILLS LANDSCAPE PROTECTION *AMD 61 GG 25/8/95*

19. SPECIAL RESIDENTIAL *AMD 58 GG 6/2/96*

20. SERVICE COMMERCIAL *AMD 64 GG 23/1/98*

21. INDUSTRIAL DEVELOPMENT *AMD 181 GG 28/3/06*
N - INDUSTRIAL DEVELOPMENT ZONE - NAMBEELUP
P - INDUSTRIAL DEVELOPMENT ZONE - PINJARRA *AMD 301 GG 18/05/18*

22. CLUSTER FARM *AMD 209 GG 8/9/09*

23. NAMBEELUP INDUSTRIAL ZONE AMD 301 GG 18/05/18

**Refer Schedule V**

~ **Refer Schedule X**

USES AND DEVELOPMENT CLASSES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21 N	21 P	22	23
COMMERCIAL																								
Art Gallery *AMD 322 GG 26/05/2026*	X	X	X	P	D	P	P	X	X	X	X	A	X	X	#	D	X	X	~	X		X		X
Amusement Parlour *AMD 322 GG 26/05/2026*	X	X	X	D	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Bank *AMD 322 GG 26/05/2026*	X	X	X	P	P	P	P	D	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Betting Agency *AMD 322 GG 26/05/2026*	X	X	X	D	X	D	D	X	D	X	X	X	X	X	#	D	X	X	~	X		X		X
Bulky Goods Showroom	X	X	X	X	X	P	D	D	X	X	X	X	X	X	#	D	X	X	~	P		A		X
Car, Caravan Hire *AMD 72 GG 03/09/96; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Car, Boat, Caravan & Agric. Equip Sales *AMD 322 GG 26/05/2026*	X	X	X	X	X	P	P	D	X	X	X	X	X	X	#	X	X	X	~	D		X		X
Car Park *AMD 39 GG 15/10/93; AMD 181 GG 28/3/06; AMD 298 GG 18/08/17; AMD 322 GG 26/05/2026*	D	X	D	D	D	P	P	P	P	P	P	D	X	P	#	D	X	X	~	P		D		I
Cinema/Theatre *AMD 322 GG 26/05/2026*	X	X	X	P	D	P	P	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Consulting Room(s) *AMD 322 GG 26/05/2026*	A	X	X	P	D	P	D	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Convenience Store *AMD 322 GG 26/05/2026*	X	X	X	p	p	p	p	X	I	I	I	I	X	D	#	D	X	X	~	X		X		X
Dry Cleaning Agency *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	D	D	P	P	D	X	X	X	X	X	X	#	D	X	X	~	P		D		X
Exhibition Centre *AMD 322 GG 26/05/2026*	X	X	X	P	D	P	P	X	X	X	X	A	X	X	#	D	X	X	~	X		X		X
Food Outlet *AMD 322 GG 26/05/2026*	X	X	X	P	D	P	P	D	X	X	X	X	X	X	#	D	X	X	~	D		D		X
Food Outlet with a Drive Through Facility *AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	D	X	X	~	D		D		X
Funeral Parlour *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	D	D	A	A	D	X	X	X	X	X	X	#	A	X	X	~	P		D		X
Garden Centre *AMD 100 GG 7/3/97; AMD 322 GG 26/05/2026*	X	X	X	X	X	A	A	X	X	X	X	A	X	X	#	A	X	X	~	D		X		P

TABLE I - ZONING TABLE (Cont'd)

KEY TO COLUMNS

1. RESIDENTIAL

2. RESIDENTIAL DEVELOPMENT

3. CANAL DEVELOPMENT *AMD 298 GG 18/08/17*

4. CENTRE AMD 322 GG 26/05/2026

5. MIXED USE AMD 322 GG 26/05/2026

6. TOWN CENTRE

7. COMMERCIAL

8. INDUSTRY

9. HOTEL *MD 329 GG 8/4/26*

10. CLUB PREMISES AMD 322 GG 26/05/2026

11. PRIVATE RECREATION

12. RURAL

13. SPECIAL RURAL

14 CARAVAN/CHALET PARK

15. SPECIAL USE

16. SPECIAL DEVELOPMENT AMD *43 GG 28/04/95; AMD 72 GG 03/09/96; AMD 100 GG 7/3/97; Refer to Schedule 7 AMD 218 GG 27/3/09*

17. FARMLET *AMD 62 GG 18/7/95*

18. HILLS LANDSCAPE PROTECTION *AMD 61 GG 25/8/95*

19. SPECIAL RESIDENTIAL *AMD 58 GG 6/2/96*

20. SERVICE COMMERCIAL *AMD 64 GG 23/1/98*

21. INDUSTRIAL DEVELOPMENT *AMD 181 GG 28/3/06*
N - INDUSTRIAL DEVELOPMENT ZONE - NAMBEELUP
P - INDUSTRIAL DEVELOPMENT ZONE - PINJARRA *AMD 301 GG 18/05/18*

22. CLUSTER FARM *AMD 209 GG 8/9/09*

23. NAMBEELUP INDUSTRIAL ZONE AMD 301 GG 18/05/18

**Refer Schedule V**

~ **Refer Schedule X**

USES AND DEVELOPMENT CLASSES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21 N	21 P	22	23
Hardware Outlet *AMD 100 GG 7/3/97; AMD 322 GG 26/05/2026*	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	D	X	X	~	D		X		X
Hire Outlet *AMD 100 GG 7/3/97; AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	D	X	X	~	D		D		X
Laundromat *AMD 100 GG 7/3/97; AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	D	D	P	P	D	X	X	X	X	X	X	#	D	X	X	~	X		D		X
Market *AMD 322 GG 26/05/2026*	X	X	X	P	P	P	P	X	X	X	X	I	X	X	#	D	X	X	~	X		X		X
Medical Clinic *AMD 322 GG 26/05/2026*	A	X	X	P	D	P	D	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Office *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	P	P	P	P	I	X	X	X	X	X	X	#	D	X	X	~	I		I		X
Open Air Display *AMD 100 GG 7/3/97; AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	X	X	X	~	X		D		D
Recreation – Private *AMD 322 GG 26/05/2026*	X	X	X	P	D	P	P	X	X	X	X	A	X	X	#	D	X	X	~	X		X		X
Restaurant/Café *AMD 160 GG 07/05/02; AMD 322 GG 26/05/2026*	X	X	X	P	P	p	p	D	D	D	X	I	X	D	#	D	X	X	~	X		X		X
Restricted Premises *AMD 322 GG 26/05/2026*	X	X	X	X	X	X	A	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X
Service Station/Petrol Filling Station *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	D	X	X	~	A		D		D
Shop *AMD 160 GG 07/05/02; AMD 322 GG 26/05/2026*	DELETED BY AMD 322 GG 2/05/2026																							
Shop – Large *AMD 322 GG 26/05/2026*	X	X	X	P	X	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Shop – Small *AMD 322 GG 26/05/2026*	X	X	X	P	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Take-away Food Outlet *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	DELETED BY AMD 322 GG 2/05/2026																							
Warehouse & Storage *AMD 181 GG 28/3/06*	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	X	X	X	~	I		D		P

TABLE I - ZONING TABLE (Cont'd)

KEY TO COLUMNS

1. RESIDENTIAL

2. RESIDENTIAL DEVELOPMENT

3. CANAL DEVELOPMENT *AMD 298 GG 18/08/17*

4. CENTRE AMD 322 GG 26/05/2026

5. MIXED USE AMD 322 GG 26/05/2026

6. TOWN CENTRE

7. COMMERCIAL

8. INDUSTRY

9. HOTEL *MD 329 GG 8/4/26*

10. CLUB PREMISES AMD 322 GG 26/05/2026

11. PRIVATE RECREATION

12. RURAL

13. SPECIAL RURAL

14 CARAVAN/CHALET PARK

15. SPECIAL USE

16. SPECIAL DEVELOPMENT AMD *43 GG 28/04/95; AMD 72 GG 03/09/96; AMD 100 GG 7/3/97; Refer to Schedule 7 AMD 218 GG 27/3/09*

17. FARMLET *AMD 62 GG 18/7/95*

18. HILLS LANDSCAPE PROTECTION *AMD 61 GG 25/8/95*

19. SPECIAL RESIDENTIAL *AMD 58 GG 6/2/96*

20. SERVICE COMMERCIAL *AMD 64 GG 23/1/98*

21. INDUSTRIAL DEVELOPMENT *AMD 181 GG 28/3/06*
N - INDUSTRIAL DEVELOPMENT ZONE - NAMBEELUP
P - INDUSTRIAL DEVELOPMENT ZONE - PINJARRA *AMD 301 GG 18/05/18*

22. CLUSTER FARM *AMD 209 GG 8/9/09*

23. NAMBEELUP INDUSTRIAL ZONE AMD 301 GG 18/05/18

**Refer Schedule V**

~ **Refer Schedule X**

USES AND DEVELOPMENT CLASSES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21 N	21 P	22	23
INDUSTRIAL																								
Abattoir *AMD 301 GG 18/5/18; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	A	X	X	X	X	X	X	#	X	X	X	~	X		X		A
Alternative Energy Facility *AMD 301 18/5/18; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	D	X	X	X	A	X	X	#	X	X	X	~	X		D		D
Cottage Industry *AMD 100 GG 7/3/97; AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	D	D	X	D	D	D	P	D	X	D	X	D	D	X	#	D	D	D	~	X		D		X
Dry Cleaning Premises *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	D	D	D	X	D	X	X	X	X	X	X	#	X	X	X	~	X		D		X
Extractive Industry *AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	A	X	X	#	X	X	X	~	X		X		X
Factory Units *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	X	X	X	~	X		D		D
Fuel Depot *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	D	X	X	X	A	X	X	#	X	X	X	~	X		D		D
General Industry *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	P	X	X	X	X	X	X	#	X	X	X	~	X		D		D
Hazardous Industry *AMD 100 GG 7/3/97; AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	A	X	X	X	X	X	X	#	X	X	X	~	X		A		X
Light Industry *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	P	X	X	X	X	X	X	#	X	X	X	~	X		D		P
Manure Facility *AMD 301 18/5/18; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	A	X	X	X	X	X	X	#	X	X	X	~	X		A		D
Motor Vehicle Wrecking *AMD 181 GG 28/03/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	X	X	X	~	X		D		D
Noxious Industry *AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	A	X	X	X	A	X	X	#	X	X	X	~	X		X		I
Rural Industry *AMD 37 GG 3/11/95; AMD 181 GG 28/03/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	D	X	X	X	D	X	X	#	X	X	X	~	X		D		P
Service Industry *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	D	D	D	X	X	X	X	X	X	#	X	X	X	~	A		D		P

TABLE I - ZONING TABLE (Cont'd)

KEY TO COLUMNS

1. RESIDENTIAL

 # Refer Schedule V

~ Refer Schedule X

2. RESIDENTIAL DEVELOPMENT

3. CANAL DEVELOPMENT *AMD 298 GG 18/08/17*

4. CENTRE AMD 322 GG 26/05/2026

5. MIXED USE AMD 322 GG 26/05/2026

6. TOWN CENTRE

7. COMMERCIAL

8. INDUSTRY

9. HOTEL *MD 329 GG 8/4/26*

10. CLUB PREMISES AMD 322 GG 26/05/2026

11. PRIVATE RECREATION

12. RURAL

13. SPECIAL RURAL

14 CARAVAN/CHALET PARK

15. SPECIAL USE

16. SPECIAL DEVELOPMENT AMD *43 GG 28/04/95; AMD 72 GG 03/09/96; AMD 100 GG 7/3/97; Refer to Schedule 7 AMD 218 GG 27/3/09*

17. FARMLET *AMD 62 GG 18/7/95*

18. HILLS LANDSCAPE PROTECTION *AMD 61 GG 25/8/95*

19. SPECIAL RESIDENTIAL *AMD 58 GG 6/2/96*

20. SERVICE COMMERCIAL *AMD 64 GG 23/1/98*

21. INDUSTRIAL DEVELOPMENT *AMD 181 GG 28/3/06*
N - INDUSTRIAL DEVELOPMENT ZONE - NAMBEELUP
P - INDUSTRIAL DEVELOPMENT ZONE - PINJARRA *AMD 301 GG 18/05/18*

22. CLUSTER FARM *AMD 209 GG 8/9/09*

23. NAMBEELUP INDUSTRIAL ZONE AMD 301 GG 18/05/18

USES AND DEVELOPMENT CLASSES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21 N	21 P	22	23
Transport Depot *AMD 301 18/5/18; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	D	X	X	X	X	X	X	#	X	X	X	~	X		D		D
PUBLIC & COMMUNITY																								
Boating Facility *AMD 298 GG 18/8/17; AMD 322 GG 26/05/2026*	X	X	D	X	X	X	X	X	X	X	X	X	X	X	#	X	X	X	~	X		X		
Child Care Premises *AMD 100 GG 07/03/97; AMD 321 GG 16/06/23; AMD 322 GG 26/05/2026*	A	X	X	D	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	X		X		X
Civic Building *AMD 322 GG 26/05/2026*	X	X	X	P	D	D	D	X	X	X	X	X	X	X	#	D	X	X	~	D		X		X
Club Premises *AMD 322 GG 26/05/2026*	X	X	X	P	D	D	X	X	X	P	D	X	X	X	#	D	X	X	~	D		X		X
Community Purpose *AMD 322 GG 26/05/2026*	A	A	A	P	P	P	P	X	X	D	X	A	X	X	#	D	X	X	X	D		X		X
Educational Establishment *AMD 322 GG 26/05/2026*	X	D	X	P	P	P	P	X	X	D	X	A	X	X	#	D	X	X	~	X		X		X
Family Day Care Centre* *AMD 322 GG 26/05/2026*	D	D	D	D	D	D	D	X	X	X	X	D	D	X	#	D	X	X	~	X		X		X
Health Centre/Studio *AMD 181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	D	D	D	D	D	X	D	I	X	X	X	#	A	X	X	~	P		D		X
Infant Welfare Clinic *AMD 322 GG 26/05/2026*	X	X	X	D	D	D	D	X	X	D	X	X	X	X	#	D	X	X	~	X		X		X
Public Amusement *AMD 322 GG 26/05/2026*	DELETED BY AMD 322 GG 2/05/2026																							
Place of Public Assembly *AMD 322 GG 26/05/2026*	X	X	X	X	X	D	X	X	X	D	D	X	X	X	#	A	X	X	~	X		X		X
Place of Worship *AMD 322 GG 26/05/2026*	A	X	X	D	D	D	D	X	X	D	X	X	X	X	#	A	X	X	~	X		X		X
Public Utility *AMD 62 GG 18/07/95; AMD 61 GG 25/08/95; AMD 181 GG 28/3/06; AMD 298 GG 18/08/17; AMD 322 GG 26/05/2026*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	#	D	P	P	~	D		D		P
Research Centre	X	X	X	D	D	D	D	D	X	X	X	X	X	X	#	X	X	X	~	X		D		P

TABLE I - ZONING TABLE (Cont'd)

KEY TO COLUMNS

1. RESIDENTIAL

2. RESIDENTIAL DEVELOPMENT

3. CANAL DEVELOPMENT *AMD 298 GG 18/08/17*

4. CENTRE AMD 322 GG 26/05/2026

5. MIXED USE AMD 322 GG 26/05/2026

6. TOWN CENTRE

7. COMMERCIAL

8. INDUSTRY

9. HOTEL *MD 329 GG 8/4/26*

10. CLUB PREMISES AMD 322 GG 26/05/2026

11. PRIVATE RECREATION

12. RURAL

13. SPECIAL RURAL

14 CARAVAN/CHALET PARK

15. SPECIAL USE

16. SPECIAL DEVELOPMENT AMD *43 GG 28/04/95; AMD 72 GG 03/09/96; AMD 100 GG 7/3/97; Refer to Schedule 7 AMD 218 GG 27/3/09*

17. FARMLET *AMD 62 GG 18/7/95*

18. HILLS LANDSCAPE PROTECTION *AMD 61 GG 25/8/95*

19. SPECIAL RESIDENTIAL *AMD 58 GG 6/2/96*

20. SERVICE COMMERCIAL *AMD 64 GG 23/1/98*

21. INDUSTRIAL DEVELOPMENT *AMD 181 GG 28/3/06*
N - INDUSTRIAL DEVELOPMENT ZONE - NAMBEELUP
P - INDUSTRIAL DEVELOPMENT ZONE - PINJARRA *AMD 301 GG 18/05/18*

22. CLUSTER FARM *AMD 209 GG 8/9/09*

23. NAMBEELUP INDUSTRIAL ZONE AMD 301 GG 18/05/18

**Refer Schedule V**

~ **Refer Schedule X**

USES AND DEVELOPMENT CLASSES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		22	23
																					N	P		
RURAL																								
Cattery *AMD 100 GG 7/3/97; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	A	A	X	#	X	X	X	~	X		X		I
Intensive Agriculture *AMD 37 GG 3/11/95* AMD *62 GG 18/07/95; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	D	X	~	X		X		D
Kennels *AMD 37 GG 3/11/95; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X	X	~	X		X		I
Piggeries	*DELETED BY AMD37 GG 3/11/95*																							
Poultry Farms	*DELETED BY AMD37 GG 3/11/95*																							
Research Centre - Rural *AMD 301 GG 18/5/18; AMD 322 GG 26/05/2026*	X	X	X	D	D	D	D	D	X	X	X	D	X	X	#	X	X	X	~	X		D		P
Rural Industry *AMD 37 GG 3/11/95*; AMD *181 GG 28/3/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	D	X	X	X	D	X	X	X	X	X	X	~	X		D		P
Rural Produce Stalls *AMD 37 GG 3/11/95; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	X	X	~	X		X		I
Rural Pursuit *AMD 62 GG 18/07/95 AMD 61 GG 25/08/95 AMD 37 GG 3/11/95 AMD 72 GG 03/09/96 AMD 64 GG 23/01//98; AMD 322 GG 26/05/2026*	X	D	X	X	X	X	X	X	X	X	X	P	D	X	X	A	D	D	~	X		X		D
Stables *AMD 43 GG 08/04/95; AMD 62 GG 28/04/95; AMD 61 GG 25/08/95; AMD 37 GG 3/11/95; AMD 72 GG 03/09/96; AMD 181 GG 28/03/06; AMD 322 GG 26/05/2026*	X	X	X	X	X	X	X	X	X	X	X	D	D	X	X	A	P	X	~	X		X		I
Veterinary Centre *AMD 62 GG 18/07/95; AMD 61 GG 25/08/95; AMD 37 GG 3/11/95; AMD 72 GG 03/09/96 AMD 299 GG 15/9/17; AMD 322 GG 26/05/2026*	X	X	X	D	D	D	D	X	X	X	X	D	X	X	X	A	D	D	~	P		X		I
Veterinary Hospital *AMD 37 GG 3/11/95; AMD 322 GG 26/05/2026*	X	X	X	D	D	X	X	X	X	X	X	D	X	X	X	X	X	X	~	X		X		I

* This recommended addition of 'Family Day Care Centre' as a defined use in Town Planning Scheme No. 4 will provide Council with additional Statutory control within areas currently lacking under the Scheme and will empower the Scheme to cover a wider range of development scenarios.

AMD 74 GG 27/10/95

6.1 DEVELOPMENT AFFECTING NATURAL WATERWAYS AND OTHER WETLANDS

6.1.1 On receipt of any application made pursuant to Sub-Clause 3.2.1 and 3.3.1, which adjoins or is likely to affect a natural river, waterway, lake or other wetland (except in respect of development contained within a Canal Development Zone), the Council shall consider the application having regard to the matters referred to in Sub-Clause 3.4.2 and shall either:

a) resolve to forward the application to the Environmental Protection Authority, Peel Inlet Management Authority or any other body whose functions may be affected advising that it has no objection in principle to the application and seeking the view or comments of the body or bodies consulted; or

b) resolve to refuse to approve the application and advise the applicant of its decision in accordance with Clause 3.3.3.

6.1.2 In the event of the council resolving in accordance with Sub-Clause 6.1.1 a), the Council shall, in determining the application, have regard to the view and comments received from the body or bodies consulted.

6.1.3 Nothing in this Clause shall prevent an applicant from consulting directly with anybody referred to in Sub-Clause 6.1.1 a) prior to the submission of an application pursuant to Clause 3.2.1 and 3.3.1.

6.2 CANAL DEVELOPMENT ZONE

AMD 298 GG 18/08/17

6.2.1 Objectives

a) To ensure the visual amenity and open natured character of the canal frontage area is not compromised.

b) To ensure the canal frontage area is not dominated by building mass and reflects the existing development pattern.

c) To ensure view sheds along the canal from private land are not compromised.

d) To achieve high quality design, built form, streetscapes and canal frontages throughout the area.

6.2.2 Subdivision

Minimum and average lot sizes shall be in accordance with the R-Code applicable to the land as superimposed on the Scheme map.

6.2.3 Residential Development

Residential development to occur in accordance with the R-Codes unless otherwise stipulated in this Scheme or an approved local development plan or local planning policy.

6.2.4 Maintenance of Canal Walls

All canal walls shall be maintained to a high state of repair at all times by the landowner. The Shire of Murray is not responsible for maintenance, repair or replacement of canal walls that are associated with private property.

6.3 MURRAY RIVER FLOOD PLAIN

DELETED BY AMD 38 GG 4/2/94

6.4 SPECIAL RURAL ZONES

AMD 144 GG 16/01/01; AMD 202 GG 27/2/09

PROCEDURE FOR ZONING

6.4.1 The Council shall not initiate an amendment to include land within a Special Rural Zone unless the land is included within the Council's approved Special Rural Strategy.

6.4.2 All "rezoning submissions" shall include:

a) a statement of the purpose or intent for which the zone is being created;

b) details and particulars of the evaluation of the land carried out in respect of topography, slope, aspect, physical features and characteristics, natural vegetation, the environmental and landscape qualities of the area generally, the availability of services to the site including roads, power and the sources of supply from which potable and stock water are to be gained;

c) plans at suitable metric scales showing:

(i) the relationship of the land to its environs and local settlements;

(ii) the contours and physical features of the landform;

(iii) the extent of natural vegetation and other trees and shrubs upon the land; and

(iv) the position and use of all significant improvements on the land, including dwellings, farm buildings, bores, pumps and wells;

d) plans at suitable metric scales showing:

(i) the proposed ultimate subdivision of the land, including approximate lot sizes and dimensions;

(ii) the road access to each new lot and the connection of the road system within the subdivision to the road system in the locality;

(iii) land to be set aside as may be appropriate for Public Open Space, pedestrian accessways, horse trails, community facilities, etc, including as appropriate access-ways to river and lake foreshores;

(iv) physical and natural features it is intended to conserve and where appropriate, details of the proposals for landscaping and other works designed to complement those features; and

(v) the staging of the subdivision if appropriate;

(e) details of the facilities to be provided at the time of subdivision and those to be provided at a later stage when development of the land occurs, in particular water supply and on-site septic effluent disposal facilities; and

(f) draft documents prepared to show the manner in which this Scheme can be amended by inclusion of the land into a Special Rural Zone on the Scheme Maps and the extension of the Schedule of Special Rural Zones in this Scheme Text containing all such measures for the control of land uses and development as are necessary to ensure that the purpose and intent of the Zone is achieved and the qualities of the rural environment are not impaired; such documents should also include any Special Provisions to secure the objectives of the zone.

On receipt of a rezoning submission, the Council may consult with any public or statutory body before determining the Report and, in the case of the land, the subject of a "rezoning submission", which includes or abuts any river, lake or other wetland, the Council shall consult the Environmental Protection Authority.

6.4.4 If the Council shall approve the content of a rezoning submission, with or without such modification as the Council deems necessary and thus identifies the land as suitable for subdivision into small rural holdings, it shall initiate an amendment to the Scheme to transfer the land concerned from a Rural Zone to a Special Rural Zone.

SUBDIVISION, DEVELOPMENT & LAND USE

6.4.5 All subdivision, development and use of land within a Special Rural Zone shall comply with the Special Provisions contained in Schedule 4 of the Scheme relating to the particular parcel or parcels of land, in addition to any other provisions contained in Sub-Clauses 6.4.6 and 6.4.7 of this Part, and the Scheme generally.

6.4.6 Each dwelling shall be provided with a supply of potable water either from a reticulated system, an underground bore or a rainwater storage system with a minimum capacity of 90,000 litres, or a combination of any of these methods, to the satisfaction of Council. A dwelling shall not be considered fit for human habitation unless such a water supply has been installed and is operating. *AMD 202 GG 27/02/09*

6.4.7 a) Unless otherwise specified, all buildings shall be setback in accordance with the building envelopes shown on a Subdivision Guide Plan.

b) The Council may vary the boundary of a building envelope shown on a Subdivision Guide Plan where it considers constraints justify a modification.

c) Where no building envelope is shown a minimum setback of 10 metres shall apply to all boundaries except to a street boundary that shall be 20 metres.

6.4.8 Notwithstanding the fact 'Intensive Agriculture' is listed in Table 1 - Zoning Table as an 'X' use (i.e. not permitted) for the Special Rural Zone, Council may be prepared to consider listing "Intensive Agriculture' as a discretionary land use under Schedule 4, subject to land capability being adequately addressed by the proponent. Key considerations that would need to be addressed in any such proposal include soil quality, water supply, drainage and nutrient management. *AMD 199 GG 17/2/09*

6.5 RESIDENTIAL DEVELOPMENT ZONE

6.5.1 It is the intention of the Council to ensure that subdivision and development of land within the (Urban) Residential Development Zone takes place only after comprehensive planning ensures the maximum possible benefits of urban design and servicing.

6.5.2 In this regard the Council, before supporting or approving any proposal for subdivision or development of land within the zone, may require the preparation of an Outline Development Plan for the whole of the zone or for any particular part of parts as is considered appropriate by the Council with regard to the primary intent of the zone.

6.5.3 The Outline Development Plan shall show:

a) the topography of the area;

b) the vegetation of the area;

c) the existing major road systems;

d) the location and width of proposed major roads and cycleway systems;

e) the approximate location and quantity of shopping, civic and public facilities proposed;

f) the approximate location of the recreation and open space areas proposed; open space, where appropriate, to be related to creek lines, native vegetation and other natural features;

g) the population, residential densities and detailed subdivision standards proposed, including the location of appropriate 'Residential Planning Code' densities;

h) the basic layout of a sewerage system;

i) the layout of comprehensive drainage both land and stormwater;

j) landholdings adjacent to and included in the area the subject of the application;

k) the development proposed, the method of carrying out the development and the projected times of completion of each stage of development;

l) such other information as shall be required by Council; and

m) the effect, if any, on the land by floodways.

6.5.4 When an Outline Development Plan has been prepared to the satisfaction of Council, the Council shall notify in writing each owner of land affected by the Plan of the existence of plan and invite each owner to make a submission to Council regarding any aspect of the Plan of interest to or affecting that owner.

6.5.5 The Council shall specify a time within which submissions will be received, which shall not be less than 28 days from the date of the notification described in Clause 6.5.4.

6.5.6 The Council shall consider any submissions made under Clause 6.5.4 and may amend and adopt the Outline Development Plan after consideration of such submissions.

6.5.7 The Council shall subsequently forward the Outline Development Plan to the State Planning Commission, together with a 'précis' of, and the Council's decision in relation to, each submissions received in respect of the Plan, and shall request the Board to adopt the Plan submitted as the basis for approval of subdivision applications within the area covered by the Plan.

6.5.8 Any departures from or alterations to the Outline Development Plan may, subject to the approval of the State Planning Commission, be permitted if the Council considers that the proposed departure or alteration will not prejudice the progressive subdivision and development of the area the subject of the Plan.

6.5.9 An application for planning approval to develop land included in the zone shall not be approved until an Outline Development Plan has been prepared and adopted, unless the Council is satisfied that the proposed development will not prejudice the subsequent preparation and adoption of an Outline Development Plan.

6.6 SPECIAL USE ZONE

No person shall, in respect of any land included in this zone:

(a) use any land or any buildings or structures erected thereon; and

(b) carry out any development thereon;

except in accordance with the Special Provision applicable to the specified land as set out in Schedule V of the Scheme.

6.7 PLACES OF HERITAGE AND LANDSCAPE VALUE

6.7.1 The places described in Schedule VI and situated on the lands shown as places of heritage and landscape value on the Scheme Map are considered by the Council to be of historic, architectural, scientific, scenic or other value and should be retained in their present state or restored to their original state or to a state acceptable to the Council.

A person shall not, without the special approval of the Council, at or on a Place of Heritage and Landscape Value carry out any development including, but without limiting the generality of the foregoing -

a) the erection, demolition or alteration of any building structure (not including farm fencing, wells, bore or troughs and minor drainage works ancillary to the general rural pursuits in the locality);

b) clearing of land or removal of trees associated with a building of Heritage Value;

c) the erection of advertising signs; and

d) clearing of land.

6.7.2 The Council may give its special approval to development at or on a Place of Heritage and Landscape Value if the development -

a) complies with the land use requirements of the zone in which the development is proposed; and

b) complies with the requirements of any policy or code in respect of a Place of Heritage and Landscape Value.

6.7.3 The Council may give its special approval to the restoration of a Place of Heritage and Landscape Value notwithstanding that the work involved does not comply with the Residential Planning Codes or with the provisions of the Zoning and Development Table for the zone or area in which the place exists.

6.8 SPECIAL DEVELOPMENT ZONE

AMD 43 GG 28/4/95

6.8.1 The Council may support, with or without modifications, a Town Planning Scheme amendment proposed by all or any of the owners of any land to include the land within the Special Development zone provided it has adopted an Outline Development Plan that: indicates the manner of subdivision and development of the land.

6.8.2 The Council shall not adopt an Outline Development Plan unless it is satisfied that it is:

a) consistent with the aims and objectives of the Scheme,

b) conducive towards protecting, improving or utilising, to the best advantage, the aesthetic, cultural, economic and social surroundings of the environment and,

c) complies with the provisions of clause 6.9.5.

6.8.3 A plan of subdivision shall not be recommended for approval for land within the Special Development zone unless it is generally in accordance with an Outline Development Plan adopted by the Council and approved by the State Planning Commission.

6.8.4 The development of land within the Special Development zone shall comply in principle with an Outline Development Plan, adopted by Council and approved by the State Planning Commission and shall comply with the special provisions in the Schedule 7 applicable to the specified land.

6.8.5 an Outline Development Plan shall indicate the following:

a) the area and dimensions of the land, lot numbers, street names, scale and a north point;

b) the existing and proposed finished levels of the land in relation to the Australian Height Datum;

c) the proposed road system and its connection to the existing road system of the locality;

d) the proposed method of draining the land with special emphasis on water sensitive design techniques and any connection to an external system of drainage;

e) the proposed sewerage system;

f) the proposed pattern of subdivision including the number and area of lots;

g) the allocation of R Codes for the control of residential development;

h) the proposed locations for areas of public open space and foreshore reserves;

i) the proposed provision of land for commercial and community purposes;

j) the proposed landscaping and the retention of any existing vegetation and trees on the land; and

k) any other information which the Council may reasonably require having regard to the nature of the proposal and its location.

6.8.6 An Outline Development Plan may include other supporting plans, maps, diagrams, illustrations and a written statement to further demonstrate the proposal.

6.8.7 Council, shall require the following actions to be taken to ensure that the Outline Development Plan is advertised to allow public participation and that submissions from the public on any aspect of the Outline Development Plan are to be considered prior to the adoption and implementation of the Plan.

a) The Council may require the proponent of the Outline Development Plan to give notice or may itself at the expense of the proponent give notice of the proposed Outline Development Plan by any one or more of the follow means:

(i) written notice to such owners of land as the Council stipulates;

(ii) place notice signs on the land in positions required by Council;

(iii) the advertisement of the progressed Outline Development Plan in newspapers to the requirements of Council; and

(iv) other means of notification specified by Council.

b) Council shall prescribe the form and content of advertisements to ensure that the existence of a plan, the identity of the land affected by the plan and the right and time period for the public to lodge submissions with Council on any aspect of the plan for consideration.

c) The time period for the advertisement of the plan and receipt of submissions shall be specified on all notices but shall not be less than 28 days from the date of the first notification or less than 21 days from the date of the last notification.

d) In resolving to proceed with the advertising of an Outline Development Plan, Council may refer the plan to any authority it considers may provide comments or additional information.

e) Council shall consider any submissions received within the specified time as part of the consideration of the Outline Development Plan.

f) with reference to any submissions received, Council may resolve:

g) to reject the plan;

(i) to approve it as advertised and/or without modification;

(ii) to approve a modified plan; and

(iii) to stipulate conditions which Council would impose on any development or would seek to have imposed on any subdivision in accordance with the Plan.

6.8.8 Once Council resolves to approve an Outline Development Plan for land with potential for subdivision it shall as soon as practicable sent to the State Planning Commission:

a) a copy of the Outline Development Plan including any modifications;

b) details of any conditions;

c) a 'précis'of any submissions or responses received within the stipulated time together with the Council's decisions in respect thereof;

and a request of the Commission to endorse and adopt the Plan as the basis for approving future subdivisions within the Plan area.

6.8.9 The Outline Development Plan and any associated modifications are to be available at the Council Offices for public inspection.

6.8.10 Where Council is requested to amend the Scheme to zone land Special Development, Council may choose to advertise the amendment at the same time as an Outline Development Plan so that submissions received on each can be considered and any decision made will have regard to both the Scheme Amendment and the Outline Development Plan.

6.8.11 Council shall have regard to the procedure outlined in paragraphs 6.9.7 - 6.9.9 when resolving to deal with the Outline Development Plan concomitant with a Scheme Amendment.

6.8.12 An Outline Development Plan may be amended in whole or in part by:

a) a subsequent ODP made in accordance with the provisions of clauses 6.8.7 and 6.8.8. *AMD 218 GG 27/3/09*

b) such means as the Council deems appropriate, provided that any modification which, in the opinion of the Council and the Western Australian Planning Commission, is substantial, shall be dealt with by procedures similar to those for the approval of the Plan. *AMD 218 GG 27/3/09*

6.8.13 In considering an application for any development, other than a building dealt with by the Residential Planning Codes, the Council shall have regard to:

a) local amenity;

b) the suitability of the site in relation to the existing or proposed road hierarchy of the locality;

c) the effect of the development on existing and proposed supply services in the neighbourhood; and

d) the provision of an Outline Development Plan for the land.

6.8.14 Where there is any discrepancy between the provisions of this section and any other provisions of the Scheme, the provisions of this section shall prevail.

6.9 FARMLET ZONE

AMD 62 GG 18/7/95; AMD 115 GG 1/9/98

6.9.1 Purpose and Intent of the Zone

The purpose and intent of the Farmlet Zone is to allow for a range of lot sizes between 10 and 40 hectares within Precincts identified in the Shire of Murray Rural Strategy, to satisfy demand for equestrian/hobby farming lots.

Farmlet Zones should be located near residential precincts. Land with potential to be held in smaller lot sizes should only be further subdivided if it can be shown that there will be minimal detriment to environmental and landscape values. Environmental repair to improve scenic and environmental values shall be encouraged through development control measures, such as a net increase in tree cover, adequate setbacks and lot sizes being dictated by landform, soils and vegetation.

6.9.2 Rezoning Procedure

The Council shall not initiate an amendment to include land within a Farmlet Zone unless the land has been identified for inclusion within this zone in the Council's approved Rural Strategy.

Having regard to the purpose and intent of the Farmlet Zone, Council shall require that any rezoning submission include:

a) a statement of the purpose or rationale for which the zone is being created;

b) a plan showing contours at such intervals as to adequately reflect the landform of the area and physical features such as existing vegetation, creeklines, significant improvements such as dwellings, farm buildings, bores, dams, drains, etc;

c) details of the development proposal, including lot sizes, proposed servicing, vegetation retention and planting, land capability, etc. The land subject to rezoning should meet selection criteria outlined in Appendix III of the rural Strategy and the proposal should specify how environmental concerns will be addressed;

d) amendment documents shall be prepared to show the manner in which the Scheme can be amended by inclusion of the land within the Farmlet Zone on the Scheme Maps and extension of Schedule 8 - Farmlet Zones. The Schedule shall only contain special measures considered appropriate for the control of land uses and development not addressed within this section of the Scheme Text.

6.9.3 Subdivision, Development and Land Use

6.9.4 A Subdivision Guide Plan for each area within the Farmlet Zone shall be endorsed by the Shire Clerk and approved by the State Planning Commission.

6.9.5 Permitted land uses are listed in Table No. 1 Zoning Table of this Scheme Text.

AMD 228 GG 24/09/10

6.9.6 A description of the land within the Farmlet Zone and special provisions relating to the land are included in Schedule 8 - Farmlet Zones. In addition to other Scheme provisions which may be relevant, land included within the Farmlet Zone shall be subject to the following conditions:

a) Subdivision of land within the Farmlet zone should be generally in accordance with the Subdivision Guide Plan for the land, which forms part of the Scheme, or any variation approved by the Western Australian Planning Commission.

AMD 98 GG 23/9/97

b) the Council may in the interest of landscape preservation require building envelopes to be shown on one or more lots on the Subdivision Guide Plan. A building envelope shall be no larger than 4000m^2 and located in a position to be agreed by the Council.

Council may permit variation of a setback or the location of a building envelope if it is satisfied that such variation OS desirable and will not detrimentally affect the objective for the zone or amenity of the area generally. No building shall be constructed on a lot other than within the approved building enveloped without the written approval of the Council.

No building envelope shall be closer than 20 metres to a primary street boundary or closer than 10 metres to any other lot boundary or SECWA easement;

c) no dwelling shall be constructed or approved for construction unless an approved method of effluent disposal and water storage tank (minimum of 92000 litres) have been incorporated into the approved plans;

d) where the retention of significant trees/vegetation is to be encouraged, Tree Preservation Areas shall be nominated on the Subdivision Guide Plan. Within the Tree Preservation Areas, no trees or substantial vegetation shall be felled or cleared without prior written consent of Council, except that required for the erection of a single house, outbuildings, fuel free zone, effluent disposal system or access drive. This provision shall not preclude the removal of dead or diseased trees, nor the establishment of firebreaks as required by the Council and the Bush Fires Board of Western Australia.

e) if land is deficient in vegetation cover, Tree Planting Areas shall be nominated on the Subdivision Guide Plan. Planting of indigenous trees and vegetation shall be of a species and density approved by Council and tree planting shall be a condition of subdivision to be carried out by the subdivider to the satisfaction of the Council prior to the issues of clearances for the subdivision of the land.

Landowners shall be responsible for the maintenance and replacement of trees/other vegetation to the satisfaction of Council. Council may require that areas subject to tree planting/vegetation be fenced to prevent damage by stock;

f) the Council may require strategic firebreaks to be nominated on the Subdivision Guide Map. The firebreaks shall be provided as a condition of subdivision and constructed and maintained to the satisfaction of the Council;

g) if a Conservation Area has been nominated on the Subdivision Guide Plan, no keeping of stock in this area will be permitted;

h) on site effluent disposal shall be provided in accordance with the health Department and the Council;

i) storm water drainage shall be designed to the specification and satisfaction of the Council. The developer shall obtain the approval of the Council for drainage proposals prior to commencing site works;

j) the Council may approve the rearing or agistment of horses, sheep, cattle, providing that the keeping OS stock shall not exceed the stocking rates recommended by the Department of Agriculture in Appendix II of the Rural Strategy for the applicable pasture types;

k) no building shall be constructed, within the zone, of materials the nature and colour or texture of which, in the opinion of the Council, is undesirable for the locality;

l) except with the approval of Council, no boundary fence within the Farmlet Zone shall be constructed of asbestos, metal sheeting or wooden pickets;

m) the Council may require the developer or owner of land within a Farmlet Zone to advise future landholders of the restrictions in relation to clearing of the land.

6.10 HILLS LANDSCAPE PROTECTION ZONE

AMD 61 GG 25/8/95; AMD 115 GG 1/9/98; AMD 280 GG 05/04/16

6.10.1 Objectives of the Zone

It is the Local Government's intention, through the judicious application of this zoning on and east of the Darling Range escarpment as defined on the Scheme Maps, to create a unique rural living lifestyle opportunity on larger hills lots, which is fully compatible with the environment and amenity characteristics of the Darling Range escarpment. To achieve this goal, Local Government shall, in assessing the suitability of land for inclusion within the 'Hills Landscape Protection' zone, have due regard to the following objectives of the zone:

a) to ensure the subject land can be readily integrated into the existing local road network without generating the need for substantial improvements of that network;

b) to ensure subdivision and development will not compromise the environmental integrity of the site as established through a comprehensive environmental assessment procedure;

c) to ensure subdivision and development will not compromise any landscape, scenic or amenity values which are deemed to be an integral trait of the land as viewed from major tourist routes and adjoining properties;

d) to promote land management and land use practices which will enhance environmental and amenity features where possible or deemed appropriate;

e) to ensure the approved subdivision design is sensitive to landscape qualities and site characteristics, and provides for an efficient bush fire management regime to be implemented for the subdivision.

6.10.2 Procedure for Rezoning

Having due regard to the objectives described in Section 6.11.1, Local Government shall require that all submissions for rezoning shall include a comprehensive assessment of all planning, engineering, environmental and landscape considerations which are deemed to be relevant to the subdivision and development of the land. These shall include:

a) a description of natural site conditions, including topography, slope, aspect, soils, hydrology and vegetation;

b) a description of existing and proposed land uses;

c) land capability assessment to determine the suitability of the land to accommodate the proposed land uses;

d) accurate plans at a metric scale depicting both cadastral and topographical information. The use of aerial photographs shall be encouraged;

e) a description of the land planning context within which the new zone is located, including reference to any relevant studies or planning policies;

f) visual amenity assessment to determine the visual impact of development on the western face of the escarpment;

g) a description of the services available to the land and how these are to be utilised in the subdivision;

h) plans to be produced at a scale of 1:5,000 which depict;

(i) the proposed ultimate subdivision of the land including approximate lot sizes and dimensions;

(ii) road access to each new lot and the connection of the road system within the subdivision to the road system in the locality;

(iii) land to be set aside for other uses including pedestrian access ways, right of ways and reserves for recreation.

i) discussion of the manner in which bush fire management will be undertaken for the subdivision.

6.10.3 In determining the suitability of land for inclusion within the 'Hills Landscape Protection Zone' the Local Government will be mindful of the following selection criteria:

a) The land shall be capable of being connected into the local road system;

b) The subdivision shall have good access to existing infrastructure and services, such as existing town sites;

c) It must be demonstrated that the subdivision and ensuing development will generate no significant adverse intrusion upon the existing amenity of the immediate and local area;

d) Subdivision should generate no additional management burdens upon existing reserves;

e) Internal road networks and the general configuration of lots and building envelopes must be capable of being positioned to recognise topographic, land capability and visual amenity constraints;

6.10.4 Subdivision, Development & Land Use

The following provisions shall apply to all land within the "Hills Landscape Protection" zone. Provisions which apply to specific areas are described in Schedule 7 to the Scheme. All subdivision development and use of land within the "Hills Landscape Protection" zone shall comply with the Special Provisions contained in Schedule 7 of the Scheme which relate to the particular parcel or parcels of land, in addition to any other provisions contained within this Scheme.

a) A "structure plan" for each specific area within the Hills Landscape Protection zone shall be approved by the Western Australian Planning Commission.

b) Permitted land uses are listed in Table 1 - Zoning Table of the Scheme. Notwithstanding any provision contained within the Scheme to the contrary, not more than 1 dwelling house shall be erected upon any new lot created.

c) No building shall be constructed within the zone of materials the nature and colour or texture of which, in the opinion of the Local Government, is undesirable for the locality. In reaching any decision, the Local Government will be mindful of the need to protect the visual amenity of the Darling Range escarpment.

d) Except with the special approval of the Local Government, no fencing within any of the lots shall be constructed of the following materials:

(i) asbestos

(ii) fibro cement

(iii) metal sheeting

(iv) wooden pickets,

or any other material deemed to be inconsistent with the rural character of the area.

e) The Local Government, in the interests of landscape preservation, require building envelopes to be shown on the lots on the structure plan. Where a building envelope is defined for a lot on the structure plan no building shall be constructed on that lot unless it is within a defined building envelope, except where it is demonstrated to the satisfaction of the Local Government at the time of the application for development approval or for a building permit, that an alternative location will be less detrimental to the preservation of the landscape or to the environment, than if it was sited within the building envelope.

f) (i) Local Government shall require the subdivider to prepare a Bush Fire Management Plan to the satisfaction of the Local Government and the Department of Fire and Emergency Services. The approved Bush Fire Management Plan is to be implemented by the subdivider and landowners as relevant to the satisfaction of the Local Government.

(ii) Individual landowners shall be responsible for the maintenance of strategic fire breaks where they cross the landowner's lot as depicted on the Bush Fire Management Plan.

(iii) The clearing of firebreaks other than for strategic fire break purposes will not be permitted unless for safety reasons to comply with Local Government and Department of Fire and Emergency Services requirements. Selective clearing of low fuel areas to a minimum of 20m around each building shall be required by Local Government. Such low fuel zones should be kept free of debris and shrubs, and maintained to a standard approved by Local Government in accordance with the Bush Fire Management Plan.

(iv) Local Government shall require the establishment and retention of a 10m "drip line" between buildings and trees over 4m in height, to ameliorate the effects of a crown.

(v) All Dwellings are to be constructed to meet the building requirements for bush fire prone areas of the Building Code of Australia and Australian Standard 3959 - Construction of buildings in bushfire prone areas

(vi) The subdivider shall make arrangements to the satisfaction of Local Government to ensure prospective purchasers in the transfer of lots are aware of the fire management guidelines of the approved Bush Fire Management Plan Home Owners Bush Fire Survival Manual Planning for Bush Fire Protection Guidelines and the Australian Standard 3959 Construction of Buildings in Bush Fire Prone Areas.

(vii) No building is to be established within 100 metres of an existing or proposed plantation in the area.

(viii) All fire breaks shall be provided to the specification and satisfaction of the Local Government and the Department of Fire and Emergency Services.

g) No lot shall display any sign, hoarding or bill board without the prior consent of the Local Government and, in any event, the Local Government should not give approval to the display on any lot of a sign, hoarding or bill board other than a single sign advertising activities conducted on-site, and any such sign shall not exceed 0.2m2 in area.

h) With the intention of preventing over-stocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of the Local Government. In considering any applications for breeding or keeping of stock, the Local Government will be guided by advice from the Department of Agriculture and Food. Notwithstanding the above, in cases where stocking approval has been given, but where environmental problems develop, Local Government may, after consultation with the Department of Agriculture and Food, take appropriate action to ban or reduce the stocking of animals. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from the Department of Agriculture and Food where the keeping of any stock is proposed. Notwithstanding the above, no horses shall be kept or stabled on any lot.

i) No vegetation on any part of the proposed lots, including those areas nominated on the structure plan for "Agreement to Reserve", for vegetation protection as specified by the Department of Agriculture and Food, may be cleared for any purpose other than the construction of fire breaks and for road construction associated with the subdivision development of the property. All improvements within building envelopes shall be sited and located such that the removal of vegetation within the building envelope is not required. The Local Government may also, at its discretion, vary the position of any required firebreak to avoid destruction of vegetation or other ways to take account of the physical features of the subject land.

j) Notwithstanding what may be shown on the "structure plan", the Local Government and the Western Australian Planning Commission may approve variations to the Plan where it is determined that such a change is consistent with the overall objectives and intent of the zone. A further breakdown of lot sizes shown on the "structure plan" is deemed to be contrary to the Scheme.

k) No dwelling shall be constructed or approved for construction unless an approved method of effluent disposal and water storage tank (minimum of 92,000 litres) have been incorporated on the approved plan. All domestic water supply tanks shall be fitted with a gate valve to enable fire brigade appliances to allow water to be drawn to the specifications of the Local Government.

l) Landowners shall be responsible for the maintenance and replacement of any trees or other vegetation to the satisfaction of the Local Government. The Local Government may require that areas subject to tree planting or revegetation are fenced to prevent any damage by stock.

m) On-site effluent disposal systems shall be provided in accordance with the requirements of the Local Government and shall be designed and positioned to ensure there is no export of nutrients into ground water supplies or waterway systems. All storm water drainage shall be designed to the specification and satisfaction of the Local Government. The developer shall obtain the approval of the Water Corporation and Local Government for drainage proposals prior to commencement of site works.

n) When considering Rural Pursuits, Local Government shall apply the following criteria:

Cultivation and cropping of the land for annual horticulture or cereals shall not be permitted;

Grazing, orcharding, agriculture or silviculture would generally be permitted but only in areas where the slope gradient did not exceed 20%; and

Not forsaking the above, a minimal number of stock would be permitted to graze within existing cleared areas on slopes greater than 20% but only for the purpose of grass suppression and fire control and that such stock, in these areas, shall exclude horses.

o) Individual landowners shall be responsible for the control of weeds particularly declared weeds to the satisfaction of the local government.

p) All stock shall be prevented from accessing water courses and vegetation associated with water courses and the revegetation associated with the vegetative buffer.

q) Any proposal to restrict and/or alter the bed and banks of water courses is not permitted without the written consent of the Department of Water.

6.11 SPECIAL RESIDENTIAL ZONE

AMD 115 GG 1/9/98

6.11.1 The objectives for this zone are:

a) to provide for rural residential accommodation on lots between 2,000sqm and 1 hectare in area;

b) to promote an attractive rural residential environment by the application of design and land use controls to enhance amenity, privacy, landscape value and safety.

6.11.2 In considering an application for rezoning to create a Special Residential Zone, Council shall have regard to the following:

a) that the proposal clearly outlines the reasons for selecting the area the subject of the proposed zone and the characteristics of the subdivision with particular reference to how the proposal relates to Council's Local Rural Strategy and any relevant government policies affecting land planning.

b) that the proposal includes a comprehensive site analysis and a subdivision guide plan addressing such matters as topography, existing site features, drainage, soils, vegetation, fire risk, natural constraints, land capability, the effects of the development on the local community and the environment, and the provision of services to the proposed Special Residential Zone.

c) that the proposal outlines the proposed staging of the subdivision and development, and the criteria to be met before successive stages are implemented.

6.11.3 An application for rezoning to create a Special Residential Zone shall include a subdivision guide plan which shows at an appropriate scale:

a) the proposed subdivision including lot sizes and dimensions, tree preservation areas, building envelopes, strategic firebreaks, road and drainage reserves, and other areas to be set aside for a specific purpose such as bush fire tank site, open space or community purpose site;

b) contours based on Australian Height Datum and all relevant topographic features such as individual trees or groups of trees, types of trees and vegetation, rock outcrops, wetlands, buildings, roads and fencing.

Council may allow the omission of any of the above items if they are not deemed to be required in the particular case.

6.11.4 Development within any Special Residential Zone shall be generally in accordance with the subdivision guide plan for the zone as approved by Council.

6.11.5 Scheme provisions for a specific Special Residential Zone shall be set out in the Tenth Schedule specifying any special development conditions appropriate to secure the objectives of the specific zone.

6.11.6 In addition to other provisions of the Scheme, land which is included within a Special Residential Zone shall be subject to the following provisions:

On-Site Effluent Disposal

a) Adequate provision for on-site effluent disposal shall be made in accordance with the requirements of the Council having regard for Statement of Planning Policy No. 2 Peel Harvey Coastal Plain Catchment.

Building Envelopes

b) Building envelopes shall be defined by the subdividing landowner prior to a clearance of a Diagram of Survey.

c) All buildings and effluent disposal areas shall be constructed within the confines of the building envelope as shown on the subdivision guide plan.

d) Notwithstanding the provisions of Clause 6.12.6(iii) above, Council may permit a variation to the building envelope if it is shown to the satisfaction of Council that the variation is desirable or necessary.

e) When giving consideration to the variation of the location of a building envelope, Council shall have consideration for:

(i) the preservation of existing screening vegetation;

(ii) the proximity of building envelopes and development on adjacent lots;

(iii) the effects of such variation on views from adjacent lots;

(iv) the size of the building envelope, shall be approximately 10% of the subject lot area.

Vegetation

f) To retain the rural character of an area and avoid the creation of wind erodible conditions, the Council may designate any group or clump of trees and substantial vegetation as a tree preservation area or may designate tree preservation areas in accordance within the subdivision guide plan.

g) Within the land designated on the subdivision guide plan as a tree preservation area, or outside of building envelopes, no indigenous tree, scrub or other substantial vegetation may be removed except as hereunder:

(i) trees which are dead, diseased or dangerous;

(ii) for the purpose of a firebreak required by a regulation or by-law except that in order to preserve the amenity of the area Council may at its discretion vary the position of any required firebreak to avoid destruction of vegetation or due to the physical features of the subject land;

(iii) for the purpose of an access driveway for a residential dwelling as approved by Council.

h) Removal of indigenous trees, scrub or other substantial vegetation for any purpose other than the above exceptions, shall require the written approval of Council.

Fencing

i) The Council may determine a minimum standard of road boundary fencing after considering the purpose or intent for which the Special Residential Zone was created.

j) All other boundary fencing shall be of a rural and open nature and shall exclude asbestos, pickets, sheet iron and any other material which in the opinion of Council would detract from the semi-rural amenity of the area.

k) Fencing at or within the building envelope may be of a closed screening nature provided the condition and colour of the fence does not detract from the semi-rural amenity of the area and Council may require that the fencing be finished in a neutral harmonious colour on the outside face.

Prospective Purchasers

l) The subdivider shall ensure that each prospective purchaser of a subdivided lot acknowledges in writing at the time of purchase of a lot the provisions of the Scheme as they relate to the particular Special Residential Zone.

Fire Protection

m) The Council will facilitate discussions between the subdivider and the Bush Fires Board to determine a financial contribution from the subdivider towards the cost of fire suppression equipment and fire prevention measures.

6.12 SERVICE COMMERCIAL ZONE

AMD 64 GG 23/1/98; AMD 137 GG 10/7/98; AMD 115 GG 1/9/98

6.12.1 To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites.

AMD 322 GG 26/05/2026

6.12.2 The Council shall have regard to such factors as traffic generation, impact on amenity, scale of development and compatibility with adjacent land uses when considering applications for planning approval.

6.12.3 Applications for planning approval shall comply with the development standards contained within Table No. 2 - Non-Residential Development Standards.

6.12.4 Any development with an effluent discharge other than sewerage disposal created as a result of commercial operations that are permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Health Department of Western Australia, that excessive nutrients would not be discharged to the groundwater or off-site.

6.13 INDUSTRIAL DEVELOPMENT ZONE

AMD 181 GG 28/3/06
AMD 301 GG 18/5/18

6.13.1 The objectives of the Industrial Development zone are -

(a) to designate land for future industrial development.

(b) to provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme.

6.13.2 Subdivision or development should not be commenced or carried out on land within the Industrial Development zone and the local government or Commission should not approve an application for subdivision or development approval on land within the Industrial Development zone until a structure plan has been prepared and approved by the Commission.

6.13.3 Subdivision and development of land within the Industrial Development zone should only be commenced or carried out in conformity with a structure plan that has been approved by the Commission.

6.13.4 Land within the Industrial Development zone may be divided into areas with distinct objectives, development standards, requirements and other provisions under this Scheme. These areas are to be marked on the Scheme Map according to the legend on the Scheme Map.

6.13.5 Industrial Development Zone - Nambeelup

In addition to the objectives at clause 6.13.1, the objectives of the Nambeelup portion of the Industrial Development zone are to -

a) achieve job creation through the delivery of industrial development opportunities.

b) designate an industrial area of regional significance which reflects the objectives of the Nambeelup Industrial Area District Structure Plan.

c) achieve a cluster of agri-food and agri-processing operators and associated industries.

d) accommodate conventional light and general industries together with limited service commercial and commercial support uses.

e) demonstrate the viability of innovative servicing solutions.

6.13.6 Industrial Development Zone - Pinjarra

In addition to the objectives at clause 6.13.1, the objectives of the Pinjarra portion of the Industrial Development zone are to -

a) provide for a range of light and general industries that are generally compatible with urban areas, together with limited service industries in specified locations.

b) minimise negative impacts of land uses including noise, dust and odour.

6.14 SPECIAL CONTROL AREAS

AMD 174 GG 13/2/07

6.14.1 Operation of special control areas

6.14.1.1 The following special control areas area shown on the Scheme Map:

(a) Development Areas shown on the Scheme Map as DA with a number and included in Schedule 12.

(b) Development Contribution Areas are shown on the Scheme map as DCA with a number and included in Schedule 13 - Development Contribution Plans.

6.14.1.2 In respect of a Special Control Area shown on a 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.

6.14.2 Development Areas

6.14.2.1 Interpretation

In clause 6.14.2, unless the context otherwise requires:

'owner' means an owner or owners of land in the Development Area; and

'structure plan' means a structure plan that has come into effect in accordance with clause 6.14.2.

6.14.2.2 Purpose of Development Areas

6.14.2.2.1 The purposes of Development Areas to

a) identify areas requiring comprehensive planning; and

b) coordinate subdivision and development in areas requiring comprehensive planning.

6.14.2.2.2 Schedule 12 describes the Development Areas in detail and sets out the specific purposes and requirements that apply to the Development Areas.

6.14.2.3 Subdivision and Development in Development Areas

6.14.2.3.1 The development of land within a Development Area is to comply with Schedule 12;

6.14.2.3.2 The subdivision and development of land within a Development Area is to generally be in accordance with any structure plan that applies to that land.

6.14.2.4 Structure Plan Required

6.14.2.4.1 The local government is not to:

a) consider recommending subdivision; or

b) approve development

of land within a Development Area unless there is a structure plan for the Development Area of for the relevant part of the Development Area.

6.14.2.4.2 Notwithstanding clause 6.14.2.4.1, a local government may recommend subdivision or approve the development of land within a Development Area prior to a structure plan coming into effect in relation to that land if the local government is satisfied that this will not prejudice the specific purposes and requirements of the Development Area.

6.14.2.5 Preparation of Structure Plans

6.14.2.5.1 A proposed structure plan may be prepared by:

a) the local government; or

b) an owner.

6.14.2.5.2 A proposed structure plan may be prepared for all, or part of, a Development Area.

6.14.2.6 Details of proposed structure plan

6.14.2.6.1 A proposed structure plan is to contain the following details:

a) a map showing the area to which the proposed structure plan is to apply;

b) a site analysis map showing the characteristics of the site including:

(i) landform, topography and land capability;

(ii) conservation and environmental values including bushland, wetlands, damp lands, streams and water courses, foreshore reserves and any environmental policy areas;

(iii) hydrogeological conditions, including approximate depth to water table;

(iv) site and features of Aboriginal and European heritage value;

c) a context analysis map of the immediate surrounds to the site including:

(i) the pattern of neighbourhoods, and existing and planned neighbourhood, town and regional centres;

(ii) transport routes, including freeways, arterial routes and neighbourhood connector alignments, public transport routes, strategic cycle routes, bus stops and rail stations;

(iii) existing and future land use;

d) for district structure plans a map showing proposals for:

(i) the pattern of neighbourhoods around town and neighbourhood centres;

(ii) arterial routes and neighbourhood connector streets;

(iii) the protection of natural features such as water courses and vegetation;

(iv) major open spaces and parklands;

(v) major public transportation routes and facilities;

(vi) the pattern and disposition of land uses; and

(vii) schools and community facilities;

e) for local structure plans a map showing proposals for:

(i) neighbourhoods around proposed neighbourhoods and town centres;

(ii) existing and proposed commercial centres;

(iii) natural features to be retained;

(iv) street block layouts;

(v) the street network including street types;

(vi) transportation corridors, public transport network, and cycle and pedestrian networks;

(vii) land uses including residential densities and estimates of population;

(viii) schools and community facilities;

(ix) public parklands;

(x) urban water management areas;

f) a written report to explain the mapping and to address the following:

(i) the planning framework for the structure plan including any applicable regional or district structure plans, and any policies, strategies and scheme provisions which apply to the land, and any environmental conditions which apply under the Scheme;

(ii) the site analysis including reference to the matters listed in clause 6.14.2.6.1(b) above, and, in particular, the significance of the conservation, environmental and heritage values of the site;

(iii) the context analysis including reference to the matters listed in clause 6.14.2.6.1 (c) above;

(iv) how planning for the structure plan area is to integrated with the surrounding land;

(v) the design rationale for the proposed pattern of subdivision, land use and development;

(vi) traffic management and safely;

(vii) parkland provision and management;

(viii) urban water management;

(ix) proposals for public utilities including sewerage, water supply, drainage, gas, electricity and communication services;

(x) the proposed method of implementation including any cost sharing arrangements and details of any staging of subdivision and development.

6.14.2.6.2 The maps referred to in clause 6.14.2.6.1 are to:

a) be drawn to a scale that clearly illustrates the details referred to in clause 6.14.2.6.1; and

b) include a north point, visual bar scale, key street names and a drawing title and number.

6.14.2.6.3 A proposed structure plan may, to the extent that it does not conflict with a Scheme, impose a classification on the land included in it by reference to reserves, zones or the Residential Design Codes, and where the proposed structure plan becomes a structure plan, the local government is to have due regard to such reserves, zones or Residential Design Codes when recommending subdivision or approving development of land within a Development Area.

6.14.2.6.4 A proposed structure plan must, in the opinion of the local government, be consistent with orderly and proper planning.

6.14.2.7 Submission to local government and Commission

6.14.2.7.1 A proposed structure plan prepared by an owner is to be submitted to the local government.

6.14.2.7.2 Within 7 days of preparing or receiving a proposed structure plan which proposes the subdivision of land, the local government is to forward a copy of the proposed structure plan to the Commission.

6.14.2.7.3 The Commission is to provide comments to the local government as to whether it is prepared to endorse the proposed structure plan with or without modifications.

6.14.2.7.4 The Commission must provide its comments to the local government within 30 days of receiving the proposed structure plan.

6.14.2.8 Advertising of structure plan

6.14.2.8.1 Within 60 days of preparing or receiving a proposed structure plan that conforms with clause 6.14.2.6 and complies with the Scheme (or such longer time as may be agreed in writing between the owner who submitted the proposed structure plan and the local government), the local government is to:

a) advertise, or require the owner who submitted the proposed structure plan to advertise, the proposed structure plan for public inspection by one or more of the following ways:

(i) notice of the proposed structure plan published in a newspaper circulating in the Scheme area;

(ii) a sign or signs displaying notice of the proposed structure plan to be erected in a conspicuous place of places in the Development Area, or part of the Development Area, to which the proposed structure plan applies; and

b) give notice or require the owner who submitted the proposed structure plan to give notice, in writing to:

(i) all owners whose land is included in the proposed structure plan;

(ii) all owners and occupiers who, in the opinion of the local government, are likely to be affected by the adoption of the proposed structure plan;

(iii) such public authorities and other persons as the local government nominates.

6.14.2.8.2 The advertisement and notice are to:

a) explain the scope and purpose of the proposed structure plan;

b) specify when and where the proposed structure plan may be inspected; and

c) invite submissions to the local government by a specified date being not less than 21 days after the giving or erection of the notice or publication of the advertisement, as the case requires.

6.14.2.9 Adoption of proposed structure plan

6.14.2.9.1 The local government is to consider all submissions received and within 60 days of the latest date specified in the notice or advertisement for the making of submissions is to:

a) adopt the proposed structure plan, with or without modifications; or

b) refuse to adopt the proposed structure plan and, where the proposed structure was submitted by an owner, give reasons for this to the owner.

6.14.2.9.2 a) In making a determination under clause 6.14.2.9.1, the local government is to have due regard to the comments and advice received from the Commission in relation to the proposed structure plan.

b) If the Commission requires modifications to the proposed structure plan, the local government is to consult with the Commission prior to making a determination under clause 6.14.2.9.1.

6.14.2.9.3 If the local government, after consultation with the Commission, is of the opinion that a modification to the proposed structure plan is substantial, the local government may:

(a) readvertise the proposed structure plan; or

(b) require the owner who submitted the proposed structure plan to readvertise the proposed structure plan;

and thereafter, the procedures set out in clause 6.14.2.8.1 onwards are to apply.

6.14.2.9.4 If within the period referred to in clause 6.14.2.9.1, or such further time as may be agreed in writing between the owner who submitted the proposed structure plan and the local government, the local government has not made a determination under clause 6.14.2.9.1, the local government is deemed to have refused to adopt the proposed structure plan.

6.14.2.10 Endorsement by Commission

6.14.2.10.1 If the proposed structure plan proposes the subdivision of land, then within 7 days of making its determination under clause 6.14.2.9.1, the local government is to forward the proposed structure plan to the Commission for its endorsement.

6.14.2.10.2 As soon as practicable after receiving the proposed structure plan, the Commission is to determine whether to endorse the proposed structure plan.

6.14.2.10.3 The Commission is to notify the local government of its determination under clause 6.14.2.10.2.

6.14.2.11 Notification of structure plan

6.14.2.11.1 As soon as practicable after adopting a proposed structure plan under clause 6.14.2.9.1 and if clause 6.14.2.10 applies, as soon as practicable after being notified of the Commission's decision under clause 6.14.2.10.3, the local government is to forward a copy of the structure plan to:

a) any public authority or person that the local government thinks fit; and

b) where the structure plan was submitted by an owner, to the owner.

6.14.2.12 Operation of structure plan

6.14.2.12.1 A structure plan comes into effect:

a) where the structure plan proposes the subdivision of land, on the day on which it is endorsed by the Commission pursuant to clause 6.14.2.10.2; or

b) on the day on which it is adopted by the local government under clause 6.14.2.9.1 in all other cases.

6.14.2.12.2 If a provision of a structure plan is inconsistent with a provision of the Scheme, then the provision of the Scheme prevails to the extent of the inconsistency.

6.14.2.13 Inspection of structure plan

6.14.2.13.1 The structure plan and the Commission's notification under clause 6.14.2.10.3 is to be kept at the local government's administrative offices, and is to be made available for inspection by any member of the public during office hours.

6.14.2.14 Variation to structure plan

6.14.2.14.1 The local government may vary a structure plan:

a) by resolution if, in the opinion of the local government, the variation does not materially alter the intent of the structure plan;

b) otherwise, in accordance with the procedures set out in clause 6.14.2.6 onwards.

6.14.2.14.2 If the local government varies a structure plan by resolution, and the variation does not propose the subdivision of land, the local government is to forward a copy of the variation to the Commission within 10 days of making the resolution.

6.14.2.14.3 If the local government varies a structure plan by resolution, and the variation proposes the subdivision of land, the local government is to forward a copy of the variation to the Commission within 10 days of making the resolution for its endorsement.

6.14.2.14.4 As soon as practicable after receiving a copy of the variation referred to in clause 6.14.2.14.3, the Commission is to determine whether to endorse the proposed variation.

6.14.2.14.5 The Commission is to notify the local government of its determination under clause 6.14.2.14.4.

6.14.2.14.6 A variation to a structure plan by resolution comes into effect:

a) where the variation proposes the subdivision of land, on the day on which it is endorsed by the Commission pursuant to clause 6.14.2.14.4; or

b) on the day on which the local government resolves to make the variation under clause 6.14.2.14.1 a).

6.14.2.15 Detailed area plan

6.14.2.15.1 Where it is considered desirable to enhance, elaborate or expand the details or provisions contained in a structure plan for a particular lot or lots, a detailed area plan may be prepared by:

a) the local government; or

b) an owner.

6.14.2.15.2 A detailed area plan may include details as to:

a) building envelopes;

b) distribution of land uses within a lot;

c) private open space;

d) services;

e) vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures;

f) the location, orientation and design of buildings and the space between buildings;

g) advertising signs, lighting and fencing;

h) landscaping, finished site levels and drainage;

i) protection of sites of heritage, conservation or environmental significance;

j) special development controls and guidelines; and

k) such other information considered relevant by the local government.

6.14.2.15.3 When a proposed detailed area plan is prepared under clause 6.14.2.15.1, the local government is to:

a) advertise, or require the owner who submitted the proposed detailed area plan to advertise, the proposed detailed area plan for public inspection by one of more of the following ways:

(i) notice of the proposed detailed area plan published in a newspaper circulating in the Scheme area;

(ii) a sign or signs displaying notice of the proposed detailed area plan to be erected in a conspicuous place or places in the Development Area, or part of

the Development Area, to which the proposed detailed area plan applies; and

b) give notice or require the owner who submitted the proposed detailed area plan to give notice, in writing to:

(i) all owners whose land is included in the proposed detailed area plan;

(ii) all owners and occupiers who, in the opinion of the local government, are likely to be affected by the adoption of the proposed detailed area plan;

(iii) such public authorities and other persons as the local government nominates.

6.14.2.15.4 The advertisement and notice are to:

a) explain the scope and purpose of the proposed detailed area plan;

b) specify when and where the proposed detailed area plan may be inspected; and

c) invite submissions to the local government by a specified date being not less than 21 day after the giving or erection of the notice or publication of the advertisement, as the case requires.

6.14.2.15.5 The local government is to consider all submissions receive and:

a) approve the detailed area plan with or without conditions; or

c) refuse to approve the detailed area plan and, where the proposed detailed area plan was submitted by an owner, give reasons for this to the owner;

6.14.2.15.6 If within 60 days of receiving a detailed area plan prepared under clause 6.14.2.15 b), or such longer period as my be agreed in writing between the owner and the local government, the local government has not made one of the determinations referred to in clause 6.14.2.15.5, the local government is deemed to have refused to approve the detailed area plan.

6.14.2.15.7 Once approved by the local government, the detailed area plan constitutes a variation of the structure plan.

6.14.2.15.8 The local government may vary a detailed area plan in accordance with the procedures set out in clause 6.14.2.15 onwards provided such variations do not prejudice the intention of any related structure plan.

6.14.2.16 Appeal

6.14.2.16.1 An owner who has submitted a proposed structure plan under clause 6.14.2.7.1 may appeal, under Part 14 of the Planning and Development Act:

a) any failure of the local government to advertise, or require the owner to advertise, a proposed structure plan within the required time period under clause 6.14.2.8.1;

b) any determination of the local government:

(i) to refuse to adopt a proposed structure plan (including a deemed refusal); or

(ii) to require modifications to a proposed to a proposed structure plan that are unacceptable to that owner.

6.14.2.16.2 An owner who has submitted a detailed area plan in accordance with clause 6.14.2.15 may appeal, in accordance with Part 14 of the Planning and Development Act, and discretionary decision made by the local government under clause 6.14.2.15.

6.14.3 Development Contribution Areas

6.14.3.1 Interpretation

In clause 6.14.3, unless the context otherwise requires:
'Administrative Costs' means such costs as are necessary for the implementation of the Development Contribution Plan;

'Cost Apportionment Schedule' means a schedule prepared and distributed in accordance with clause 6.14.3.10;

'Cost Contribution' means the contribution to the cost of Infrastructure and Administrative Costs;

'Infrastructure' means services and facilities which, in accordance with the Commission's policy, it is reasonable for owners to make a Cost Contribution towards; and

'Owner' means an owner of land that is located within a Development Contribution Area.

6.14.3.2 Purpose

The purpose of having Development Contribution Areas is to:

(a) provide for the equitable sharing of the costs of Infrastructure and Administrative Costs between Owners;

(b) ensure that Cost Contributions are reasonably required as a result of the subdivision and development of land in the Development Contribution Area.

(c) coordinate the timely provision of Infrastructure.

6.14.3.3 Development Contribution Plan

A Development Contribution Area is required to be prepared for each Development Area.

6.14.3.4 Development Contribution Plan part of scheme

The Development Contribution Plan does not have effect until it has been incorporated in Schedule 13 as part of the Scheme.

6.14.3.5 Subdivision and Development

6.14.3.5.1 The local government is not to:

a) consider recommending subdivision; or

b) approve development of land within a Development Contribution Area until:

(i) a Development Contribution Plan is in effect; or

(ii) the Owner who has applied for subdivision or development approval has made arrangements in accordance with clause 6.14.3.14 for the payment of the Owner's Cost Contribution.

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6.14.3.5.2 Where a Development Contribution Plan is not in effect, the local government may support subdivision or approve development where the Owner has made other arrangements satisfactory to the local government with respect to the Owner's contribution towards the provision of Infrastructure and Administrative Costs in the Development Contribution Area.

6.14.3.6 Guiding Principles for Development Contribution Plans

The Development Contribution Plan for any Development Contribution Area is to be prepared in accordance with the following principles:

(a) it is to provide for Cost Contributions to only the cost of such Infrastructure and Administrative Costs as fairly and reasonably relate to, and are reasonably required as a result of, the subdivision and development of land in the Development Contribution Area;

(b) it is to provide for Cost Contributions generally in accordance with the Commission's policies on developer contributions for Infrastructure;

(c) matters requiring land contribution, such as public open space, are to be treated as the cost of Infrastructure with any necessary adjustments to establish, where appropriate, a money equivalent; and

(d) Cost Contributions are to be based upon the proportion that the area of that Owner's land bears to the total area of land within the Development Contribution Area for which Cost Contributions have yet to be made.

6.14.3.7 Recommended content of Development Contribution Plans

6.14.3.7.1 The Development Contribution Plan is to specify:

a) the Development Contribution Area to which the Development Contribution Plan applies;

b) the Infrastructure and Administrative Costs to be funded through the Development Contribution Plan; and

c) the method of determining the Cost Contribution of each Owner; and

d) the priority and timing for the provision of Infrastructure.

6.14.3.8 Period of Development Contribution Plan

A Development Contribution Plan may specify the period during which it is to operate.

6.14.3.9 Land excluded

In calculating both the area of an owner's land and the total area of land in a Development Contribution Area, the area of land provided or required in that Development Contribution Area for:

(a) roads designated under the Peel Region Scheme as Primary Regional Roads and Other Regional Roads;

(b) existing public open space;

(c) government primary and secondary schools; and

(d) such other land as is set out in the Development Contribution Plan, is to be excluded.

6.14.3.10 Cost Apportionment Schedule

6.14.3.10.1 Within 90 days of the Gazettal date of the Development Contribution Plan, the local government is to distribute a Cost Apportionment Schedule to all Owners in the Development Contribution Area.

6.14.3.10.2 The Cost Apportionment Schedule sets out in detail the calculation of the Cost Contribution for each Owner in the Development Contribution Area.

6.14.3.10.3 The Cost Apportionment Schedule does not form part of the Scheme.

6.14.3.11 Cost Contributions based on estimates

6.14.3.11.1 The value of Infrastructure and Administrative Costs is to be based on amounts expended, but when expenditure has not occurred, it is to be based on the best and latest estimated costs available to the local government.

6.14.3.11.2 Where a Cost Apportionment Schedule contains estimated costs, such estimated costs are to be reviewed at least annually by the local government:

a) in the case of land to be acquired, in accordance with clause 6.14.3.12

b) in all other case, in accordance with the best and latest information available to the local government,

until the expenditure on the relevant item of Infrastructure or Administrative Costs has occurred.

6.14.3.11.3 The local government is to have such estimated costs independently certified by an appropriate qualified person and must provide such independent certification to an owner where requested to do so.

6.14.3.11.4 Where any Cost Contribution has been calculated on the basis of an estimated cost, the local government:

a) is to adjust the Cost Contribution of any Owner in accordance with the revised estimated costs; and

b) may accept a Cost Contribution, based upon estimated costs, as a final Cost Contribution and may enter into an agreement with an Owner accordingly.

6.14.3.11.5 Where an Owner's Cost Contribution is adjusted under clause 6.14.3.11.4, the local government, on receiving a request in writing from an Owner, is to provide the owner with a copy of estimated costs and the calculation of adjustments.

6.14.3.12 Valuation

6.14.3.12.1 Clause 6.14.3.12 applies in order to determine the value of land to be acquired for the purpose of providing Infrastructure.

6.14.3.12.2 In clause 6.14.3.12:

'Value' means fair net expectance value which is to be calculated by determining the highest and best use of the land in its inglobo state either on its own or with other land ripe for subdivision and adding a margin for profit foregone had the land been able to be subdivided in its optimum form including allowances for all usual costs and expenses attributed to that land required to carry out such an exercise but not including an allowance for risk as might otherwise have been made.

'Profit' is to be 10% calculated by the difference between:

a) the gross realisation of the lots or part lots yielded from the subject land less the advertising and legal expenses so required to sell the lots; and

b) the amount of (a) divided by 1.1.

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

6.14.312.3 If an Owner objects to a valuation made by the Valuer, the Owner may give notice to the local government requesting a review of the amount of the Value, at the Owner's expense, within 28 days after being informed of the Value.

6.14.3.12.4 If the Valuer does not change the Value of the land to a figure acceptable to the owner, the Value is to be determined:

a) by any method agreed between the local government and the owner;

or

b) if the local government and the Owner cannot agree, by arbitration in accordance with the *Commercial Arbitration Act 1985.*

6.14.3.13 Liability for Cost Contributions

6.14.3.13.1 An Owner is required to make a Cost Contribution in accordance with the applicable Development Contribution Plan and the provisions of clause 6.14.3.

6.14.3.13.2 An Owner's liability to pay the Owner's Cost Contribution to the local government arises on the earlier of:

a) the Commission endorsing its approval on the Diagram or Plan of Survey of the subdivision of the Owner's land within the Development Contribution Area;

b) the commencement of any development on the Owner's land within the Development Contribution Area; or

c) the time of applying to the local government or Commission for approval of any development on the Owner's land within the Development Contribution Area.

6.14.3.13.3 Notwithstanding clause 6.14.3.13.2, an Owner's liability to pay the Owner's Cost Contribution does not arise if the Owner commences development of the first single house or outbuildings associated with that first single house on an existing lot which has not been subdivided since the Gazettal of the Development Contribution Plan.

6.14.3.14 Payment of Cost Contribution

6.14.3.14.1 a) The Owner, with the agreement of the local government, is to pay the Owner's Cost Contribution by:

(i) cheque or cash;
(ii) transferring to the local government or a public authority land in satisfaction of the Cost Contribution;

(iii) some other method acceptable to the local government; or

(iv) any combination of these methods.

6.14.3.14.2 The Owner, with the agreement of the local government, may pay the Owner's Cost Contribution in a lump sum, by instalments or in such other manner acceptable to the local government.

6.14.3.14.3 Payment by an Owner of the Contribution, including a Cost Contribution based upon estimated costs, constitutes full and

final discharge of the Owner's liability under the Development Contribution Plan.

6.14.3.15 Charge on land

6.14.3.15.1 The amount of any Cost Contribution for which an Owner is liable under clause 6.14.3.13, but has not paid, is a charge on the Owner's land to which the Cost Contribution relates, and the local government may lodge a caveat, at the owner's expense, against the Owner's title to that land.

6.14.3.15.2 The local government may, at the Owner's expense and subject to such other conditions as the local government thinks fit, is to withdraw a caveat lodged under clause 6.14.3.15.1 to permit a dealing and then re-lodge the caveat to prevent further dealings.

6.14.3.15.3 If the Cost Contribution is paid in full, and if requested to do so by the Owner, the local government may, at the expense of the Owner, is to withdraw any caveat lodged in accordance with clause 6.14.3.15.

6.14.3.16 Administration of Funds

6.14.3.16.1 The local government is to establish and maintain a reserve account in accordance with the Local Government Act 1995 for each Development Contribution Area into which Cost Contributions for that Development Contribution Area will be credited and from which all payments for the cost of Infrastructure and Administrative Costs within that Development Contribution Area will be paid. The purpose of such a reserve account or the use of money in such a reserve account is limited to the application of funds for that Development Contribution Area.

6.14.3.16.2 Interest earned on Cost Contributions credited to a reserve account in accordance with clause 6.14.3.16.1 is to be applied in the Development Contribution Area to which the reserve account relates.

6.14.3.16.3 The local government is to provide to every Owner who has a liability to make a Cost Contribution an audited annual statement of accounts for that Development Contribution Area as soon as practicable after the audited annual statement of accounts becomes available.

6.14.3.17 Shortfall or Excess in Cost Contributions

6.14.3.17.1 If there is a shortfall in the total of Cost Contributions when all Cost Contributions have been made or accounted for in a particular Development Contribution Area, the local government may:

a) make good the shortfall from its municipal fund;

b) enter into agreements with Owners to fund the shortfall; or

c) raise loans or borrow from a financial institution

but nothing in paragraph 6.14.3.17.1 a) restricts the right or

power of the local government to impose a differential rate to a specified Development Contribution Area in that regard.

6.14.3.17.2 If there is an excess in funds available to the Development Contribution Area when all Cost Contributions have been made or accounted for in a particular Development Contribution Area, the local government is to apply the funds for the provision of additional facilities or improvements in that Development Contribution Area.

6.14.3.18 Powers of the local government

The local government in implementing the Development Contribution Plan has the power to:

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

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

6.14.3.19 Arbitration

Subject to clause 6.14.3.12.4, any dispute between an Owner and the local government in connection with the Cost Contribution required to be made by an Owner is to be resolved by arbitration in accordance with the *Commercial Arbitration Act 1985.*

6.15 CLUSTER FARM ZONE

AMD 209 GG 8/9/09

6.15.1 **Objective**

The Council's objective for cluster farms is to provide opportunities for limited residential or tourism cluster developments in designated rural areas that are integrated with, and directly linked to, agricultural uses. Such cluster farm developments must include an agricultural use component and ensure enhancement of the environmental and landscape values on the subject land.

6.15.2 **Intent**

It is the intent of the zone to:

- Ensure that any proposal for Cluster Farm rezoning facilitates an agriculture land use together with a residential and/or tourism component(s) as integrated land uses, whilst having due regard to environmental, landscape and community issues;
- Require that the commonly owned or managed portion of any Cluster Farm is of a suitable size and position to be capable of an agricultural enterprise appropriate to the local conditions.
- Ensure that proposals involving common ownership will be adequately managed.
- Allow only one site to be rezoned initially, (Lot 51 and Part Lot 17 Morrell Road, Fairbridge), in order to evaluate the merits of the cluster farm concept.

6.15.3 **Assessment Criteria for Cluster Farm Proposals**

The Council will only support a Cluster Farm proposal where that proposal:

- Promotes agricultural land uses on moderately to highly capable agricultural land and avoids any land identified as 'prime agricultural land' by the Department of Agriculture and Food.
- Demonstrates to the satisfaction of the Council that agricultural production is to be a key element of the project on a continuing basis.
- Is proved to be capable of sustaining one of an appropriate range of agricultural enterprises.
- Is situated generally east of the South-Western Highway, between the Pinjarra and North Dandalup townsites.
- Demonstrates that the site can be appropriately serviced to meet the requirements of the residential and/or tourism and agricultural components in relation to the provision of access, water, power, wastewater disposal, fire control and communal facilities,whilst ensuring environmental and landscape values are maintained.
- Incorporates a property area of not less than 50 hectares - in order to:

    - ensure that the property is of sufficient area to enable a sustainable agricultural land use being established;
    - allow adequate capacity within the property for the residential or tourism components to be buffered from adjoining or surrounding agricultural land uses.

- Contains a residential lot component not exceeding a ratio of one residential lot for every two (2) hectares of land developed for agricultural purposes.
- Limits the number of residential lots to a maximum of thirty (30) per cluster.
- Contains a total residential and/or tourism lot component not exceeding 20% total property area. Residential lots are to have a minimum area of 2000m2.
- Incorporates a satisfactory strata subdivision where the residences or tourism accommodation or activities are situated within strata lots and the proposed agricultural activity is situated upon the proposed common property.
- Incorporates a satisfactory strata management statement that requires the strata management body to be responsible for management of any tourist activity (if included) or the implementation of an Sustainable Agricultural Management Plan which must cover business planning, economic sustainability, social sustainability, natural resource and production sustainability and biosecurity.
- Demonstrates that any potential impact of the proposed cluster farm upon the existing rural character and, in particular, the landscape values of the Darling Scarp, can be adequately addressed through the sensitive positioning of buildings on the site and appropriate landscaping techniques.
- Demonstrates that the property is capable of sustaining both residential and/or tourism and agricultural land use components without detrimental impacts on the natural and rural environments.
- Is capable of accommodating fire protection measures and facilities in accordance with the Council's specific requirements.
- Incorporates a tourism land use component (if included), that proposal will be;

    - low key in nature and limited in scale; and

    - ancillary to proposed agricultural or horticultural production.

6.15.4 **Rezoning**

A cluster farm zoning has been introduced over Lot 51 and Part Lot 17 Morrell Road, Fairbridge, for evaluation purposes. It is necessary for the cluster farm to be substantially developed prior to any additional rezoning proposals of this nature being initiated. This is to ensure that the objectives and intentions of Clauses 6.14.1 and 6.14.2 are satisfactorily fulfilled and to ensure that the concept as a whole represents a sustainable planning outcome.
In the event that a cluster farm is substantially developed on Lot 51 and Part Lot 17 Morrell Road and is evaluated favourably by Council, any future rezoning proposals of this type will require the submission and endorsement of an overall Subdivision Guide Plan, and supporting documentation, addressing the following matters to the Council's satisfaction:

- The requirements set out in Clauses 6.14.1, 6.14.2 and 6.14.3 above.
- Residential amenity, development and residential guidelines, lot sizes, setbacks and design.
- Community facilities (if relevant).
- Servicing details and anticipated land uses.
- Landform and land capability information - for both the agricultural and/or horticultural and residential and/or tourism components. The land capability report shall demonstrate that the land is fit for residential or tourism development and shall include a soil and water assessment to test for contamination from past/present agricultural practices.
- Minimisation of any potential landscape and environmental impacts.

Proposals will be required to protect or enhance the visual or scenic character of an area, with minimal clearance of existing remnant vegetation or modification of the existing landscape. The use of extensive screen fencing, bunding or tree planting, inconsistent with the existing landscape, will not be supported.

- On-site water catchment management and the maintenance of water quality. Direct discharge of stormwater run-off into waterways will not be permitted.

- Sustainable water supply.

Any cluster farm proposal is to guarantee a sustainable water supply. This will require a local water assessment (hydrology report) demonstrating that there will be no adverse impacts upon the quality of groundwater and any surface water within the Cluster Farm proposal and detailing any likely impacts on adjoining and downstream users.

Water conservation and water sensitive design approaches will be encouraged. The provision of dams larger than that required for water supply purposes will not be encouraged.

For properties situated in reasonable proximity to existing services, connection of the residential or tourism component(s) of the Cluster Farm to a reticulated water supply will be sought. For other properties, a range of alternative methods of water supply will be considered for approval, including the provision of individual allotment rainwater tanks and/or supplementary supplies from bores or dams.

- Sustainable wastewater treatment.

Where connection to reticulated sewerage is not available or viable, on-site effluent disposal may be required subject to a land capability assessment that shows that the quality of groundwater, surface water and soils will not be adversely affected. The Council may require the use of alternative on-site systems in areas where conventional septic systems are constrained by site conditions.

- Protection and management of soil quality.
- Protection, management and enhancement of bio-diversity, natural habitat and remnant vegetation.

- Protection of environmental and landscape features.
- Connection of vegetation and wildlife corridors within, and between properties.
- Buffer requirements from other agricultural or horticultural uses.
- Underground reticulated power (which will be a standard requirement).
- Road access

The Cluster Farm is to be serviced by sealed access roads (both to and within the property) to the specification and satisfaction of the Council. Proposals that require substantial upgrading of access to the property, and or are remote from main traffic routes, might not be supported.

- Fire protection and management.

A Fire Management Plan shall address in detail such matters as:

- emergency water supplies,
- hydrant provision,
- strategic fire breaks and buffers,
- long term fire control and management arrangements, and
- on-site mobile equipment ready for early response where necessary.

Proposals within high fire risk areas, or remote from emergency fire fighting services, will generally not be supported.

- Proposed property tenure, and overall management of the Cluster Farm - demonstrating the direct and perpetual link between the residential components and the intensive agricultural or horticultural component.

6.15.5 **Subdivision and Development**

All subdivision, development and use of land within the Cluster Farm zone shall comply with a Subdivision Guide Plan approved by Council and the Western Australian Planning Commission, any Special Provisions contained in Schedule 12 of the Scheme relating to the particular parcel or parcels of land and other relevant provisions of this scheme.

6.16 NAMBEELUP INDUSTRIAL ZONE

AMD 301 GG 18/5/18

6.16.1 The objectives of the Nambeelup Industrial zone are -

a) maximise opportunities for innovative and sustainable rural related industry and associated land uses, including transport and logistics.

b) support research, training and development with an emphasis on primary industries.

c) enhance and maintain the integrity of the landscape and environmental qualities of the land.

d) minimise negative impacts of land uses including noise, dust and odour.

6.17 CENTRE ZONE

AMD 322 GG 26/05/2026

6.17.1 The objectives of the Centre Zone are:

a) To designate land for future development as an activity centre.
b) To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy.
c) To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.
d) To provide a focal point for accommodating a broad range of land uses to meet

the community's district needs for goods and services, community facilities, entertainment and leisure, education, health and tourism.

e) To provide for a pedestrian-dominant streetscape where the primary focus of activity is on the street, the public realm and public open spaces.
f) To provide a focus for integrated and well-designed high-density housing and mixed used development.
g) To provide for a diverse range of housing options to meet the needs of the community.
h) To ensure walking, cycling and public transport access to and within the centre is prioritised whilst ensuring safe and efficient access for service vehicles.
i) To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
j) To preserve the existing heritage and arts character on the banks of the Murray River with a strong landscape theme that provides a setting for Pinjarra's heritage assets and sensitively designed cultural facilities.
k) To ensure development reflects the character and identity of Pinjarra.

6.17.2 All ground floor uses within the Centre zone are to provide active frontages to the street, generally in accordance with the Pinjarra Precinct Structure Plan.

AMD 322 GG 26/05/2026

6.18 MIXED USE ZONE

AMD 322 GG 26/05/2026

6.18.1 The objectives of the Mixed Use zone are:

a) To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.
b) To allow for the development of a mix of varied but compatible land uses such as housing, offices, amusement centres and eating establishments which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.
c) To establish a frame to the Centre zone that provides for a transition in activity between the Centre and the broader residential areas of Pinjarra by providing streets with a diverse range of complementary uses that enable people to work and reside in the same location or live affordably within the walkable catchment of the Pinjarra town centre.
d) To provide for a diverse range of housing options to meet the needs of the community.
e) To ensure walking, cycling and public transport access to and within the centre is prioritised whilst ensuring safe and efficient access for service vehicles.
f) To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
g) To ensure development reflects the character and identity of Pinjarra.

6.19 RESTRICTED USES

AMD 322 GG 26/05/2026

6.19.1 The Table sets out-

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

b) the conditions that apply to that restricted use.

Table 2
Restricted uses for land in Scheme area
AMD 322 GG 26/05/2026

	Description of land	Restricted use	Conditions
RU1	Portions of lots 117 – 119, 191 and 809 James Street, Lot 503 Forrest Street and portions of Lot 106 Carey Street and Lots 103, 502 and 801 Forrest Street, Pinjarra	P Uses: • Home Occupation • Home Office • Single House • Hosted STRA D Uses: • Home Business • Ancillary Dwelling • Family Day Care • Cottage Industry A Uses: • Unhosted STRA	

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

PART VII - GENERAL PROVISIONS

7.1 GENERAL

7.1.1 Except as provided elsewhere in the Scheme, no person shall carry out any development within the Scheme Area, other than in accordance with the provision of:

a) the Zoning Table (Table I);

b) the site requirements and development standards contained in this Part and Table II; and

c) the appropriate provisions of Part VI relating to the specific development.

7.1.2 Where no site requirements or development standard is prescribed in any particular case, the Council may, at its discretion, and having regard to the matters referred to in Sub-Clause 3.3.2, prescribe such site requirements or development standard, as it deems appropriate.

7.2 RESIDENTIAL PLANNING CODES

7.2.1 "Residential Development": Residential Planning Codes

a) For the purpose of this Scheme "Residential Planning Codes" means the Residential Planning Codes set out in Appendix 3 to the Statement of Planning Policy No 1, together with any amendments thereto.

b) A copy of the Residential Planning Codes, as amended, shall be kept and made available for public inspection at the office of the Council.

c) Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Planning Codes shall conform to the provisions of these codes. *AMD 27 GG 24/11/92*

7.2.2 Residential Planning Code densities are shown on the Scheme Maps.

7.2.3 Residential Planning Codes - variations and exclusions

a) Within those areas coded R5 (except the Murray River Delta Islands) and R10, no further subdivision shall be permitted until such time as deep sewerage is available.

b) Within those areas coded R20 outlined in Schedule V - River Resort, South Yunderup the following variations will apply:

c) Single house - minimum setbacks from boundaries - street - 1.5 metres and for car park and pergola development, minimum setbacks from boundaries - street - 1.5 metres, and side - nil where wall or piers are to the extremity of the underside of the roof covering. *AMD 322 GG 26/05/2026*

d) Within those areas coded R5/R10 the land may only be developed or subdivided in accordance with the provisions of the R10 Code if the land is connected to a reticulated sewerage system, otherwise the R5 Code shall apply. An approved alternative sewerage treatment system shall be used for on-site effluent disposal where reticulated sewerage is not available.

7.2.4 Within those areas zoned 'Canal Development', minimum setback distances shall comply with the provisions of Clause 6.2.10.

7.2.5 Unless otherwise coded, all residential development within the Scheme area shall comply with the R10 Code.

7.3 GENERAL PROVISIONS

7.3.1 Car Parking

a) Car parking to be provided pursuant to the provisions of this Scheme shall be laid out and constructed generally in accordance with the layouts of parking bays and manoeuvring aisles shown in Figure I - Parking Layouts, except that where the angles of car parking vary from those shown, the Council may determine the width of the manoeuvring aisle which in no case shall be less than four metres.

b) Car parking bays shall be capable of use independently of each other.

c) Where land is proposed to be developed for non-residential purposes within the Pinjarra Secondary Centre, as delineated on the scheme map, due regard should be given to the car parking requirements of the applicable precinct plan for this centre.

AMD 322 GG 26/05/2026

7.3.2 Servicing

For new uses or development projects which require the despatch or receipt of goods of any kind, loading and unloading space will be required to be provided clear of the street. In general, the Council will seek to ensure that most servicing vehicles are able to enter and leave a street in a forward direction.

7.3.3 Landscaping

a) Landscaped areas to be constructed, planted and maintained pursuant to this Scheme will, in general, be located in such positions on a site or sites so as to enhance the appearance of the affected street or streets and to screen from view of soften the impact of parking areas, open storage areas, drying areas and any other space which, by virtue of its use is likely to detract from the visual amenity of the townscape.

b) Landscaping proposals shall be submitted to and approved by the Council and any planting designed to act as a screen shall be comprised of plants growing to a variety of heights to achieve the desired results.

c) All landscaping proposals approved by Council pursuant to this Scheme shall be carried out at the time of the development or at such other time as may be agreed in writing between the developer and the Council and shall thereafter be permanently maintained to the satisfaction of the Council.

7.3.4 Treatment of Driveways and Parking Areas

a) All driveways and parking areas shall be constructed to Council's satisfaction and provided with a sealed surface with appropriate measures for drainage and the disposal of surface water. Where appropriate, the Council may require the marking out of parking areas and the provision of suitable 'no parking' signs where thoroughfare must be preserved.

b) All parking areas, turning areas and driveways required by Council pursuant to this Scheme shall be provided at the time of the development and thereafter maintained to the satisfaction of Council.

7.4 ADDITIONAL PROVISIONS FOR COMMERCIAL SERVICE COMMERCIAL AND INDUSTRIAL DEVELOPMENT

7.4.1 No open storage of goods, unserviceable vehicles or machinery shall be carried out within the front boundary setback area, which shall be used only for landscaping, car parking, servicing, loading and unloading, or where appropriate, and subject to approval of the Council, for trade display.

7.4.2 All open storage areas shall be screened by landscaping, fencing or by other means acceptable to the Council, to ensure that storage areas are not exposed to view from nearby roads or other public places.

7.5 CONTROL OF ADVERTISEMENTS

AMD 64 GG 23/1/98

7.5.1 Power to Control Advertisements

7.5.1.1 For the purpose of this Scheme, the erection, placement and display of advertisements and the use of land and buildings for that purpose is development within the definition of the Act requiring, except as otherwise provided, the prior approval of the Council. Planning approval is required in addition to any licence pursuant to Council's Signs, Hoarding and Bill Posting By-Laws.

7.5.1.2 Applications for Council's planning approval pursuant to this Part shall be submitted in accordance with the provisions of Clause 7.2 of the Scheme and shall be accompanied by a completed Additional Information Sheet in the Form set out in appendix 4 giving details of the advertisement(s) to be erected, placed or displayed on the land.

7.5.2 Existing Advertisements

7.5.2.1 Advertisements which:

(a) were lawfully erected, placed or displayed prior to the approval of this Scheme; or

(b) may be erected, placed or displayed pursuant to a licence or other approval granted by the Council prior to the approval of this Scheme:

hereinafter in this Clause referred to as 'existing advertisements', may, except as otherwise provided, continue to be displayed or to be erected and displayed in accordance with the licence or approval as appropriate.

7.5.3 Consideration of Applications

7.5.3.1 Without limiting the generality of the matters which may be taken into account when making decisions upon an application for planning approval to erect, place or display an advertisement, Council shall examine each such application in the light of the objectives of the Scheme and with particular reference to the character and amenity of the locality within which it is to be displayed, including its historic or landscape significance and traffic safety, and the amenity of the adjacent areas which may be effected.

7.5.4 Exemptions from the Requirements to Obtain Planning Approval

7.5.4.1 Subject to the provisions of the Main Roads (Control of Signs) Regulations 1983 and notwithstanding the provisions of sub-clause 7.2.1.1, the Council's prior planning approval is not required in respect of those advertisements listed in Schedule 11 which for the purpose of this Clause are referred to as 'exempted advertisements'. The exemptions listed in Schedule 11 do not apply to land, buildings, objects, structures and places included on the Heritage List or within a heritage precinct established or designated under the Scheme.

7.5.5 Discontinuance

7.5.5.1 Notwithstanding the Scheme objectives and sub-clause of 7.2.4, where the Council can demonstrate exceptional circumstances which cause an exempted or existing advertisement to seriously conflict with the objectives of the clause, it may, by notice in writing (giving clear reasons) require the advertiser to remove, relocate or adapt, or otherwise modify the advertisement within a

period of time specified in the notice.

7.5.6 Derelict of Poorly Maintained Signs

7.5.6.1 Where, in the opinion of the Council, an advertisement has been permitted to deteriorate to a point where it conflicts with the objectives of the Scheme or it ceases to be effective for the purpose for which it was erected or displayed, Council may by notice in writing require the advertiser to:

(a) repair, repaint or otherwise restore the advertisement to a standard specified by Council; or

(b) remove the advertisement

7.5.7 Notices

7.5.7.1 'The Advertiser' shall be interpreted as any one person or any group comprised of the landowner, occupier, licensee or other person having an interest in or drawing benefit from the display of the advertisement concerned.

7.5.7.2 Any notice served in exceptional circumstances pursuant to sub-clause 7.2.5 or 7.2.6 shall be served upon the advertiser and shall specify:

(a) the advertisement(s) the subject of the notice;

(b) full details of the action to be taken by the advertiser to comply with the notice;

(c) the period, not being less than 60 days, within which the action specified shall be completed by the advertiser.

7.5.8 Scheme to Prevail

7.5.8.1 Where the provisions of this Clause are found to be at variance with the provisions of the Council's signs, Hoarding and Bill Posting By-Laws, the provisions of the Scheme shall prevail.

7.5.9 Enforcement and Penalties

7.5.9.1 The offences and penalties specified in the Scheme apply to the advertiser in this Clause.

7.6 BUILDING ENVELOPES

AMD 296 GG 27/02/18

7.6.1 The objectives of building envelopes are to:

a) position and cluster buildings on a lot so as to minimise adverse visual impacts on the landscape character, streetscape and amenity of an area;

b) ensure buildings and effluent disposal facilities are adequately separated from water courses, wetlands, ground water, flood prone areas, areas of inundation, sources of transport noise and other environmental or site features;

c) minimise the need to clear significant vegetation or areas of revegetation for the construction of buildings and effluent disposal facilities;

d) avoid constructing buildings and effluent disposal facilities where ground or soil conditions may be unsuitable; and

e) assist in the effective management of bush fire risk.

7.6.2 A building envelope may be prepared for a lot if -

a) a provision of this scheme or a structure plan prepared under this scheme requires a building envelope to be prepared;

b) the Western Australian Planning Commission has imposed a requirement for the preparation of a building envelope as a condition of approval of a plan of subdivision; or

c) the local government or Western Australian Planning Commission has imposed a requirement for the preparation of a building envelope as a condition of development approval.

7.6.3 A building envelope prepared under clause 7.6.2 shall take effect upon approval by the local government. For the purposes of this clause, the local government shall be taken to have approved a building envelope where it has issued approval in writing of:

a) a building envelope prepared in satisfaction of a condition of subdivision approval;

b) a building envelope prepared in satisfaction of a condition of development approval;

c) a building envelope required to be prepared under a structure plan;

d) a structure plan in which a building envelope is depicted;

e) a building envelope required to be prepared in satisfaction of a provision of this scheme; or

f) an application for approval, relocation or modification of a building envelope pursuant to cl. 7.6.4.

Where a building envelope is approved by the local government then that approval shall supersede all previously approved building envelopes for that lot.

7.6.4 Without detracting from clause 7.6.2, a landowner or agent of a landowner may make application to the local government to:

a) approve a building envelope; or

b) relocate or otherwise modify a building envelope included in the building envelope register.

An application pursuant to this clause must be in the form of an application for development approval.

7.6.5 In considering an application to approve, relocate or modify a building envelope or a building envelope otherwise prepared under clause 7.6.2, the local government –

a) must have regard to the objectives and provisions set out in this clause 7.6;

b) may, where it considers the proposal could have a significant impact on amenity, consult with neighbouring landowners; and

c) where it has consulted under paragraph (b) must have due regard to any submissions received.

7.6.6 Subject to clause 7.6.8(b), only one building envelope may be permitted on a lot.

7.6.7 A building envelope must:

a) not exceed 2,000m² in area unless:

(i) the lot within which the building envelope is situated is zoned Farmlet, in which case the building envelope must not exceed 4,000m² in area; or

(ii) the lot within which the building envelope is situated is zoned Special Residential, in which case the building envelope must not exceed 1,000m² in area;

b) be regular in shape;

c) be situated so as to:

(i) comply with any building setback distance specified by another provision of this scheme, or where a setback distance is not specified by another provision of this scheme then:

A. if the lot within which the building envelope is situated is zoned Special Residential and abuts River Glen Drive, Towera Road or Jacaranda Drive, North Yunderup, be situated 10 metres from a primary street boundary, 10 metres from the rear boundary and 5 metres from a side boundary; and

B. in any other case, be situated no less than 20 metres from a primary street boundary of a lot and 10 metres from all other lot boundaries;

(ii) minimize the need for clearing of areas with significant native vegetation, revegetation areas, flood prone areas or areas of ground water inundation;

(iii) provide for adequate separation of buildings and effluent disposal facilities from water courses, wetlands, ground water, fire prone areas, sources of transport noise and other environmental or site features;

(iv) preclude the location of buildings and effluent disposal facilities which would have an adverse impact on the existing or planned landscape character of an area or where ground or soil conditions may be unsuitable; and

(v) align with any requirements arising from the implementation of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*.

7.6.8 Notwithstanding clause 7.6.6, where necessary to protect the environmental features of a lot the local government may approve –

a) the location of a building envelope closer to one or more lot boundaries than the setback distances specified in clause 7.6.7; and

b) a second building envelope on a lot, provided the aggregate area of the two building envelopes does not exceed the maximum size for the building envelope specified by clause 7.6.7 a).

In exercising its discretion pursuant to this clause 7.6.8, the local government must consider the impact of the proposal on the amenity of the area and may consult with affected neighbouring owners.

7.6.9 The local government must establish and maintain a building envelope register. The building envelope register –

a) must contain details of all approved building envelopes;

b) must be kept available, with the Scheme documents, for public inspection during business hours at the offices of the local government; and

c) may be published on the website of the local government.

7.6.10 Where a building envelope is included in the building envelope register then every building and all effluent disposal facilities developed on the lot which the building envelope relates to must be located within the building envelope, with the exception of small scale, unenclosed animal shelters or other structures as specified by another provision of the Scheme, provided the shelter or other structure is –

a) located not closer to a lot boundary than the setback distances specified in clause 7.6.7

b) not located within a visually prominent position or in close proximity to a building envelope on an adjoining lot;

c) constructed using materials and colours that do not detract from the visual character and amenity of the area; and

d) which do not require the clearing of any significant vegetation on the lot or impact on any other significant environmental feature;

7.6.11 Where a building envelope was approved by the local government prior to the gazettal of this clause as an amendment to this Scheme, it shall be entered in the building envelope register and continue to have effect as if it were a building envelope approved under this clause.

7.7 ADDITIONAL SITE AND DEVELOPMENT REQUIREMENTS FOR AREAS COVERED BY STRUCTURE PLAN, OR LOCAL DEVELOPMENT PLAN

AMD 322 GG 26/05/2026

7.7.1 Table 4 sets out the requirements relating to development that are included in structure plans, precinct structure plans and local development plans that apply in the scheme area.

7.7.2 The specific development standards set out under this Clause and the associated Table 4 prevail to the extent of any inconsistencies with any other standard or provision of the Scheme.

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

Table 4
Additional requirements that apply to land in Scheme area

No.	Description of Land	Requirement
1.	Pinjarra Secondary Centre – as defined in the Pinjarra Precinct Structure Plan and as shown on the Scheme Map.	1) Subdivision and development of land is to be generally in accordance with the Pinjarra Precinct Structure Plan.

TABLE 3
- NON-RESIDENTIAL DEVELOPMENT STANDARDS

AMD 322 GG 26/05/20260

NOTES: See also the Special and General Provisions

cps = car parking spaces
gfa = gross floor area
* = standard to be determined by Council

Where a use is permitted in a Zone other than that stated in this Table, the Council may apply the standards to that Zone within which the use is proposed as is appropriate.

USE/ DEVELOPMENT	SETBACKS			SITE COVERAGE	LAND-SCAPING	CAR PARKING REQUIREMENTS	SPECIAL REMARKS
	FRONT	SIDE	REAR				
Shops and Banks Cafe Restaurant Take-Away Food Outlets, etc	Nil	Nil	Nil	*	*	1 cps per 20 m^2 gfa 1 cps per 4 seats & 1 cps per 5 m^2 of waiting area.	Where large scale development or re-development is proposed within this zone, the Council will require the provision of 10% landscaping and observance of setbacks as may be determined by Council in each case.
Offices, Consulting Rooms, Medical Clinics etc.	*	*	*	*	*	1 cps per 50m^2 gfa 4 cps per consultant or practitioner	Where loading and unloading of goods is required to service the particular use, such facilities will be required to be provided within the site to the satisfaction of the Council.
Child Care Premises *AMD 321 GG 16/06/23* Churches, Public Halls, etc	* *	* *	* *	* *	* *	1 cps per staff member 1 cps per 4 seats	Additional provision for picking up and setting down of children, etc., may be required.
Bulky Goods Showrooms, Warehouse, Storage etc. *AMD 322 GG 26/05/2026*	7.5	5	*	75	10	1 cps per 100m^2 gfa + servicing	For bowsers, awnings and canopies on service stations, petrol filling stations, setbacks may be reduced at the discretion of the Council.
Hotel *AMD 329 GG 17/04/2026* Tavern	7.5 *	* *	* *	75 *	10 *	1 cps per 3 m^2 net bar area and/or 1 cps per 4 seats of dining area + 1.5 cps per unit of accommodation as appropriate. 1 cps per 3m^2 net bar area and/or 1 cps per 4 seats of dining area.	Servicing facilities will also be required.
Wine Shop, Liquor Store	DELETED BY AMD 322 GG 26/05/2026						

NON-RESIDENTIAL DEVELOPMENT STANDARDS CONT'D

USE/ DEVELOPMENT	SETBACKS			SITE COVERAGE	LANDS-CAPING	CAR PARKING REQUIREMENTS	SPECIAL REMARKS
	FRONT	SIDE	REAR				
Caravan Park, Chalet Park, Camping Site	9	*	*	*	*	1 cps per unit, bay or site + 1 cps per 4 such units bays or sites for visitor parking.	In addition, the provisions of the Health Act (Caravan Parks and Camping Regulations 1974) shall apply.
Club Premises *AMD 322 GG 26/05/2026* Institution	9 *	3 *	7.5 *	30 *	20 *	* *	Membership, frequency of use and maximum attendance at functions etc will be used to determine parking requirements.
Light, General and Service Industry	10	5	*	75	10	1 cps per 50m^2 + servicing facilities	Where the Council is satisfied that the prescribed parking, servicing and landscaping can be provided without strict compliance with the setback requirements, the Council may relax those requirements.
Factory Units	*	*	*	*	*	1 cps per 40m^2 + servicing facilities.	As above. Car parking spaces may be provided in a single parking area, but the Council may require a servicing to be provided to each factory unit.
Motor Vehicle Wrecking	10	*	*	*	*	*	Storage height limited to 2 metres. Screen (solid) fencing and landscaping to be provided around open storage areas.
Veterinary Clinics & Establishments	10	*	*	*	*	4 cps per veterinarian or consultant.	
Stables	10	*	*	*	*	Nil	Council may impose appropriate building setback distances for stables & yards when development adjoins Residential or Residential Development Zoned land.
Tourist and Visitor Accommodation *AMD 329 GG 17/04/2026*	*	*	*	*	*	1 car per 4 persons the Accommodation is designed to accommodate, plus 1 bay per employee	*

PART VIII - NON-CONFORMING USES OF LAND

8.1 EXISTING USE RIGHTS

No provisions of the Scheme shall prevent:

(a) the continued use of any land or building for the purpose for which it was being lawfully used at the time of coming into force of the Scheme; or

(b) the carrying out of any development thereon for which immediately prior to that time a permit or permits, lawfully required to authorise the development to be carried out, were duly obtained and are current.

8.2 CONTINUANCE OF NON-CONFORMING USES

If at the gazettal date any land, building or structure is being lawfully used for a purpose or in a manner not permitted by the Scheme (hereinafter referred to as a 'Non-Conforming Use') the Non-Conforming Use may continue subject to the following restrictions:

(a) The Non-Conforming Use shall not be extended beyond the boundaries of the lot or lots upon which the Non-Conforming Use is in fact being carried on at the gazettal date.

(b) If the building or buildings in which the Non-Conforming Use is carried on are wholly within one lot at the gazettal date, the building or buildings shall not be extended beyond the limits of that lot.

(c) If the building or buildings in which the Non-Conforming Use is carried on are constructed on more than one lot at the gazettal date, the building or buildings shall not be extended beyond:

a) the land on which the building or buildings stand; and

b) such land which is adjacent to the building or buildings and not being used for any other purposes authorised by the Scheme, as is reasonably required for the purpose for which the building or buildings are being used.

(d) A person shall not erect, alter or extend a building or buildings used in conjunction with a Non-Conforming Use unless in conformity with the provisions and requirements of the Scheme and the Council may require:

a) compliance with the requirements applicable to the zone in which the Non-Conforming Use is carried on;

b) compliance with the requirements applicable to any zone in which the Non-Conforming Use, subject to compliance with the other provisions of the Scheme, is permitted; and

c) compliance with any requirements applicable to the use class in which the Non-Conforming Use is comprised in any zone in which that use class, subject to compliance with the other provisions of the Scheme, is permitted;

or the Council may for the purpose of regulating the erection, alteration or extension of a building or buildings used in conjunction with a Non-Conforming Use determine such requirements as it thinks necessary to secure the amenity, health or convenience of the area in addition to or substitution for any of the foregoing.

8.3 DISCONTINUANCE

Subject to Clause 8.4, if a Non-Conforming Use is discontinued after the gazettal date, and such discontinuance endures for a period of six months or more, that use shall be deemed to have ceased and a person shall not, subject to Sub-Clause 8.2, thereafter use the land or any building or structure thereon or in which the Non-Conforming Use was carried on, for any purpose not permitted by the Scheme including the original Non-Conforming Use.

8.4 CHANGE TO ANOTHER NON-CONFORMING USE

8.4.1 The Council may, upon such conditions as it thinks fit, permit the change of a Non-Conforming Use to another Non-Conforming Use if in its opinion, the latter use is less detrimental to the amenity of the area.

8.4.2 If the Council approves the change of a Non-Conforming Use to another use, the owner and occupier of the land on which the use is carried on shall, unless otherwise required by the Council, comply with all the development standards of the Scheme relating to the new use and to the building or buildings used or to be used in respect thereof.

8.5 ACQUISITION AND AGREEMENTS

The Council may for the purpose of discontinuing a Non-Conforming Use or of prohibiting the extension of alteration of a Non-Conforming Use (other than in accordance with this Part), acquire the land and building (if any) thereon or make an agreement relating to the payment of compensation or monies to a person willing to discontinue a Non-Conforming Use.

PART IX - THE PEEL HARVEY COASTAL PLAIN CATCHMENT

AMD 37 GG 3/11/95

9.1 GENERAL

9.1.1 For the purposes of this Scheme:

Peel-Harvey, Coastal Plain Catchment - means all of the land in the municipal district of the Shire of Murray that is within the administrative boundary of the Peel-Harvey Coastal Plain catchment, as set out in the State Planning Commission's Statement of Planning Policy No. 2 or any amendments thereto, and depicted in Figure 2;

Statement of Planning Policy No. 2 - means the State Planning Commission Statement of Planning Policy No. 2 (The Peel-Harvey Coastal Plain Catchment) published in the *Government Gazette* of 21 February 1992, together with any amendments thereto; and

Intensive Agriculture - shall have the meaning given to it in appendix No. 1 - Interpretations.

9.1.2 The Council shall be guided by the objectives and policies contained in the Statement of Planning Policy No. 2 and by the Environmental Protection (Peel-Harvey Estuarine System) Policy of the Environmental Protection Authority published in March 1992.

9.1.3 A copy of the Statement of Planning Policy No. 2 and the Environmental Protection (Peel-Harvey Estuarine System) Policy shall be kept and made available for public inspection at the offices of the Council.

9.1.4 Intensive Agriculture shall be deemed to be a material change of use requiring the approval of the Council.

9.1.5 In considering an application to develop land for Intensive Agriculture within the Peel-Harvey Coastal Plain Catchment the Council shall:

a) take account of soil types, slope, groundwater flows, surface water drainage and proximity to the Peel-Harvey Estuary;

b) take account of the objectives of the Statement of Planning Policy No. 2 with respect to the potential impact of the development on the environment and water quality; and

c) consult with the Department of Agriculture and the Department of Environmental Protection and take account of any advice in making its determination or defer its decision pending a formal assessment by the Environmental Protection Authority under Part IV of the Environmental Protection Act.

9.2 STOCKING RATES

9.2.1 Excepting where otherwise specified in the Scheme, the numbers of livestock permitted within any landholding shall not exceed the rates recommended by the Department of Agriculture for the applicable pasture type and grazing systems in consultation with surrounding farmers unless the approval of Council has been obtained.

9.2.2 Stock shall be deemed to have the following animal equivalents:

1 large horse	=	10 dry sheep
1 pony	=	8 dry sheep
1 milking cow	=	10 dry sheep
1 heifer	=	8 dry sheep
1 breeding ewe	=	1.5 dry sheep
1 dairy goat	=	2 dry sheep
1 cashmere goat	=	1 dry sheep
1 angora goat	=	0.8 dry sheep
1 deer	=	1 to 2 dry sheep

9.2.3 The stocking rates recommended by the Department of Agriculture as a guide line to safe stocking levels are as follows;

a)	Non-irrigated subterranean clover based pastures on clays, loams, gravelly soils or coloured sands.	10 dry sheep/ha
b)	Non-irrigated subterranean clover based pastures on winter wet low lying sandy areas (usually annual pastures but containing some perennial clovers and grasses).	7-10 dry sheep/ha
c)	Non-irrigated subterranean clover pastures on deep dry sands (annual pastures on deep dry sands (annual pastures of short season subterranean clovers and grasses; they also contain other legumes).	2-5 dry sheep/ha
d)	Non-irrigated grass pastures on deep dry sand (clovers are difficult to establish, and often perennial veldt grass and sandplain lupins are the only species to survive).	2 dry sheep/ha

PART XII - RIVER FLOOD PLAINS

AMD 38 GG 4/2/94

In this Scheme:

"flood plain" means that part of a river valley that is subject to flooding from a flood with an average recurrent interval of once in 100 years.

"floodway" means that part of parts of the flood plain, including the river itself, that has been determined by hydraulic calculations as being necessary to pass a 100 year flood.

"flood fringe" means that part of the flood plain beyond the floodway that may be considered for development.

"flood level" means the flood level, measured in metres above the Australian Height Datum, estimated for a once in 100 year flood if the encroachment areas within the flood fringe were to be fully developed.

12.1 GENERAL

12.1.1 For the purpose of this Scheme, the "Murray River Flood Study" means the Murray River Flood Study prepared by the Public Works Department of Western Australia in 1984 and the "Serpentine River Flood Study" means the Serpentine River Flood Study prepared by the Water Authority of Western Australia in 1991.

12.1.2 The flood levels for the Murray River Floodway are shown on plans numbered PWDWA 51796-3-1/8 and PWDWA 54586-3-1/6 thus 13.16.

12.1.3 The flood levels for the Serpentine River floodways are shown on the plans of the Water Authority of Western Australia numbered BL06-1-2/11 thus 3.72.

12.1.4 A copy of the Murray River Flood Study and the Serpentine River Flood Study shall be kept and made available for public inspections at the offices of the Council.

12.1.5 Unless otherwise provided for in this Scheme, the development of land within a flood plain shall be subject to the provisions of this Part.

12.2 FLOODWAYS

12.2.1 Roads, bridges, jetties, buildings and structures, other than open post and rail or post and wire fencing, and the filling of land shall not be constructed or undertaken within a floodway without the approval of the Council who shall take into account in all respects the advice of the Water and Rivers Commission. *AMD 81 GG 27/10/95; AMD 100 GG 7/3/97*

12.3 DEVELOPMENT

12.3.1 A plan of subdivision shall not be approved for land within a flood fringe in the Residential or Canal Development zones unless that part of the land behind the minimum setbacks from street and rear boundaries is not less than 300mm above the flood level.

12.3.2 A plan of subdivision shall not be approved for land within a flood fringe in the special Rural zone unless part of the land in each lot has an area of not less than 2,000 square metres at or above the flood level and is suitable for the erection of a dwelling in accordance with the provisions of this Scheme.

12.3.3 Flood Fringe Land

Building Levels within flood fringe land will be as follows:

a) Floor levels shall be a minimum of 150mm above the 1 in 100 year flood level for all existing subdivisions and for new subdivisions 500mm above the 1 in 100 year flood level.

These recommended modifications will provide additional guidance/clarification to Council's Building Department regarding appropriate 'fill' requirements on Flood Fringe land, as well as place additional responsibility on Council in the area of development floodway management. *AMD 81 GG 27/10/95*

12.3.4 Dwellings within the flood plain issued with a building licence before the gazettal date of this amendment may be extended provided the floor level of any habitable room so created is above the flood level.

PART XIII - FINANCE AND ADMINISTRATION

AMD 38 GG 4/2/94

13.1 ENFORCEMENT

13.1.1 A person shall not construct or erect or commence to construct or erect a building otherwise than in accordance with the provisions of the Scheme.

13.1.2 A person shall not use any land or any buildings or structure thereon contrary to or otherwise than in accordance with the provisions of the Scheme, or any use approved by the Council in accordance with the Scheme.

13.1.3 In cases where the Council's approval or consent is required before a development is commenced or is required for the use of land, a person shall not commence the development or use the land without the approval or consent of the Council.

13.1.4 If any consent or approval has been granted upon conditions, a person shall not commit a breach of or fail to comply with any of those conditions.

13.1.5 One month's written notice is hereby prescribed as the notice to be given pursuant to Section 10 of the Act before the Council exercises the powers conferred by that Section:

a) to remove, pull down or alter any building or other work in the Scheme Area, which has been commenced or continued after the gazettal date and which is such as to contravene the Scheme, or in the erection or carrying out of which any provision of the Scheme has not been complied with; and

b) to execute any work which it is the duty of any person to execute under the Scheme, in any case where it appears to Council that delay in the execution and any expense incurred by the Council under that section may be recovered from the person in default in a court of competent jurisdiction.

13.2 POWERS OF THE LOCAL GOVERNMENT

AMD 205 GG 22/5/09

13.2.1 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 Act; and

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

13.2.2 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.

13.2.3 Delegation of Functions *AMD 95 GG 30/8/96; AMD 205 GG 22/5/09*

13.2.3.1 The Council may, in writing and either generally or as otherwise provided by the instrument of delegation, delegate to a committee or the Chief Executive Officer, 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.

13.2.3.2 The Chief Executive Officer may delegate to any employee of the Council the exercise of any of the Chief Executive Officer's powers or the discharge of any of the Chief Executive Officer's duties under clause 13.2.3.1.

13.2.3.3 The exercise of the power of delegation under clause 13.2.3.1 requires a decision of an absolute majority as if the power had been exercised under the Local Government Act 1995.

13.2.3.4 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.

13.3 VARIATIONS TO SITE AND DEVELOPMENT STANDARDS AND REQUIREMENTS

AMD 205 GG 22/5/09

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

13.3.2 In considering an application for approval to commence development under this clause, where, in the opinion of the Council, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration for the variation, the Council is to:

a) consult the affected parties by following one or more of the provisions for advertising uses under clause 5.2.2; and

b) have regard to any expressed views prior to making its determination to grant the variation.

13.3.3 The power conferred by this clause may only be exercised if the Council is satisfied that:

a) approval of the proposed development would be appropriate having regard to the criteria set out in sub-clause 3.3.2; and

b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

13.4 DISPOSAL OF LAND

The Council may deal with or dispose of any land which it has acquired pursuant to the provisions of the Scheme, in accordance with the Act and in conformity with the provisions of the Scheme.

13.5 CLAIMS FOR COMPENSATION

Except where otherwise provided in the Scheme, the time limit for the making of a claim for compensation pursuant to Section 11 of the Act is six months after the date of publication of the Scheme in the Government Gazette.

13.6 APPEALS

Any applicant, who is aggrieved by:

(a) any discretionary decision made or deemed to have been made by the Council exercising a discretionary power available to it under the Scheme or

(b) the exercise of discretionary power under the Scheme by the Council or by the Western Australian Planning Commission in relation to an Outline Development Plan which has been proposed in accordance with the provisions of this Scheme may appeal pursuant to Part V of the Act, and the regulations and rule made thereunder."

13.7 AGREEMENTS

AMD 72 GG 3/9/96

The Council may enter into an agreement with any owner of land, and any owner with the consent of the Council may enter into an agreement with any other owner, for the purpose of promoting the aims and objectives of the Scheme.

13.8 ARBITRATION

If any question arises as to whether at any particular date any land:

(a) does or does not comprise the lot or lots on which a Non-Conforming Use is being carried on; or

(b) is or is not being used for any purpose authorised by the Scheme; or

(c) is or is not reasonably required for the purpose for which any building is being used;

that question shall, on the application of the claimant or the Council, be determined by arbitration under and in accordance with the Arbitration Act, 1895, unless the parties agree on some other method of determination.

13.9 ADOPTION

Adopted by Resolution of the Council of the Shire of Murray at the Meeting of the Council held on the 29th day of October, 1987.

....
PRESIDENT DATE 13/1/1989

....
SHIRE CLERK DATE 9/1/1989

FINAL APPROVAL

1. Adopted by Resolution of the Council of the Shire of Murray at the Ordinary Meeting of the Council held on the 27th day of October 1988, and the seal of the Municipality was pursuant to that Resolution hereunto affixed in the presence of:

.....
PRESIDENT

.....
SHIRE CLERK

This Scheme Text is to be read in conjunction with the approved maps of the Scheme and to which formal approval was given by the Hon Minister for Planning on the date given below.

2. Recommended/Submitted for final approval by the State Planning Commission.

....
CHAIRMAN DATE

3. Final approval granted.

....
MINISTER FOR PLANNING DATE
11/4/1989

FIGURE 1 - CAR PARKING LAYOUTS

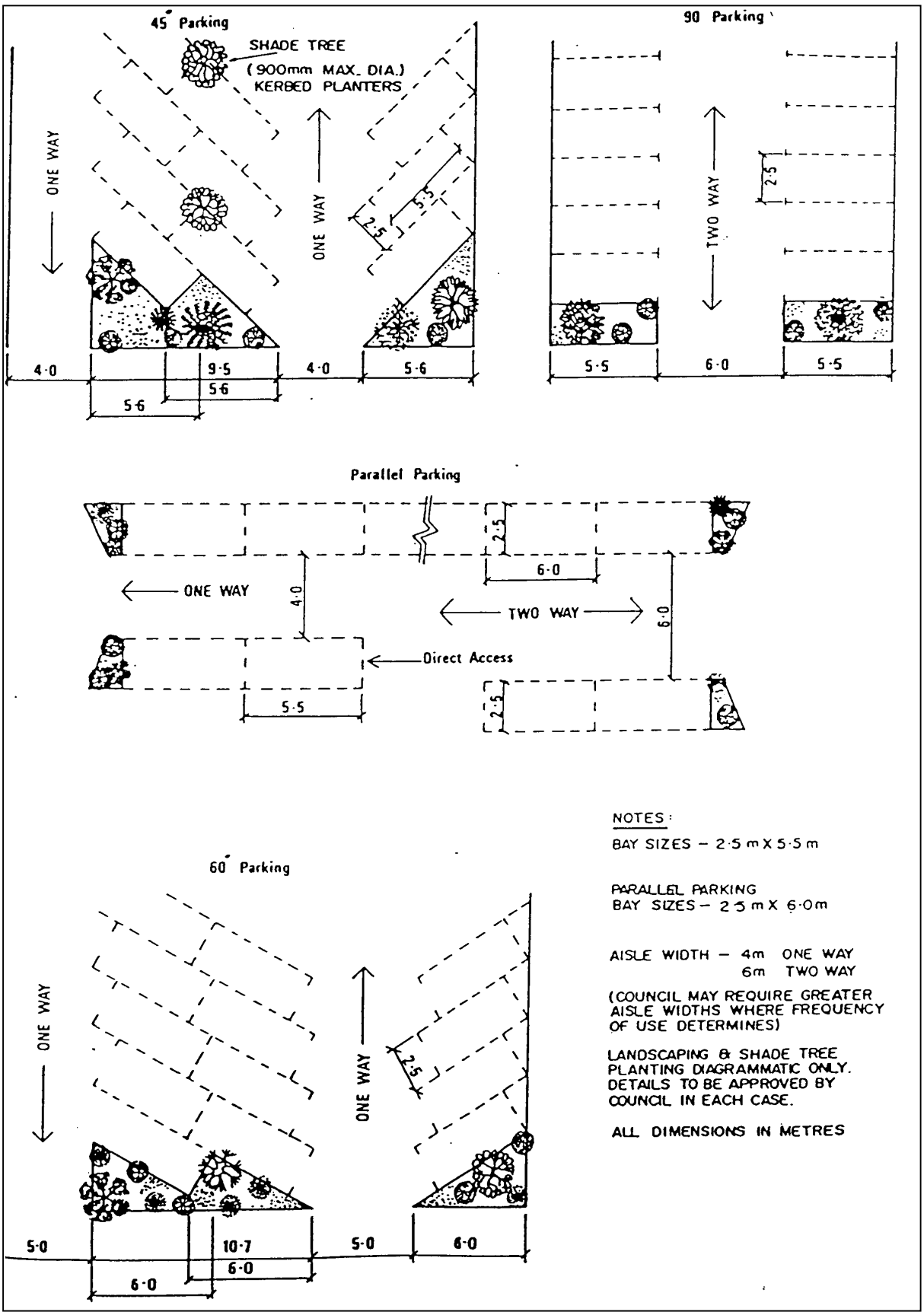
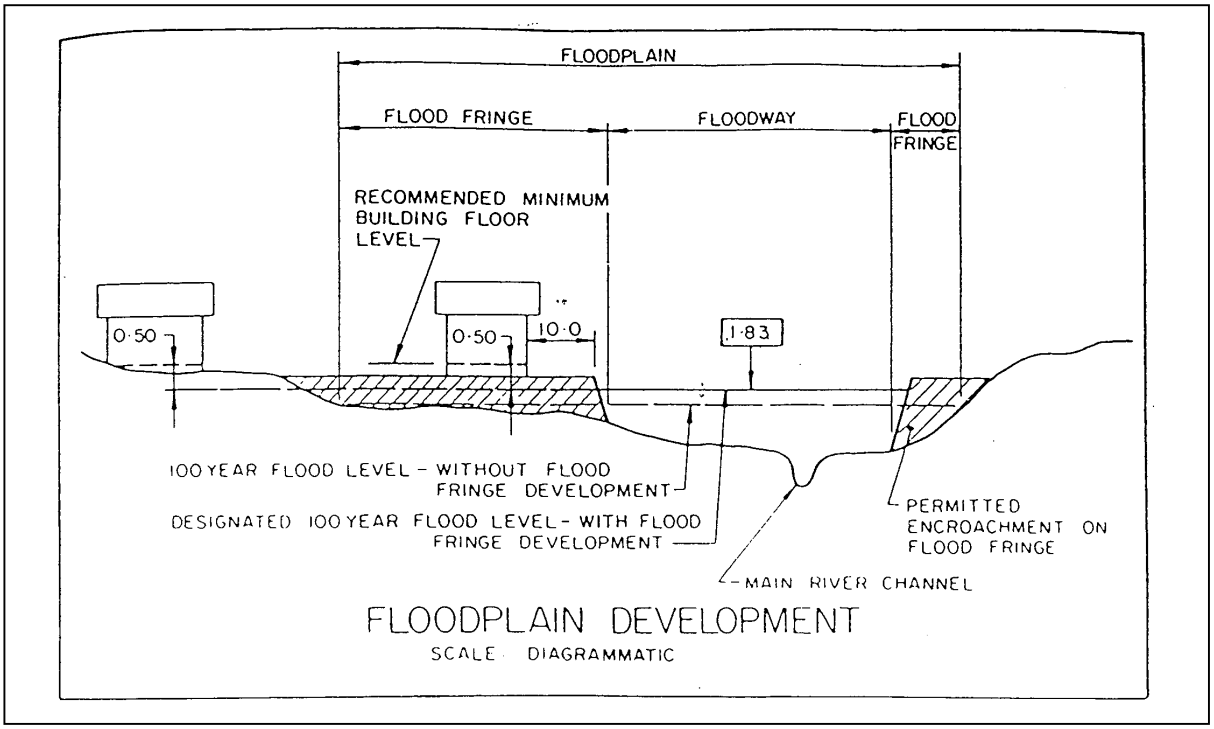


FIGURE 2

AMD 38 GG 4/2/94



SCHEDULE 1 - FORM 1

AMD 205 GG 22/5/09

SHIRE OF MURRAY TOWN PLANNING SCHEME NO. 4

APPLICATION FOR PLANNING APPROVAL

Owner details		
Name:		
Address: Postcode:		
Phone: (work): (home): (mobile):	Fax:	E-mail:
Contact person:		
Signature:		Date:
Signature:		Date:
The signature of the owner(s) is required on all applications. This application will not proceed without that signature.		

Applicant details		
Name:		
Address: Postcode:		
Phone: (work): (home): (mobile):	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 Vol. No:	Folio:
Diagram or Plan No:	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g.) 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:	

(The content of the form of application must conform to Schedule 6 but minor variations may be permitted to the format.)

SCHEDULE 2 - APPROVAL/REFUSAL OF PLANNING CONSENT

SHIRE OF MURRAY DISTRICT TOWN PLANNING SCHEME NO. 4

APPROVAL/REFUSAL OF PLANNING CONSENT

Name and Address of Owner.....

.....

Planning consent is hereby *GRANTED/REFUSED in respect of:

Application No: ..... made on the.....

by.....

(1) to be used for the purpose of .....

(2) to carry out development in accordance with the *ENDORSED/SUBMITTED plans; upon the following *CONDITIONS/GROUNDS:

.....

.....

.....

.....

.....

.....

.....

This approval is valid for a period of .....

If development is not completed within this period, a new approval must be obtained before commencing of continuing development.

....

SHIRE CLERK DATE

*Delete whichever is not applicable.

NOTE: This is not a Building Licence for which a separate application is necessary.

SCHEDULE 3 - CANAL DEVELOPMENT ZONE

DESCRIPTION OF LAND	PERMITTED USES	DEVELOPMENT CONTROL PROVISIONS
DELETED BY AMD 298 GG 18/08/17		

SCHEDULE 4 - SPECIAL RURAL ZONE

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
SR1	Yamba Special Rural Zone (formerly Lots 462 & 1370) contains all Lots fronting Yamba Drive and The Glade, North Dandalup.	1. No dwelling or outbuilding may be constructed within 20 metres of any boundary nor may any dwelling or outbuilding be constructed within 50 metres of the nearest dwelling. 2. No dwelling shall have a floor area of less than $85m^2$ excluding any verandah or garage. 3. Areas of uncleared forest shall be preserved except that the Council may permit sufficient clearing for the establishment of a dwelling, access and for the establishment of a garden and uses associated with such dwelling, but this provision shall not preclude the establishment of adequate firebreaks. 4. No dam shall be constructed without the written approval of the Council. 5. No well or bore shall be located closer than 30 metres to a septic tank, leach drain or dry well. 6. No water may be drawn from the Myara Brook, or its summer flow interfered with, without the express consent of the Water Authority of WA which has complete control of the extraction of water from this Brook under the Rights in Water and Irrigation Act. 7. No lot shall be less than 2.0ha in area.
SR2	Barragup, Furnissdale and Cogrup Special Rural Zone as indicated in Appendix 5-1 *AMD 212 GG 27/3/07*	1. No lot shall be less than 2ha in area. 2. No person shall construct a building on land: (a) below RL 1.75 metres (AHD); (b) within 20 metres of a lot boundary, except where in the opinion of the Council topography or vegetation justify a variation of this standard. 3. No person shall construct a septic tank below RL 3.0 metres (AHD) or within 100 metres of a waterway, but where because the nature of a lot precludes compliance with this provision, the Council may require the use of alternative effluent disposal approved by the Public Health Department. 4. No person shall undertake any development which in the opinion of the Council would impede flood flow and the provisions of Clause 6.3 shall apply. 5. No person shall drain or fill a wetland without prior written approval of the Council. 6. Fences on all boundaries between freehold land and public reserves shall be maintained to the satisfaction of the Council. 7. In order to retain the rural character of the land and general locality the Council may require as a condition of approval to commence development that a landscape plan be prepared and implemented to the satisfaction of the Council. 9. All household rubbish and refuse shall be transported to, and deposited at, a disposal site gazetted under the Public Health Act 10. The Council shall encourage the planting of shelter belt or clumps of trees on the property to protect the present stands of timber and reduce the risk of losing these trees through wind damage.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		11. The Council will require that firebreaks are to be in accordance with the Shire's Firebreak Order.
SR3	South Yunderup Special Rural Zone, bounded by the Murray River on its northern and eastern boundaries, north of South Yunderup Road and east of Delta Drive, South Yunderup. *AMD 37 GG 3/11/95;* *AMD 217 GG 15/10/10* *AMD 302 GG 06/02/18* AMD 322 GG 26/05/2026	1. No further subdivision will be permitted. 2. The following use is permitted ('P'): Single House Home Office Unhosted Short-Term Rental Accommodation (D) 3. The following uses may be permitted at the discretion of the Council ('D'): Home Occupation Rural Pursuit Stables Ancillary Dwelling Home Business 4. All other uses are prohibited ('X'). 5. No person shall construct any building on: (a) land defined as a "floodway" on the subdivision guide map attached hereto, as adopted on June 24, 1982. 6. The finished floor level of habitable rooms shall be as recommended by the Murray River Flood Study. 7. No person shall undertake any development which, in the opinion of the Council, would impede flood flow. 8. No person shall drain or fill a wetland without the approval of the Council and the provisions of Clause 6.3 shall apply. 9. Where the nature of the lot does not permit the construction of a septic tank or the septic system will be within 100 metres of a waterway, the Council after consultation with the Environmental Protection Authority, may require the developer to use alternative means of effluent disposal approved by the Public Health Department. 10. Fences shall be maintained to the satisfaction of the Council on all boundaries between freehold land and Public Open Space. Fences shall be open post and wire or post and rail so as not to impede flood flow. 11. The Council will facilitate discussions between landowners and the Bush Fires Board with a view to locating firebreaks where they will prevent the spread of fire without adverse effects upon the landscape of the area. 12. The Council may require the preparation and implementation of a landscape plan as a condition of development. 13. The Council may impose limits on the keeping of livestock temporarily, seasonally or permanently. 14. All household rubbish and refuse shall be transported to, and deposited in, a disposal site gazetted under the

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Health Act.
SR4	ML 61, 372, 699 & 730 at 'Birchmont', West Murray *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18*	1. The minimum lot size shall be 2ha. 2. Within the Special Rural Zone: (a) the intent is to create a rural-residential retreat area with the emphasis on the merging of development with the landscape; (b) the following uses are permitted ('P'): Public Recreation Dwelling House Home Office (c) the following uses are not permitted unless specific approval is granted by Council ('D'): Public Utility Home Occupation Ancillary Dwelling Home Business (d) all other uses not included in (b) and (c) above are not permitted ('X'). 3. No building or development other than fencing shall be constructed without the approval of Council. 4. No dwelling or buildings shall be constructed within 10 metres of a lot boundary unless the Council approves a lesser distance; that is, if Council is of the opinion that: (a) the topography or shape of the lot, or the natural flora upon it makes it desirable to alter this provision; and (b) the location of the building will not detract from the environmental quality of the area or from the amenity of existing or future residences on adjoining lots. 5. Council shall require that firebreaks are to be in accordance with the Murray Shire Council's Firebreak Order; strategic firebreaks shall be provided in accordance with the requirements of the Bush Fires Board. 6. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any applications for breeding or keeping of stock, Council will be guided by advice from the Department of Agriculture. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council, after consultation with the Department of Agriculture, may take appropriate action to ban or reduce the stocking of animals. 7. In order to conserve the rural environment, all trees and vegetation shall be retained unless their removal is authorised by Council, except in the case of trees and vegetation which are proposed to be removed to make way for house construction, fences, firebreaks and constructed accessways. 8. Council may require the preparation of a landscape plan
SR4 (Cont'd)	ML 61, 372, 699 & 730 at 'Birchmont', West Murray (Cont'd) *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18;* AMD 322 GG 26/05/2026; *AMD 331 GG 28/08/26*	

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		as a condition of development. 9. Fences along all common boundaries between freehold and Crown Land shall be maintained to the satisfaction of Council. 10. No dwelling shall be constructed or approval for construction granted, unless a water storage tank of not less than 92,000 litres, or an alternative source of potable water is incorporated into the approval plans and no dwelling shall be considered fit for human habitation unless such a supply has been installed and is operating. 11. No person shall construct an on-site sewage disposal system: (a) on land below 3.0 metres AHD; (b) within 100 metres of a waterway HWM; or (c) with a minimum vertical separation of less than 1.5 metres (measured from the underside of the leach drain) between the on-site sewage disposal system and the highest recorded level of the water table. In cases where this is not possible, Council shall require a developer to use an alternative disposal system as approved by the Health Department of Western Australia. 12. Any household rubbish and refuse shall be disposed of in a disposal site gazetted under the Health Act. 13. No dwelling, outbuilding or structure shall be permitted outside the building envelopes specified for the lots as shown on the Subdivision Plan. 14. Any drainage waters generated within the project area, whether from roads or from the drainage of land, shall be contained on-site.
SR5	Riverland Estate, being bounded by the Serpentine River to the east, the proposed Freeway alignment to the west, Lot 44 to the north, and the proposed Freeway alignment to the south. *AMD 164 GG 4/2/03;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Within the Special Rural Zone, the intent is to create a rural-residential retreat area with the emphasis on the merging of development with landscape. 2. No lot shall be less than 2ha in area. 3. (a) The following uses are permitted ('P'): Not more than one Dwelling House Home Office (b) The following uses may be approved at the discretion of Council ('D'): Family Day Care Centre Ancillary Dwelling Home Business Home Occupation (c) All other uses are not permitted ('X') 4. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding of keeping of animals shall not be permitted without the approval in writing of Council. In considering any applications for breeding or keeping of stock, Council will be guided by advice from the Department of Agriculture. Notwithstanding the above, in cases where approval has been given but where environmental problems develop, Council, after consultation with the Department of Agriculture, may take appropriate action to ban the stocking of animals.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		5. Areas of uncleared bushland shall be preserved except that the Council may permit sufficient clearing for the development of a dwelling house, access and the establishment or a garden and uses associated with a dwelling, but this shall not preclude the clearing of adequate firebreaks. 6. Each dwelling house shall be provided with a supply of potable water from either an underground bore or a rainwater storage system with a minimum capacity of 90,000 litres to the satisfaction of the Council. 7. Each dwelling shall provide on-site effluent disposal by the construction of a septic tank, which shall be located at least 2 metres above the highest known groundwater level or bedrock and at least 100 metres from the nearest waterbody to the approval of the Health Department of WA. 8. All fencing shall be open post and rail or post and wire, but may include steel posts on boundaries. Fences on all boundaries between freehold land and Public Open Space shall be constructed and maintained to the satisfaction of the Council. 9. The Council will facilitate discussing between landowners and the Bush Fires Board with a view to locating firebreaks where they will prevent the spread of fire without adverse effects upon the landscape of the area. 10. All household rubbish and refuse shall be transported to, and deposited in, a disposal site gazetted under the Health Act. 11. No dwelling, outbuilding or structure shall be permitted outside the building envelopes specified for those lots as shown on the Subdivision Plan.
SR6	Lots 1 to 32 (original Lots 208 and 209 Lymon Road, Stakehill. *AMD 13 GG 2/10/92;* *AMD 217 GG 15/10/10* *AMD 13 GG 2/10/92;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot shall be not less than 2ha in area and contain a building envelope the area of which shall not exceed 2,000m2. 2. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 3. Within the building envelope, an area of not more than 1,000m2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. 4. Buildings shall not be constructed without a building licence being issued by the Council. 5. Buildings shall not be constructed within 20 metres of any boundary. 6. The floor level of all buildings shall be not less than 2 metres above the highest known groundwater level as determined at the time of application for a building licence to construct a single house. 7. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
SR6	Lots 1 to 32 (original Lots 208 and 209 Lymon Road, Stakehill. (Cont'd) *AMD 13 GG 2/10/92;* *AMD 217 GG 15/10/10* *AMD 13 GG 2/10/92;* *AMD 302 GG 06/02/18;* *AMD 331 GG 28/08/26*	Home Office (b) The following uses may be permitted at the discretion of the Council ('D): Home Occupation Ancillary Dwelling Home Business Unhosted Short-Term Rental Accommodation (D) (c) All other uses are not permitted ('X'). 8. Land uses, other than a Single House, that are permitted or may be permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Environmental Protection Authority, that the land use does not involve excessive nutrient application or the clearing of the land. 9. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 10. Fences shall be erected to protect trees and other vegetation from damage by grazing livestock where required. 11. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area or not less than 120m2 in projected plan area. 12. The drainage system shall not be altered without the prior approval of the Council in writing. In considering any proposal to obstruct or dam any part of the drainage system, the Council shall have regard to the effect on the drainage system and the impact on the land and the environment in general, and shall consult with any appropriate authority prior to granting approval. 13. Stormwater drainage shall be contained on-site to the satisfaction of the Council. The subdivider shall obtain the approval of the Council for drainage proposals prior to commencement of site works. 14. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Authority of Western Australia. (b) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Water Authority of Western Australia's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1,000m^2. The maximum amount of

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
SR6	Lots 1 to 32 (original Lots 208 and 209 Lymon Road, Stakehill. (Cont'd) *AMD 13 GG 2/10/92;* *AMD 217 GG 15/10/10* *AMD 13 GG 2/10/92;* *AMD 302 GG 06/02/18;* *AMD 331 GG 28/08/26*	groundwater permitted to be drawn shall be 1,500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water Authority of Western Australia's By-laws applicable to underground water pollution control. 15. The subdivider shall submit a landscape plan to the Council showing site contours, stands of existing trees and vegetation to be retained, and proposals for tree planting and maintenance at the time of making an application for subdivision. 16. The subdivider shall, in accordance with the landscape plan approved by the Council, plant indigenous trees and shrubs of a species and at a density and distribution to the satisfaction of the Council prior to the issue of clearances by the Council for the subdivision of the land. 17. The subdivider shall either maintain the trees and shrubs planted until the land is sold, or shall plant sufficient numbers of trees and shrubs to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 18. In addition to other tree planting areas, the subdivider shall plant trees and shrubs within the Foreshore Reserve where nominated by and to the satisfaction of the Council. 19. All buildings and effluent disposal systems shall be constructed within the building envelope for each lot as depicted on the Subdivisional Guide Plan. The Council may vary the position of a building envelope at its discretion. 20. On-site effluent disposal systems shall be to the specifications and satisfaction of both the Council and the Environmental Protection Authority. The use of "non-standard" effluent disposal systems may be required and in any event, the following requirements shall be satisfied: (a) A 2 metre separation between the base of the leach drain and the highest recorded groundwater level or bedrock. (b) At least a 100 metre horizontal separation between the effluent disposal systems and existing drains, water courses and water bodies. (c) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the owners of the subdivided lots and maintained to the satisfaction of the Council. (d) Prevention of direct movement of wastewater and nutrients from the locality of each effluent disposal system. (e) The above requirements may be altered where soil amending techniques are introduced or alternatively the use of modified effluent disposal systems may be permitted in accordance with management guidelines prepared by the Council to the satisfaction of the Environmental Protection Authority. 21. The keeping or agistment of any livestock shall be limited to one horse per lot or the stock equivalent. The type and number of any other livestock shall comply with the

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		recommendations of the Department of Agriculture in accordance with the pasture type. Notwithstanding the foregoing, the Council may require stocking rates to be reduced where, in the opinion of the Department of Agriculture, they are excessive or the land is subjected to significant additional nutrient application. 22. The land is situated within the Peel-Harvey Catchment where the restricted application of fertiliser is required in order to reduce the export of nutrients. Therefore, the application, type and distribution of fertiliser is subject to the prior approval of the Department of Agriculture which shall consult with the Environmental Protection Authority before any approval is granted. 23. All household rubbish and refuse shall be transported to, and deposited in, a disposal site gazetted under the Health Act. 24. Prior to the sale of any subdivided lots the subdivider shall erect a sign in a prominent position to inform prospective purchasers of these Special Provisions. 25. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 26. The Council will facilitate discussions between the subdivider and the Bush Fires Board to determine a financial contribution from the subdivider towards the cost of fire suppression equipment for the Shire of Murray's Volunteer Bush Fire Brigade and any other fire prevention measures that may be required by the Council.
SR7	Lots 1 to 17 (original Lot 206) Lymon Road, Stakehill. *AMD 20 GG 13/11/92;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026; *AMD 331 GG 28/08/26*	1. Each lot shall be not less than 2ha in area and contain a building envelope the area of which shall not exceed 2,000m2. 2. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 3. Within the building envelope, an area of not more than 1,000m2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. 4. Buildings shall not be constructed without a building licence being issued by the Council. 5. Buildings shall not be constructed within 20 metres of any boundary. 6. The floor level of all buildings shall be not less than 2 metres above the highest known groundwater level as determined at the time of application for a building licence to construct a single house. 7. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
SR7	Lots 1 to 17 (original Lot 206) Lymon Road, Stakehill. (Cont'd) *AMD 20 GG 13/11/9;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	discretion of the Council ('D'): Home Occupation Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'). 8. Land uses, other than a Single House, that are permitted or may be permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Environmental Protection Authority, that the land use does not involve excessive nutrient application or the clearing of the land. 9. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 10. Fences shall be erected to protect trees and other vegetation from damage by grazing livestock where required. 11. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area or not less than 120m2 in projected plan area. 12. The drainage system shall not be altered without the prior approval of the Council in writing. In considering any proposal to obstruct or dam any part of the drainage system, the Council shall have regard to the effect on the drainage system and the impact on the land and the environment in general, and shall consult with any appropriate authority prior to granting approval. 13. Stormwater drainage shall be contained on-site to the satisfaction of the Council. The subdivider shall obtain the approval of the Council for drainage proposals prior to commencement of site works. 14. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Authority of Western Australia. (b) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Water Authority of Western Australia's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1,000m^2. The maximum amount of groundwater permitted to be drawn shall be 1,500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water Authority of Western Australia's By-laws applicable to underground water pollution control. 15. The subdivider shall submit a landscape plan to the Council showing site contours, stands of existing trees

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		and vegetation to be retained, and proposals for tree planting and maintenance at the time of making an application for subdivision. 16. The subdivider shall, in accordance with the landscape plan approved by the Council, plant indigenous trees and shrubs of a species and at a density and distribution to the satisfaction of the Council prior to the issue of clearances by the Council for the subdivision of the land. 17. The subdivider shall either maintain the trees and shrubs planted until the land is sold, or shall plant sufficient numbers of trees and shrubs to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 18. In addition to other tree planting areas, the subdivider shall plant trees and shrubs within the Foreshore Reserve where nominated by and to the satisfaction of the Council. 19. All buildings and effluent disposal systems shall be constructed within the building envelope for each lot as depicted on the Subdivisional Guide Plan. The Council may vary the position of a building envelope at its discretion. 20. On-site effluent disposal systems shall be to the specifications and satisfaction of both the Council and the Environmental Protection Authority. The use of "non-standard" effluent disposal systems may be required and in any event, the following requirements shall be satisfied: (a) A 2 metre separation between the base of the leach drain and the highest recorded groundwater level or bedrock. (b) At least a 100 metre horizontal separation between the effluent disposal systems and existing drains, water courses and water bodies. (c) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the owners of the subdivided lots and maintained to the satisfaction of the Council. (d) Prevention of direct movement of wastewater and nutrients from the locality of each effluent disposal system. (e) The above requirements may be altered where soil amending techniques are introduced or alternatively the use of modified effluent disposal systems may be permitted in accordance with management guidelines prepared by the Council to the satisfaction of the Environmental Protection Authority. 21. The keeping or agistment of any livestock shall be limited to one horse per lot or the stock equivalent. The type and number of any other livestock shall comply with the recommendations of the Department of Agriculture in accordance with the pasture type. Notwithstanding the foregoing, the Council may require stocking rates to be reduced where, in the opinion of the Department of Agriculture, they are excessive or the land is subjected to significant additional nutrient application. 22. The land is situated within the Peel-Harvey Catchment where the restricted application of fertiliser is required in order to reduce the export of nutrients. Therefore, the application, type and distribution of fertiliser is subject to the prior approval of the Department of Agriculture which

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		shall consult with the Environmental Protection Authority before any approval is granted. 23. All household rubbish and refuse shall be transported to, and deposited in, a disposal site gazetted under the Health Act. 24. Prior to the sale of any subdivided lots the subdivider shall erect a sign in a prominent position to inform prospective purchasers of these Special Provisions. 25. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 26. The Council will facilitate discussions between the subdivider and the Bush Fires Board to determine a financial contribution from the subdivider towards the cost of fire suppression equipment for the Shire of Murray's Volunteer Bush Fire Brigade and any other fire prevention measures that may be required by the Council.
SR8	Coral Park Estate comprising Lot 34 and 35 Dewar Road, Lots 36 and 37 Lakes Road, Lots 38 to 43 and 45 to 48 Jennie Place; Lots 33 and 44 Beau Sovereign Court; portion of Cockburn Sound Loc 16 and Lot 122 Beau Sovereign Court, Lakes Road and Atkins Road; and Lot 8 Lakes Road, North Dandalup *AMD 27 GG 24/11/92* *AMD 68 GG 2/8/96* *AMD 88 GG 7/2/9* *AMD 135 GG 15/1/997* *AMD 144 GG 16/1/01;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026* *AMD 331 GG 21/08/26*	1. The objectives for this land are to permit limited residential use in a rural environment and to conserve and revegetate the landscape. 2. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D'): Home Occupation Stables Ancillary Dwelling Home Business (c) All other uses are not permitted ("X"), including Aged or Dependent Persons Dwelling, Veterinary Clinic and Rural Pursuit. 3. The keeping or agistment of livestock shall be limited to a dry sheep equivalent per lot in accordance with the recommendations of the Department of Agriculture. The type and number of any livestock shall comply with the recommendations of the Department of Agriculture in accordance with the pasture type. Notwithstanding the foregoing, the Council may require stocking rates to be reduced where, in the opinion of the Department of Agriculture, they are excessive, or the land is subjected to significant additional nutrient application. 4. In order to conserve the landscape, no trees or other vegetation shall be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, out-buildings, effluent disposal system, accessways, fences and firebreaks. 5. No building, other than fencing, shall be constructed without a building licence being issued by the Council. 6. No building or outbuilding shall be constructed within 20 metres of any boundary. 7. No dwelling shall be approved by the Council unless it is connected to either reticulated sewerage or an alternative domestic wastewater treatment system (as approved by
SR8	Coral Park Estate comprising Lot 34 and 35 Dewar Road, Lots 36 and 37 Lakes Road, Lots 38 to 43 and 45 to 48 Jennie Place; Lots 33 and 44 Beau Sovereign Court; portion of Cockburn Sound Loc 16 and Lot 122 Beau Sovereign Court, Lakes Road and Atkins Road; and Lot 8 Lakes Road, North Dandalup (Cont'd) *AMD 27 GG 24/11/92* *AMD 68 GG 2/8/96*	

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
	AMD 88 GG 7/2/9 *AMD 135 GG 15/1/997* *AMD 144 GG 16/1/01;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18;* *AMD 331 GG 28/08/26*	the Health Department of Western Australia) with an adequate phosphorus retention capacity, as determined by the Environmental Protection Authority, and with the base of the system or the modified irrigation area being above the highest known water table. 8. An alternative domestic wastewater treatment system shall not be constructed within 100 metres of the North Dandalup River. 9. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area of not less than 120 square metres in projects plan area as reticulated water supply cannot be provided by the Water Authority of Western Australia. 10. (a) The land is subject to the provisions of the Water and Rivers Commission's Bylaws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Water and Rivers Commission's requirements mentioned in 11(b) below. (b) Activities carried out on this land shall not contravene the Water and Rivers Commission's Bylaws applicable to underground water pollution control. 11. Water shall not be drawn from the North Dandalup River or its flow interrupted without the written approval of the Water and Rivers Commission. 12. A dam shall not be constructed without the written approval of the Council. 13. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 14. Fences shall be erected to protect trees and other vegetation from damage by grazing livestock where required. 15. The land is situated within the catchment of the Peel-Harvey System where fertiliser application is to be restricted. Therefore, the application, type and distribution of fertiliser to the land shall be subject to the guidelines of the Peel-Harvey Community Catchment Group and the Environmental Protection Authority. 16. All household rubbish and refuse shall be transported to, and deposited in, a disposal site gazetted under the Health Act. 17. No lot shall have an area of less than 2ha. 18. Each lot shall contain a building envelope, the area of which shall not exceed 2,000 square metres. 19. Within the area shown as the building envelope, an area no greater than 1,000 square metres may be cleared of vegetation to allow for the construction of a single house and any ancillary outbuildings. 20. The subdivision design shall allow for the maximisation of retention and consumption of rainwater on site including both stormwater run-off from roads and drainage from land. For the purpose of preparing calculations, a one-in-ten-year storm event shall be contained on-site for a

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		period of not less than three days. 21. The subdivider shall submit a landscape plan to the Council showing site contours, stands of existing trees and vegetation to be retained, and proposals for tree planting and maintenance at the time of making an application for subdivision. 22. The subdivider shall, in accordance with the landscape plan approved by the Council, plant indigenous trees and shrubs of a species and at a density and distribution to the satisfaction of the Council prior to the issue of clearances by the Council for the subdivision of the land. 23. The subdivider shall either maintain the trees and shrubs planted until the land is sold; or shall plant sufficient numbers of trees and shrubs to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 24. In addition to other tree planting areas, the subdivider shall plant trees and shrubs within the Foreshore Reserve to the satisfaction of the Council. 25. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 26. The Council will facilitate discussions between the subdivider and the Bush Fires Board to determine a financial contribution from the subdivider towards the cost of fire suppression equipment for the Shire of Murray Bushfire Brigade and any other fire prevention measures that may be required by Council. 27. Prior to the sale of any subdivided lots, the subdivider shall erect a sign in a prominent place to inform prospective purchasers of these Special Provisions relating to the land. 28. A fuel free zone, clear of all flammable material/vegetation to a distance of 20 metres is required around all buildings. 29. Land uses, other than a Single House, that are permitted or may be permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Department of Environmental Protection that the land use does not involve excessive nutrient application or the clearing of the land. 30. The drainage system shall not be altered without the prior approval of the Department of Environmental Protection, in writing. In considering any proposal to obstruct or dam any part of the drainage system the Council shall have regard to the effect on the drainage system and the impact on the land and the environment in general, and shall consult with any appropriate authority prior to granting approval.
SR9	**Lot 20 Lakes Road (proposed Lots 901, 902 and 903 Fowler Roads and Lots 904, 905 and 906 Lakes Road, Stakehill)** *AMD 19 GG 9/11/93;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;*	1. The objectives for this land are to permit limited residential use in a rural environment and to conserve and revegetate the landscape. 2. (a) Clause 5.2 - Zoning Table does not apply to this land. (b) The following uses are permitted ("P") provided that

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
	AMD 322 GG 26/05/2026	the relevant standards and requirements laid down in the Scheme and all conditions (if any) imposed by the Council in granting planning approval are complied with: Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (c) The following uses may be permitted ("D") at Council's discretion provided it is satisfied that such uses would not be contrary to the orderly and proper planning of the area: Home Occupation Ancillary Dwelling Home Business (d) All other uses and developments are not permitted including: Aged or Dependent Person Dwellings Veterinary Clinic Stables Rural Pursuit Intensive Agriculture and all livestock agistment 3. Within each Special Rural lot, no trees or other vegetation shall be felled or cleared without prior written consent of Council, except that required for the erection of a single house, outbuildings, effluent disposal system or access drive, but this provision shall not preclude the removal of dead or diseased trees, nor the establishment of adequate fire breaks as required by the Council and the Bush Fires Board of Western Australia. 4. No building, other than fencing, shall be constructed without a building licence being issued by the Council. 5. No building or outbuilding shall be constructed within 20 metres of any boundary. 6. The floor level of all buildings shall not be less than two metres above the highest known groundwater level as determined at the time of application of a building licence to construct a single house. 7 No dwelling on a Special Rural lot shall be approved by Council unless it is connected to an alternative on-site effluent disposal system (as approved by the Health Department of Western Australia) with an adequate phosphorous retention capacity, to meet requirements of the Environmental Protection Authority. 8. On-site effluent disposal systems shall be to the specifications and satisfaction of both the Council and the Health Department of Western Australia. Effluent disposal systems shall be built to the following requirements: (a) Vertical separation of not less than 2 metres between the base of the leach drain and the highest recorded irrigation area groundwater level or bedrock; (b) Horizontal separation of not less than 100 metres between the disposal system and existing drains, water courses or water bodies;

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		(c) The area around each disposal system shall be planted with indigenous trees and shrubs and be maintained to the satisfaction of the Council; (d) Prevention of direct movement of wastewater and nutrient from the locality of each disposal area; (e) The landowner shall be responsible for ensuring that the system is maintained to the operational standards required by the Health Department of Western Australia, and the Council; (f) The above requirements may be varied by resolution of the Council subject to the approval of the Environmental Protection Authority, the Health Department of WA and the Department of Planning and Urban Development, to reflect changes in effluent disposal system technology. 9. Each dwelling shall be provided with a supply of potable water from a roof catchment of not less than 120 square metres in projected plan area, connected to a storage tank with a minimum capacity of 92,000 litres. 10. Water Supply Provisions: (a) The subdivider shall make arrangement satisfactory to the Council to ensure that prospective purchasers of the lots are advised that no reticulated water supply can be provided by the Water Authority of Western Australia. (b) The land subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider/owner shall inform all prospective purchasers in writing of the Water Authority of Western Australia's requirements mentioned in (c) and (d) below. c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply needs and to supply water for irrigated development of an area of up to 1,000m^2. The maximum amount of groundwater permitted to be drawn shall be 1,500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water Authority of Western Australia's By-laws applicable to underground water pollution control. 11. All fencing shall be of open post and rail or post and wire construction and maintained to the satisfaction of Council. 12. Except for the use of compost bins and other recycling methods, all household rubbish and refuse shall be transported to, and deposited in, a disposal site under the Health Act. 13. Subdivision of the land shall be generally in accordance with the Special Rural Subdivision Guide Plan adopted by the Council. 14. No lot shall have an area of less than two hectares. 15. Each lot shall contain a building envelope, the area of which shall not exceed 2,000 square metres. 16. Within the area shown as the building envelope, an area no greater than 2,000 square metres may be cleared of

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		vegetation to allow for the construction of a single house and any outbuildings ancillary thereto, and the establishment of gardens. 17. (a) Stormwater drainage from all buildings and impervious areas shall be contained on-site. (b) The landowner shall ensure that in meeting the above described requirements, any drainage proposals shall be designed to contain stormwater runoff caused by up to a one in ten year storm event. (c) The landowner shall provide Council with documentation demonstrating that the drainage proposals described above meet the requirements of the Environmental Protection Policy and the Statement of Planning Policy for the Peel-Harvey Coastal Plain Catchment. 18. The land is to be managed in such a manner as to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions. Clearing is prohibited except within the building envelope and for vegetation that has to be removed to make way for fences, firebreaks and access ways. 19. The subdivider shall undertake a tree planting program on lots nominated by Council as being deficient in vegetation cover. The subdivider shall within the 'Tree Planting Area' as nominated by Council, plant indigenous trees and shrubs of a species and at a density and distribution to be determined by the Council. Tree planting shall be undertaken by the subdivider to the satisfaction of the Council prior to the issue of clearances by the Council for the subdivision of the land. As a guide, tree planting shall be designed to achieve an ultimate canopy cover on each lot of not less than thirty percent of the area of that lot. 20. In addition to other tree planting areas a Tree Planting Area not less than twenty metres in width shall be provided alongside the Highway Reserve boundaries to the satisfaction of the Council. 21. The subdivider shall either cause to maintain the trees and shrubs planted within the 'Tree Planting Area' to the satisfaction of the Council until the land is sold, or shall plant sufficient number of trees, and shrubs to achieve an effective thirty percent canopy cover after allowance for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 22. The subdivider shall submit a plan of the site to the Council which shall show site contours, existing trees and stands of vegetation, to be retained and proposals for tree planting and maintenance at the time of making an application for subdivision. 23. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 24. The Council will facilitate discussions between the subdivider and the Bush Fires Board to determine financial contribution towards the cost of fire suppression equipment for the Shire of Murray Bushfire Brigade and any other fire prevention that may be required by the

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Council. 25. The land shown as a Reserve for Major Highway to be set aside as a separate lot (Lot 907 Lakes Road) for future acquisition by the Main Roads of Western Australia. 26. Prior to the sale of any subdivided lots, the subdivider shall inform prospective purchasers individually of these Special Provisions relating to the land and erect a sign in a prominent place on site to inform any other prospective purchasers.
SR10	Lot 5 Paterson Road, Pinjarra *AMD 55 23/5/95* *AMD 100 7/3/97;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18;* *AMD 329 GG 8/4/2026;* *AMD 331 GG 28/08/26* *Provision 9 modified* *(AMD 100 GG 7/3/97) for Champion Retreat and Cheyne Court, Canterbury Downs Estate. (original amd covering that provision - AMD 55 GG 23/5/95).;* *AMD 217 GG 15/10/10;* AMD 322 GG 26/05/2026	1. Within the Special Rural Zone, the intent is to create an equestrian based rural residential retreat area with the emphasis in the merging of development with landscape. 2. No lot shall be less than 2 hectares in area. 3. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without prior written approval of the council except where required for the erection of a single house, outbuildings, stables, effluent disposal system, accessways, fences and firebreaks. 4. (a) The following uses are permitted ('P'): Single House Outbuilding Stables Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D): Home Occupation Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'): 5. Buildings shall not be constructed within 20 metres of a street alignment or rear boundary or within 10 metres of any other boundary. 6. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 7. Each dwelling shall be provided with a supply of potable water from a roof catchment of not less than 120 square metres in projected plan area, connected to a storage tank with a minimum capacity of 92,000 litres. 8. The keeping and stabling of any livestock shall be in accordance with Council's Policy for the keeping and stabling of horses and shall comply with the type and number of livestock as recommended by Agriculture W.A. for the applicable pasture type. Individual landowners shall be responsible for organising and meeting all costs associated with preparation of grazing and stabling management plans for livestock following consultation with Agriculture, W.A. Notwithstanding the foregoing, Council may require the stocking rates to be reduced where, in the opinion of Agriculture, W.A. they are excessive, or the land is subjected to soil degradation. 9. On-site effluent disposal systems shall be to the

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		specifications and satisfaction of both the Council and the Health Department of Western Australia. Effluent disposal systems shall be built to the following requirements: (a) Vertical separation of not less than 2 metres between the base of the leach drain and the highest recorded irrigation area groundwater level or bedrock; (b) Horizontal separation of not less than 100 metres between the disposal system and existing drains, water courses or water bodies; (c) The area around each disposal system shall be planted with indigenous trees and shrubs and be maintained to the satisfaction of the Council; (d) Prevention of direct movement of wastewater and nutrient from the locality of each disposal area; (e) The landowner shall be responsible for ensuring that the system is maintained to the operational standards required by the Health Department of Western Australia, and the Council; (f) The above requirements may be varied by resolution of the Council subject to the approval of the Department of Environmental Protection, the Health Department of Western Australia and the State Planning Commission, to reflect changes in effluent disposal system technology. 10. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council to ensure that prospective purchasers of the lots are advised that no reticulated water supply can be provided by the Water Authority of Western Australia. (b) The land is subject to the provisions of the Water Authority of Western Australia's By-Laws applicable to underground water supply and pollution control. The subdivider/owner shall inform all prospective purchasers in writing of the Water Authority of Western Australia's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply needs and to supply water for irrigated development of an area of up to 1 000m^2. The maximum amount of groundwater permitted to be drawn shall be 1500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water authority of Western

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Australia's By-Laws applicable to underground water pollution control. 11. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 12. The subdivision design shall allow for the maximisation of retention and consumption of rainwater on site including both stormwater run-off from roads and drainage from land. For the purpose of preparing calculations, a one-in-ten year storm event shall be contained on site for a period of not less than three days. 13. The subdivider shall submit a landscape plan to the Council showing site contours, stands of existing trees and vegetation to be retained, and proposals for tree planting and maintenance at the time of making an application for subdivision. 14. The subdivider shall, in accordance with the landscape plan approved by the Council, plant indigenous trees and shrubs of a species and at a density and distribution to the prior satisfaction of the Council. The issue of clearances by the council for the subdivision of the land shall be conditional on these trees and shrubs having reached a self-sustaining stage of growth to cope with the ensuring summer. 15. The subdivider shall either maintain the trees and shrubs planted until the land is sold; r shall plant sufficient numbers of trees and shrubs to allow for natural loss. thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 16. Prior to the sale of any subdivided lots the subdivider shall erect a sign in a prominent place to inform prospective purchasers of these Special Provisions relating to the land.
SR11	Lot 205 and portion of Lot 202 Lymon Road, Stakehill. *AMD 63 GG 15/9/95;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot shall be not less than 2 hectares in area and contain a building envelope the area of which shall not exceed 2 000m2. 2. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, access ways, fences and firebreaks. 3. Within the building envelope, an area of not more than 1 000m2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. 4. Buildings shall not be constructed without a building licence being issued by the Council. 5. The following building setbacks shall apply: (a) no habitable buildings shall be constructed within 80 metres of the common boundary with the freeway; (b) no buildings shall be constructed within 20 metres of any boundary; (c) no building shall be established within 100 metres of an existing or proposed plantation.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		6. The floor level of all buildings shall be not less than 2 metres above the highest known groundwater level as determined at the time of application for a building licence to construct a single house. 7. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) the following uses may be permitted at the discretion of the Council ('D'): Home Occupation Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'). 8. Land uses, other than a Single House, that are permitted or may be permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Department of Environmental Protection that the land use does not involve excessive nutrient application or the clearing of the land. 9. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 10. Fences shall be erected to protect trees and other remnant vegetation from damage by grazing livestock where required. 11. Each dwelling shall be provided with a supply of potable water from either and underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area of not less than 120m2 in projected plan area. Access shall be permitted to domestic water supplies for emergency fire fighting purposes and all domestic water supply tanks to be fitted with a gate valve to enable fire brigade appliances to draw water. Tank fittings shall be positioned so as to leave 25% capacity of water in the tank. 12. The drainage system shall not be altered without the prior approval of the Council in writing. In considering any proposal to obstruct or dam any part of the drainage system the Council shall have regard to the effect on the drainage system and the impact on the land and the environment in general, and shall consult with any appropriate authority prior to granting approval. 13. Stormwater drainage shall be contained on-site to the satisfaction of the Council. The subdivider shall obtain the approval of the Council for drainage proposals prior to commencement of site works. 14. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Authority of Western Australia.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		(b) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers 'n writing of the Water Authority of Western Australia's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1 000m^2. The maximum amount of groundwater permitted to be drawn shall be 1 500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water Authority of Western Australia's By-laws applicable to underground water pollution control. 15. The subdivider shall submit a landscape plan to the Council showing site contours, stands of existing trees and vegetation to be retained, and proposals for tree planting and maintenance at the time of making an application for subdivision. 16. The subdivider shall, in accordance with the landscape plan approved by the Council, plant indigenous trees and shrubs of a species and at a density and distribution to the satisfaction of the Council prior to the sale of the land. 17. The subdivider shall either maintain the trees and shrubs planted until the land is sold, or shall plan sufficient numbers of trees and shrubs to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 18. On-site effluent disposal systems shall be to the specifications and satisfaction of both the Council following consultation with the Health Department of Western Australia. The use of "non-standard" effluent disposal systems may be required and in any event the following requirements shall be satisfied: (a) A 2 metre separation between the base of the leach drain and the highest recorded groundwater level or bedrock. (b) At least a 100m horizontal separation between the effluent disposal system and existing drains, water courses and water bodies. (c) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the owners of the subdivided lots and maintained to the satisfaction of Council. (d) Prevention of direct movement of wastewater and nutrients from the locality of each effluent disposal system. (e) The above requirements may be altered where soil amending techniques are introduced or alternatively the use of modified effluent disposal systems may be permitted in accordance with management guidelines prepared by the Council, following consultation with the Health Department of Western Australia.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		19. The keeping of agistment of any livestock shall be limited to one horse per lot or the stock equivalent. The type and number of any other livestock shall comply with recommendations of the Department of Agriculture in accordance with the pasture type. Notwithstanding the foregoing, the Council may require the stocking rates to be reduced where, in the opinion of the Department of Agriculture, they are excessive, or the land is subjected to significant additional nutrient application. 20. The land is situated within the Peel-Harvey Catchment where the restricted application of fertiliser is required in order to reduce the export of nutrients. Therefore, the application, type and distribution of fertiliser for commercial purposes is subject to the prior approval of the Department of Agriculture. 21. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the shire of Murray Town Planning Scheme No. 4 which relates to the use and management of the land. 22. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 23. A fuel free zone clear of all flammable material/vegetation is required around all buildings. 24. All access will be to the internal road system, with no access available to the proposed Perth-Bunbury Highway.
SR12	Original Lot 207 Lymon Road, Stakehill. *AMD 57 GG 17/10/95;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot shall be not less than 2 hectares in area and contain a building envelope the area of which shall not exceed 2000m2. 2. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 3. Buildings shall not be constructed without a building licence being issued by the Council. 4. Buildings shall not be constructed within 15 metres of any boundary. 5. The floor level of all buildings shall be not less than 2 metres above the highest known groundwater level as determined at the time of application for a building licence to construct a single house. 6. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D): Home Occupation Ancillary Dwelling Home Business

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		(c) All other uses are not permitted ('X'). 7. Land uses, other than a Single House, that are permitted or may be permitted when Council is satisfied, following consultation with the Department of Environmental Protection, that the land use does not involve excessive nutrient application or the clearing of the land. 8. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 9. Fences shall be erected to protect trees and other vegetation from damage by grazing livestock where required. 10. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area of not less than 120m2 in projected plan area. 11. The drainage system shall not be altered without the prior approval of the Council in writing. In considering any proposal to obstruct or dam any part of the drainage system the Council shall have regard to the effect on the drainage system and the impact on the land and the environment in general, and shall consult with any appropriate authority prior to granting approval. 12. Stormwater drainage shall be contained on-site to the satisfaction of the Council. The subdivider shall obtain the approval of the Council for drainage proposals prior to commencement of site works. 13. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Authority of Western Australia. (b) The land is subject to the provisions of the Water authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the water Authority of Western Australia's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1000m2. The maximum amount of groundwater permitted to be drawn shall be 1500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water Authority of Western Australia's By-laws applicable to underground water pollution control. 14. The subdivider shall submit a landscape plan to the Council showing site contours, stands of existing trees and vegetation to be retained, and proposals for tree planting and maintenance at the time of making an application for subdivision.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		15. The subdivider shall, in accordance with the landscape plan approved by the Council, plant indigenous trees and shrubs of a species and at a density and distribution to the satisfaction of the Council prior to the issue of clearances by the Council for the subdivision of the land. 16. The subdivider shall either maintain the trees and shrubs planted until the land is sold, or shall plant sufficient numbers of trees and shrubs to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 17. In addition to other tree planting areas, the subdivider shall plant trees and shrubs within the Foreshore Reserve where nominated by and to the satisfaction of Council. 18. On-site effluent disposal systems shall be to the specifications and satisfaction of both the Council and the Department of Environmental Protection. The use of "non-standard" effluent disposal systems may be required and in any event the following requirements shall be satisfied: (a) A 2 metre separation between the base of the leach drain and the highest recorded groundwater level or bedrock. (b) At least a 100m horizontal separation between the effluent disposal system and existing drains, water courses and water bodies. (c) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the owners of the subdivided lots and maintained to the satisfaction of Council. (d) Prevention of direct movement of wastewater and nutrients from the locality of each effluent disposal system. (e) The above requirements may be altered where soil amending techniques are introduced or alternatively the use of modified effluent disposal systems may be permitted in accordance with management guidelines prepared by the Council to the satisfaction of the Department of Environmental Protection. 19. The keeping or agistment of any livestock shall be limited to one horse per lot or the stock equivalent. The type and number of any other livestock shall comply with recommendations of the Department of Agriculture in accordance with the pasture type. Notwithstanding the foregoing, the Council may require the stocking rates to be reduced where, in the opinion of the Department of Agriculture, they are excessive, or the land is subjected to significant additional nutrient application. 20. The land is situated within the Peel-Harvey Catchment where the restricted application of fertilizer is required in order to reduce the export of nutrients. Therefore, the application, type and distribution of fertiliser is subject to the prior approval of the Department of Agriculture which shall consult with the Department of Environmental Protection before any approval is granted. 21. All household rubbish and refuse shall be transported to, and deposited in, a disposal site gazetted under the Health Act. 22. Prior to the sale of any subdivided lots the subdivider

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relate to the use and management of the land. 23. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council.
SR13	Portion of Lot 217 Hougham Road, Barragup. *AMD 59 GG 3/11/95;* *AMD 217 GG 15/10/10* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot shall be not less than 2 hectares in area and contain a building envelope the area of which shall not exceed 2,000m2. 2. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, access ways, fences and firebreaks. 3. Within the building envelope, an area of not more than 1,000m2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. 4. Buildings shall not be constructed within 20 metres of any boundary. 5. The floor level of all buildings shall be not less than 2 metres above the highest known groundwater level as determined at the time of application for a building licence to construct a single house. 6. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D'): Home Occupation Ancillary Dwelling Home Business (c) All other uses are not permitted ('X') (d) Discretionary (D) uses: Keeping of livestock for non-commercial purposes; and Stables 7. Land uses, other than a Single House, that are permitted or may be permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Department of Environmental Protection that the land use does not involve excessive nutrient application or the clearing of the land. 8. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 9. Fences shall be erected to protect trees and other vegetation form damage by grazing livestock where required.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		10. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area of not less than 120m2 in projected plan area. 11. The drainage system shall not be altered without the prior approval of the Council in writing. In considering any proposal to obstruct or dam any part of the drainage system the Council shall have regard to the effect on the drainage system and the impact on the land and the environment in general, and shall consult with any appropriate authority prior to granting approval. 12. Drainage shall be contained sufficiently to retain stormwater from a 1 in 10 year storm event on-site for between three to four days, as rainfall of this magnitude has the most potential to export nutrients into the Peel-Harvey Estuaring System. 13. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Authority of Western Australia. (b) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchases in writing of the Water Authority of Western Australia's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1,000m^2. The maximum amount of groundwater permitted to be drawn shall be 1,500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water authority of Western Australia's By-laws applicable to underground water pollution control. 14. The subdivider shall submit a landscape plan to the Council showing site contours, stands of existing trees and vegetation to be retained, and proposals for tree planting and maintenance at the time of making an application for subdivision. 15. The subdivider shall, in accordance with the landscape plan approved by the Council, plant indigenous trees and shrubs of a species and at a density and distribution to the satisfaction of the Council prior to the sale of the land. 16. The subdivider shall either maintain the trees and shrubs planted until the land is sold, or shall plant sufficient numbers of trees and shrubs to allow for natural loss. thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 17. No dwelling shall be approved by Council unless it is connected to an alternative domestic wastewater treatment system with an adequate phosphorous

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		retention capacity, as approved by the Health Department of Western Australia, and with the base of the system or modified irrigation area being above the highest known water table to the satisfaction of the Council. 18. The keeping or agistment of livestock shall be limited to a dry sheep equivalent per lot in accordance with the type, number of livestock and pasture as recommended by the Department of Agriculture. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from the Department of Agriculture where the keeping of any stock is proposed. Notwithstanding the foregoing, Council may require the stocking rates to be reduced where, in the opinion of the Department of Agriculture, they are excessive, or the land is subjected to significant additional nutrient application. 19. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relates to the use and management of the land. 20. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council.
SR14	Lot 72, Moores Road, Pinjarra *AMD 76 GG 1/11/96;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot shall have a minimum area of not less than 2 hectares 2. (a) The following uses are permitted ('P'): Single House Outbuilding Stables Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of Council ('D'): Home Occupation Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'). 3. All dwelling houses and effluent disposal systems shall be developed within the building envelope depicted on the Subdivision Guide Plan. Council may upon application from a lot owner agree to vary the building envelope providing it can be demonstrated to the satisfaction of Council that the new location is environmentally feasible. 4. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, access ways, fences and firebreaks. 5. No dam shall be constructed without the written approval of Council. 6. No dwelling or buildings shall be constructed within 15 m of a lot boundary unless the Council approves a lesser distance; that is, if Council is of the opinion that (i) the topography or shape of the lot, or the natural flora upon it makes it desirable to alter this provision, and (ii) that the location of the building will not detract from the

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		environmental quality of the area or from the amenity of existing or future residences on adjoining lots. 7. Council shall require that firebreaks are to be in accordance with the Murray Shire Council's Firebreak Order. Strategic firebreaks shall be provided in accordance with the requirements of the Bush Fires Board. 8. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any applications for breeding or keeping of stock, Council will be guided by advice from the Department of Agriculture. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council, after consultation with the Department of Agriculture, may take appropriate action to ban or reduce the stocking of animals. Individual landowner shall be responsible for organising and meeting all costs associated with obtaining advice from the Department of Agriculture where the keeping of any stock is proposed. 9. Council may impose limits on the keeping of livestock temporarily, seasonally or permanently, 10. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system, as approved by the Health Department of Western Australia, with an adequate phosphorous retention capacity, and with the base of the system or modified irrigation are being above the highest known water table. 11. The Council will facilitate discussions between landowners and the Bush Fires Board with a view to locating firebreaks where they will prevent the spread of fire without adverse effects upon the landscape of the area. 12. To assist in reducing nutrient discharge minimising land erosion potential and to improve visual amenity, the subdivider shall be required to implement a landscape planting programme to the satisfaction of the Council. 13. All drainage from internal roads and domestic surfaces shall be disposed of on-site in a manner deemed environmentally acceptable to Council. 14. Each dwelling shall be provided with a supply of potable water from a roof catchment of not less than 120m2 in project plan area, connected to a storage tank with a minimum capacity of 92,000 litres. 15. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Authority of Western Australia. (b) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Water Authority of Western Australia's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1,000m^2. The maximum amount of groundwater permitted to be drawn shall be 1,500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water Authority of Western Australia's By-laws applicable to underground water pollution control. 16. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 17. A fuel free zone, clear of all flammable material/vegetation, to a distance of 20 metres is required around all buildings. 18. No building is to be established within 100 metres of an existing or proposed plantation. 19. Access shall be permitted to domestic water supplies for emergency fire fighting purposes, to the satisfaction of the Bush Fires Board. 20. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relate to the use and management of the land.
SR15	Portion of Lot 217 Hougham Road, Barragup *AMD 85 GG 18/2/97;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot should be not less than 2 hectares in area and shall contain a building envelope the area of which shall not exceed 2,000m2. 2. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, access ways, fences and firebreaks. 3. Within the building envelope, an area of not more than 1,000m2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. 4. Buildings shall not be constructed within 20 metres of any boundary. 5. The floor level of all buildings shall be not less than 2 metres above the highest known groundwater level as determined by Council at the time of application for a building licence to construct a single house. 6. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D'): Home Occupation Keeping of livestock for non-commercial purposes Stables

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'). 7. Land uses, other than a Single House, that are permitted or may be permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Department of Environmental Protection that the land use does not involve excessive nutrient or the clearing of the land. 8. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 9. Fences shall be erected to protect trees and other vegetation from damage by grazing livestock where required. 10. Each dwelling shall be provided with a supply of potable water from a roof catchment of an area of not less than 120m2 in project plan area connected to a storage tank with a minimum capacity of 92,000 litres. 11. The drainage system shall not be altered without the prior approval of the Council in writing. In considering any proposal to obstruct or dam any part of the drainage system the Council shall have regard to the effect on the drainage system and the impact on the land and the environment in general, and shall consult with any appropriate authority prior to granting approval. 12. Stormwater drainage shall be contained on-site to the satisfaction of the Council. The subdivider shall obtain the approval of the Council for drainage proposals prior to commencement of site works. 13. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water and Rivers Commission. (b) The land is subject to the provisions of the Water and Rivers Commission's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Water and Rivers Commission's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1,000m^2. The maximum amount of groundwater permitted to be drawn shall be 1,500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water and River Commission's By-laws applicable to underground water pollution control. 14. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system, as approved by the Health Department of Western Australia, with an adequate phosphorous retention

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		capacity; and with the base of the system or modified irrigation area being above the highest known water table. 15. The keeping or agistment of livestock shall be limited to a dry sheep equivalent per lot in accordance with the type, number of livestock and pasture as recommended by Agriculture W.A. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture W.A. where the keeping of any stock is proposed. Notwithstanding the foregoing, Council may require the stocking rates to be reduced where, in the opinion of Agriculture W.A., they are excessive, or the land is subjected to significant additional nutrient application. 16. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relates to the use and management of the land. 17. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 18. A fuel free zone clear of all flammable material/vegetation is required around all buildings. 19. To assist in reducing nutrient discharge, minimising land erosion potential and to improve visual amenity, the subdivider shall be required to implement a landscape planting programme to the satisfaction of the Shire of Murray in consultation with the Agriculture W.A.
SR16	Portions of Murray Locations 360 and 463 Curtis Lane, Pinjarra *AMD 83 GG 21/3/97;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Where deemed appropriate by the Western Australian Planning Commission, a subdivision approval may be issued which varies from the Subdivision Guide Plan. The minimum lot size should be no less than 2 ha. 2. (a) The following uses are permitted ('P'): Single House Outbuilding Stables Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D'): Home Occupation. Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'). 3. All dwelling houses and effluent disposal systems shall be developed within the building depicted on the Subdivision Guide Plan. Council may upon application from a lot owner agree to vary the building envelope providing it can be demonstrated to the satisfaction of Council that the new location is environmentally feasible. 4. A fuel zone, free of all flammable material/vegetation to a distance of 20 metres, is required around all buildings. 5. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, access way, fences and firebreaks. 6. No dam shall be constructed without the written approval of Council. 7. No dwelling or buildings shall be constructed within 15m of a lot boundary unless the Council approves a lesser distance; that is, if Council is of the opinion that (i) the topography or shape of the lot, or the natural flora upon it makes it desirable to alter this provision, and (ii) that the location of the building will not detract from the environmental quality of area or from the amenity of existing or future residences on adjoining lots. 8. Council shall require that firebreaks are to be in accordance with the Murray Shire Council's Firebreak Order. Strategic Firebreaks shall be provided in accordance with the requirements of the Bush Fires Board. 9. Access shall be permitted to domestic water supplies for emergency fire fighting purposes, to the satisfaction of the Bush Fires Board. 10. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any applications for breeding or keeping of stock, Council will be guided by advice from the Department of Agriculture. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council, after consultation with the Department of Agriculture, may take appropriate action to ban or reduce the stocking of animals. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from the Department of Agriculture where the keeping of any stock is proposed. 11. Council may impose limits on the keeping of livestock temporarily, seasonally or permanently. 12. Effluent disposal systems for all lots shall comply with the requirements specified on the subdivision guide plan. Alternative waste water treatment and effluent disposal systems shall be installed to the satisfaction of the Council, in consultation with the Health Department of Western Australia. In cases where both Alternative Treatment units and Conventional septic systems are specified, conventional systems may be used where the following criteria are satisfied: (a) The system is set back to no less than 100m of a waterway high water mark; and (b) a minimum vertical separation of not less than 2 metres (measured from the underside of the leach drain) is obtained between the on-site sewerage disposal system and the highest recorded level of the water table. It shall be the responsibility of the owner to provide Council with sufficient technical and engineering evidence to demonstrate that these criteria have been met. Where

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		this is not achieved, Alternative Treatment units shall be installed. 13. To assist in reducing nutrient discharge, minimising land erosion potential and to improve visual amenity, the subdivider shall be required to implement a landscape planting programme to the satisfaction of the Shire of Murray in consultation with the Department of Agriculture. 14. Stormwater shall be contained on site to the satisfaction of the Council. 15. Reticulated water is not available to the lots. Accordingly, each dwelling shall be provided with a supply of potable water from a roof catchment of not less than 120m2 in project plan area, connected to a storage tank with a minimum capacity of 92,000 litres. 16. The subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relate to the land use and management of the land. 17. All fencing shall be of open post and rail and wire construction and shall be maintained to the satisfaction of the Shire of Murray.
SR17	Lot 201, Lymon Road, Stakehill *AMD 77 GG 30/5/87;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. (a) The following uses are permitted ('P'): Single House Outbuilding Stables Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of Council ('D'): Home Occupation Ancillary Dwelling Home Business (c) All other uses are not permitted ('X') 2. All dwelling houses and effluent disposal systems shall be developed within the building envelope depicted on the Subdivision Guide Plan. Council may upon application from a lot owner agree to vary the building envelope providing it can be demonstrated to the satisfaction of Council that the new location is environmentally feasible. 3. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, access ways, fences and firebreaks. 4. No dam shall be constructed without the written approval of Council. 5. No dwelling or buildings shall be constructed within 15m of a lot boundary unless the Council approves a lesser distance; that is, if Council is of the opinion that: (a) the topography or shape of the lot, or the natural flora upon it makes it desirable to alter this provision, and

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		(b) that the location of the building will not detract from the environmental quality o the area or from the amenity of existing or future residences on adjoining lots. 6. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 7. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any applications for breeding or keeping of stock, Council will be guided by advice from Agriculture Western Australia. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council, after consultation with Agriculture Western Australia, may take appropriate action to ban or reduce the stocking of animals. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture Western Australia where the keeping of any stock is proposed. 8. Council may impose limits on the keeping of livestock temporarily, seasonally or permanently. 9. The tree preservation and wetland area shown on Lot 7 in the subdivision guide Plan certified by the Shire Clerk being fenced so as to exclude stock and being managed by the prospective landowners(s) in accordance with Environmental Protection Authority guidelines so as to protect and conserve the tree preservation and wetland area. 10. The Subdivider shall make arrangements satisfactory to the Council to ensure that the prospective purchasers(s) of Lot 7 is/are advised of the management responsibilities inherent in the Environmental Planning Authority guidelines for the tree preservation and wetland area on that property. 11. No dwelling shall be approved by Council unless it is connected to an alternative domestic wastewater treatment system with an adequate phosphorous retention capacity, approved by the Health Department of Western Australia, and with the base of the system or modified irrigation area being above the highest known water table to the satisfaction of the Council. 12. The Council will facilitate discussions between landowners and the Bush Fires Board with a view to locating firebreaks where they will prevent the spread of fire without adverse effects upon the landscape of the area. 13. A fuel free zone, clear of all flammable materials/vegetation to a distance of 20 metres is required around all buildings. 14. To assist in reducing nutrient discharge, minimising land erosion potential and to improve visual amenity, the subdivider shall be required to implement a landscape planting programme to the satisfaction of the Council. 15. All drainage from internal roads and domestic surfaces shall be disposed of on-site in a manner deemed environmentally acceptable to Council. 16. Prior to the sale of any subdivided lots, the subdivider shall erect a sign in a prominent place to inform prospective

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		purchasers of these Special Provisions relating to the land. 17. The subdivider shall make arrangements satisfactory to the Council to ensure that prospective purchasers of the lots are advised that no reticulated water can be provided by the Water Authority of Western Australia. 18. Each dwelling shall be provided with a supply of potable water from a roof catchment of not less than 120m2 in project plan area, connected to a storage tank with a minimum capacity of 92,000 litres. 19. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council.
SR18	Portions of Murray Location 360, being Lot 27 Beacham Road, Pinjarra *AMD 94 GG 8/7/97;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot shall have a minimum area of not less than 2 hectares, 2. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D'): Home Occupation Stables Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'). 3. All dwelling houses and effluent disposal systems shall be developed within the building envelope depicted on the Subdivision Guide Plan. Council may, upon application from a lot owner agree to vary the building envelope providing it can be demonstrated to the satisfaction of Council that the new location is environmentally acceptable. 4. A fuel free zone, free of all flammable material/vegetation to a distance of 20 metres, is required around all buildings. 5. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 6. No dam shall be constructed without the written approval of Council. 7. Council shall require that firebreaks are to be in accordance with the Murray Shire Council's Firebreak Order. Strategic firebreaks shall be provided in accordance with the requirements of the Bush Fires Board. 8. Access shall be permitted to domestic water supplies for emergency fire fighting purposes, to the satisfaction of the Bush Fires Board.
SR19	Lots 1, 2, 3, 4 and 100 Lakelands Road and Lot 525 Lakes Road, Barragup *AMD 80 GG 24/10/97*	1. Each lot shall be not less than 2 hectares in area and contain a building envelope the area of which shall not exceed 2,000m^2.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
	AMD 162 GG 18/1/02 *AMD 232 GG 9/6/09;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	2. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, access ways, fences and firebreaks. 3. Within the building envelope, an area of not more than 1,000m^2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. 4. Buildings shall not be constructed without a building licence being issued by the Council. 5. Buildings shall not be constructed within 20 metres of any boundary. 6. The floor level of all buildings shall be not less than 2 metres above the highest known groundwater level as determined at the time of application for a building licence to construct a single house. 7. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D'): Home Occupation Family Day Care Service Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'). 8. Land uses, other than a Single House, that are permitted or may be permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Department of Environmental Protection that the land use does not involve excessive nutrient application or the clearing of the land. 9. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 10. Fences shall be erected to protect trees and other vegetation from damage by grazing livestock where required. 11. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area of not less than 120m2 in projected plan area. 12. Stormwater drainage shall be contained on-site to the satisfaction of the Council. The subdivider shall obtain the approval of the Council for drainage proposals prior to commencement of site works.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		13. The drainage system shall not be altered without the prior approval of the Council in writing. In considering any proposal to obstruct or dam any part of the drainage system the Council shall have regard to the effect on the drainage system and the impact on the land and the environmental in general, and shall consult with any appropriate authority prior to granting approval. 14. The existing creekline shall be "streamlined" in accordance with the requirements of the Water & Rivers Commission in consultation with Council and the Subdivider, at the cost of the Subdivider. 15. The "streamlined" creekline shall be fenced and exercised as a (20 metre wide) "Reserve for Drainage & Recreation" and ceded at no cost to the Crown to be vested in the Shire of Murray Council, which shall be responsible or the management and maintenance of the Reserve. 16. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Authority of Western Australia. (b) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Western Australia's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1,000m2. The maximum amount of groundwater permitted to be drawn shall be 1,500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water Authority of Western Australia's By-laws applicable to underground water pollution control. 17. The subdivider shall submit a landscape plan to the Council showing site contours, stands of existing trees and vegetation to be retained, and proposals for tree planting and maintenance at the time of making an application for subdivision. 18. The subdivider shall, in accordance with the landscape plan approved by the Council, plant indigenous trees and shrubs of a species and at a density and distribution to the satisfaction of the Council prior to the issue of clearances by the Council for the subdivision of the land. 19. The subdivider shall either maintain the trees and shrubs planted until the land is sold, or shall plant sufficient numbers of trees and shrubs to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 20. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		treatment system, as approved by the Health Department of Western Australia, with an adequate phosphorous retention capacity; and with the base of the system or modified irrigation area being above the highest known water table. 21. The keeping or agistment of livestock shall be limited to a dry sheep equivalent per lot in accordance with the type, number of livestock and pasture as recommended by the Department of Agriculture. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from the Department of Agriculture where the keeping of any stock is proposed. Notwithstanding the foregoing, Council may require the stocking rates to be reduced where, in the opinion of the Department of Agriculture, they are excessive, or the land is subjected to significant additional nutrient application. 22. The land is situated within the Peel-Harvey Catchment where the restricted application of fertiliser is required in order to reduce the export of nutrients. Therefore, the application, type and distribution of fertiliser is subject to the prior approval of the Department of Agriculture which shall consult with the Department of Environmental Protection before any approval is granted. 23. All household rubbish and refuse shall be transported to, and deposited in, a disposal site gazetted under the Health Act. 24. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which related to the use and management of the land. 25. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 26. The Council will facilitate discussions between the subdivider and the Bush Fires Board to determine a financial contribution from the subdivider towards the cost of fire suppression equipment for the Shire of Murray's Volunteer Bush Fire Brigade and any other fire prevention measures that may be required by the Council. 27. The "Public Recreation/Conservation Reserve" shown on the Scheme Amendment Map being ceded at no cost to the Crown and vested in an appropriate authority for management purposes: (a) Any future subdivision approval of the land will be subject to a preliminary site investigation being undertaken to determine whether acid sulphate soils are present on the land and, if present, their extent and severity. If the site is found to contain acid sulphate soils, the Detailed Site Investigation and Management Plan must be in accordance with the Department of Environment and Conservation's (DEC) Acid Sulphate Soils Guidelines Series (2003) and to the satisfaction of the DEC's Land and Water Quality Branch. All site works shall be carried out in accordance with the provision of the approved management plan to the satisfaction of the Western Australian Planning Commission. (b) Proposed development that is located outside of the floodway is considered acceptable with respect to major flooding. However, a minim habitable floor level of 2.95m AHD is recommended to ensure adequate flood protection. Proposed development that is located within the floodway and is considered

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		obstructive to major flows is not acceptable as it would increase flood levels upstream. No new buildings are acceptable in the floodway. (c) A single vehicle access point onto Lakes Road shall be provided for Lot 525 Lakes Road to the satisfaction of Main Roads Western Australia (MRWA).
SR20	Lot 3 Fiegert Road, Barragup *AMD 108 GG 22/1/99;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot shall be not less than 2 hectares in area and contain a building envelope. 2. Building envelopes shall be located in areas that are already largely cleared, be set back at least 30 metres from the watercourse and 50 metres from the foreshore reserve and shall not exceed 2000 square metres in area. 3. Within the building envelope an area of not more than 1000m2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. 4. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 5. All remnant vegetation along the watercourse, and land within at least 30 metres of each bank of the watercourse shall be fenced to the requirements of the Shire of Murray. 6. Fencing shall generally be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council, except those lot boundaries delineated by marker poles either side of the creekline as shown on the Subdivision Guide Plan which includes remnant vegetation to be protected in consultation with Agriculture WA. 7. Fences shall be erected of a type and where required in consultation with Agriculture W.A. to protect trees and other vegetation from damage by grazing livestock. 8. Buildings shall not be constructed within 20 metres of any boundary. 9. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) Notwithstanding the list of uses permitted under zoning Table No. 1, the following uses may be permitted at the discretion of the Council ('D): Home Occupation Keeping of livestock for non-commercial purposes; and Stables Ancillary Dwelling Home Business (c) All other uses are not permitted ('X') 10. Land uses, other than a single house, that are permitted or may be permitted by the Council pursuant to the

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Scheme shall only be permitted when Council is satisfied, following consultation with the Department of Environmental Protection, that the land use does not involve excessive nutrient application or the clearing of the land. 11. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area of not less than 120m2 in projected plan area. 12. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Corporation. (b) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Water and Rivers Commission requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1000m^2. The maximum amount of groundwater permitted to be drawn shall be 1500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water and Rivers Commission By-laws applicable to underground water pollution control. 13. To assist in reducing nutrient export, minimising land erosion potential and to provide screening between buildings and the future Perth-Bunbury Highway, Council shall adopt a Landscape Planting Programme for the subject land, and will require affected landowners to implement requirements pertaining to their land under the adopted Landscaping Planting Programme to the satisfaction of the Council. 14. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system with an adequate phosphorous retention capacity, as approved by the Health Department of Western Australia, and with the base of the system or modified irrigation area being 500mm above the highest known water table to the satisfaction of the Council. 15. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any applications for breeding or keeping of stock, Council will be guided by advice from the Agriculture Western Australia. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council, after

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		consultation with the Agriculture Western Australia, may take appropriate action to ban or reduce the stocking of animals. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture Western Australia where the keeping of any stock is proposed. 16. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relate to the use and management of land. 17. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council, and strategic firebreaks shall be provided in accordance with the requirements of the Bush Fires Board. 18. A foreshore reserve shall be provided in accordance with the approved Subdivision Guide Plan. The reserve shall be at least 50 metres from the further most extent of the wetland vegetation. 19. Prior to endorsement of the Plan or Diagram of Survey for the subdivision by the Western Australian Planning Commission, a Foreshore Management Plan shall be prepared by the subdivider for the Wolyanup Lake foreshore reserve to the requirements of the Peel Inlet Management Authority, on advice from the Water and Rivers Commission and the Department of Conservation and Land Management. The Foreshore Management Plan shall provide details on the following: (a) specific measures to protect the wetlands, foreshore vegetation, and fauna habitats; (b) fencing requirements of the foreshore reserve; (c) management of human pressures and public access to the foreshore; (d) rehabilitation of degraded areas; (e) maintenance of the foreshore reserve; and (f) timing and responsibilities for the above. The Foreshore Management Plan shall be implemented. 20. The lowest part of all surface and subsurface drainage systems including road drainage systems shall be located at or above the Average Annual Maximum Groundwater Level. 21. Memorials shall be placed on newly created titles alerting prospective purchasers of the existence of a health risk due to mosquitoes. 22. A report describing the environment in the amendment area and adjoining foreshore reserve in relation to the key environmental factors identified in the Environmental Protection Authority's report (Bulletin 890) shall be provided by the developer prior to any development or work associated with the subdivision commencing on the site. This report will form the basis of any review of the environmental performance of the subdivision. 23. The responsible authority shall review the performance of

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		the environmental conditions imposed on the subdivision in the review of the Town Planning and Development Act, and shall provide the Department of Environmental Protection with a report of this review.
SR21	Pt Lot 201 Fiegert Road, Barragup *AMD 109 GG 22/1/99;* *AMD 217 GG 15/10/10* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot shall be not less than 2 hectares in area and contain a building envelope. 2. Building envelopes shall be located in areas that are already largely cleared, be set back at least 50 metres from the watercourse and 50 metres from the foreshore reserve and shall not exceed 2000 square metres in area. 3. Within the building envelope an area of not more than 1000m2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. 4. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 5. All remnant vegetation along the watercourse, and land within at least 30 metres of each bank of the watercourse shall be fenced to the requirements of the Shire of Murray. 6. Fencing shall generally be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council, except those lot boundaries delineated by marker poles either side of the creekline as shown on the Subdivision Guide Plan which includes remnant vegetation to be protected in consultation with Agriculture WA. 7. Fences shall be erected of a type and where required in consultation with Agriculture W.A. to protect trees and other vegetation from damage by grazing livestock. 8. Buildings shall not be constructed within 20 metres of any boundary. 9. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) Notwithstanding the list of uses permitted under zoning Table No. 1, the following uses may be permitted at the discretion of the Council ('D): Home Occupation Keeping of livestock for non-commercial purposes; and Stables Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'). 10. Land uses, other than a single house, that are permitted or may be permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Department of

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Environmental Protection, that the land use does not involve excessive nutrient application or the clearing of the land. 11. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area of not less than 120m2 in projected plan area. 12. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Corporation. (b) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Water and Rivers Commission requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1000m^2. The maximum amount of groundwater permitted to be drawn shall be 1500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water and Rivers Commission By-laws applicable to underground water pollution control. 13. To assist in reducing nutrient export, minimising land erosion potential and to provide screening between buildings and the future Perth-Bunbury Highway, Council shall adopt a Landscape Planting Programme for the subject land, and will require affected landowners to implement requirements pertaining to their land under the adopted Landscaping Planting Programme to the satisfaction of the Council. 14. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system with an adequate phosphorous retention capacity, as approved by the Health Department of Western Australia, and with the base of the system or modified irrigation area being 500mm above the highest known water table to the satisfaction of the Council. 15. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any applications for breeding or keeping of stock, Council will be guided by advice from the Agriculture Western Australia. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council, after consultation with the Agriculture Western Australia, may take appropriate action to ban or reduce the stocking of animals. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture Western Australia where the

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		keeping of any stock is proposed. 16. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relate to the use and management of land. 17. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council, and strategic firebreaks shall be provided in accordance with the requirements of the Bush Fires Board. 18. A foreshore reserve shall be provided in accordance with the approved Subdivision Guide Plan. The reserve shall be at least 50 metres from the furthermost extent of the wetland vegetation. 19. Prior to endorsement of the Plan or Diagram of Survey for the subdivision by the Western Australian Planning Commission, a Foreshore Management Plan shall be prepared by the subdivider for the Bulbiba Lake foreshore reserve to the requirements of the Peel Inlet Management Authority, on advice from the Water and Rivers Commission and the Department of Conservation and Land Management. The Foreshore Management Plan shall provide details on the following: (a) specific measures to protect the wetlands, foreshore vegetation, and fauna habitats; (b) fencing requirements of the foreshore reserve; (c) management of human pressures and public access to the foreshore; (d) rehabilitation of degraded areas; (e) maintenance of the foreshore reserve; and (f) timing and responsibilities for the above. The Foreshore Management Plan shall be implemented. 20. The lowest part of all surface and subsurface drainage systems including road drainage systems shall be located at or above the Average Annual Maximum Groundwater Level. 21. Memorials shall be placed on newly created titles alerting prospective purchasers of the existence of a health risk due to mosquitoes. 22. A report describing the environment in the amendment area and adjoining foreshore reserve in relation to the key environmental factors identified in the Environmental Protection Authority's report (Bulletin 890) shall be provided by the developer prior to any development or work associated with the subdivision commencing on the site. This report will form the basis of any review of the environmental performance of the subdivision. 23. The responsible authority shall review the performance of the environmental conditions imposed on the subdivision in the review of the Shire of Murray Town Planning Scheme No. 4 under Section 7AA of the Town Planning and Development Act, and shall provide the Department of Environmental Protection with a report of this review.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
SR22	Lot 1 Lakes Road North Dandalup *AMD 136 GG 15/2/00;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. The objectives for this land are to permit limited residential use in a rural environment and to conserve and revegetate the landscape. 2. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D'): Home Occupation Stables Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'), including, Veterinary Clinic, and Rural Pursuit. 3. The keeping or agistment of livestock shall be limited to a dry sheep equivalent per lot in accordance with the recommendations of Agriculture Western Australia. The type and number of any livestock shall comply with the recommendations of Agriculture Western Australia in accordance with the pasture type. Notwithstanding the foregoing, the Council may require stocking rates to be reduced where, in the opinion of Agriculture Western Australia, they are excessive, or the land is subjected to significant additional nutrient application. 4. In order to conserve the landscape, no trees or other vegetation shall be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 5. No building, other than fencing, shall be constructed without a building licence being issued by the Council. 6. No building, or outbuilding shall be constructed within 20 metres of any boundary. 7. No dwelling shall be approved by the Council unless it is connected to either reticulated sewerage or an alternative domestic wastewater treatment system (as approved by the Health Department of Western Australia) with an adequate phosphorous retention capacity, as determined by the Environmental Protection Authority, and with the base of the system or the modified irrigation area being above the highest known water table. 8. An alternative domestic wastewater treatment system shall not be constructed within 100 metres of the North Dandalup River. 9. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area of not less than 120 square metres in projected plan area as reticulated water supply cannot be provided by the Water Corporation. 10. (a) The land is subject to the provisions of the Water

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		and Rivers Commission's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Water and Rivers Commission's requirements mentioned in 10(b) below. (b) Activities carried out on this land shall not contravene the Water and Rivers Commission's control. 11. A well or bore shall not be constructed without a Well Licence being issued by Water & Rivers Commission. 12. Water shall not be drawn from the North Dandalup river, or its flow interrupted without the written approval of the Water and Rivers Commission. 13. A dam shall not be constructed without the written approval of the Council. 14. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 15. Fences shall be erected to protect trees and other vegetation from damage by grazing livestock where required. 16. The land is situated within the catchment of the Peel-Harvey System where fertiliser application is to be restricted. Therefore, the application, type and distribution of fertiliser to the land shall be subject to the guidelines of the Peel-Harvey Community Catchment Centre and the Environmental Protection Authority. 17. All household rubbish and refuse shall be transported to, and deposited, in a disposal site gazetted under the Health Act. 18. No lot shall have an area of less than two hectares. 19. Each lot shall contain a building envelope, the area of which shall not exceed 2000 square metres. 20. Within the area shown as the building envelope, an area no greater than 1000 square metres may be cleared of vegetation to allow for the construction of a single house and any ancillary outbuildings. 21. The subdivision design shall allow for the maximisation of retention and consumption of rainwater on site including both stormwater run-off from roads and drainage from land. For the purpose of preparing calculation, a one-in-ten year storm event shall be contained on site for a period of not less than three days. 22. The subdivider shall submit a landscape plan to the Council showing site contours, stands of existing trees and vegetation to be retained, and proposals for tree planting and maintenance at the time of making an application for subdivision. 23. The subdivider shall, in accordance with the landscape plan approved by the Council, plant indigenous trees and shrubs of a species and at a density and distribution to the satisfaction of the Council prior to the issue of clearances by the Council for the subdivision of the land. 24. The subdivider shall either maintain the trees and shrubs planted until the land is sold; or shall plant sufficient numbers of trees and shrubs to allow for natural loss.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 25. In addition to other tree planting areas, the subdivider shall plant trees and shrubs within the Foreshore Reserve to the satisfaction of the Council. 26. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 27. The Council will facilitate discussions between the subdivider and the bushfires Board to determine a financial contribution from the subdivider towards the cost of fire suppression equipment for the Shire of Murray Bushfire Brigade and any other fire prevention measures that may be required by Council. 28. Prior to the sale of any subdivided lots the subdivider shall erect a sign in a prominent place to inform prospective purchasers of these Special Provisions relating to the land. 29. A fuel free zone, clear of all flammable material/vegetation to a distance of 20 metres, is required around all buildings. 30. Land uses other than a Single House, that are permitted or may be permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Department of environmental Protection that the land use does not involve excessive nutrient application or the clearing of the land. 31. The drainage system shall not be altered without the prior approval of the Department of Environmental Protection, in writing. In considering any proposal to obstruct or dam any part of the drainage system the Council shall have regard to the effect on the drainage system and the impact on the land and the environment in general, and shall consult with any appropriate authority prior to granting approval.
SR23	Lot 2 Baker Street, Coolup *AMD 143 GG 1/6/01;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot shall be not less than 2 hectares in area and contain a building envelope as shown on the Subdivision Guide Plan. 2. Within the building envelope an area of not more than 2000m2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. No development other than stables shall be permitted outside of the building envelope. 3. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 4. Fencing shall generally be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 5. Fences shall be erected of a type and where required in consultation with Agriculture WA to protect trees and other vegetation from damage by grazing livestock. 6. Buildings shall not be constructed within 20 metres of any boundary.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		7. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) Notwithstanding the list of uses permitted under Zoning Table No. 1, the following uses may be permitted at the discretion of the Council (D'): Home Occupation Keeping of livestock for non-commercial purposes; and Stables Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'). 8. Land uses, other than a single house, that are permitted or may be permitted by the Council pursuant to the Scheme shall only by permitted when Council is satisfied, following consultation with the Department of Environmental Protection, that the land use does not involve excessive nutrient application or the clearing of the land. 9. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to a roof catchment with an area of not less than 120m2 in projected plan area. 10. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Corporation. (b) The land is subject to the provisions of the Water and River's Commission's By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Water and Rivers Commission requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1000m^2. The maximum amount of groundwater permitted to be drawn shall be 1500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water and Rivers Commission By-Laws applicable to underground water pollution control. 11. To assist in reducing nutrient export, minimizing land erosion potential and to provide screening to buildings.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Council shall adopt a Landscape Planting Programme for the subject land, and will require the subdivider and affected landowners to implement requirements pertaining to their land under the adopted Landscaping Planting Programme to the satisfaction of the Council. 12. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system with an adequate phosphorous retention capacity, as approved by the health Department of Western Australia, and with the base of the system or modified irrigation area being 500mm above the highest known water table to the satisfaction of the Council. 13. The floor level of dwellings shall not be less than two metres above the highest known ground water level as determined at the time of application for a building licence. 14. A dam shall not be constructed without the written approval of the Council. 15. Stormwater emanating from land within the Special Rural Zone shall as far as practicable be contained on-site to the satisfaction of the Council. The subdivider shall obtain the approval of the Council for drainage proposals prior to commencement of site works. 16. The drainage system, including the winter ponds and flood control drains shown on the Subdivisional Guide Plan, shall not be altered without the prior approval of the Council in writing. In considering any proposal to obstruct or dam any part of the drainage system the Council shall have regard to the effect on the drainage system and the impact on the land and the environment in general, and shall consult with any appropriate authority prior to the granting approval. 17. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any applications for breeding or keeping of stock, Council will be guided by advice from Agriculture WA. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council, after consultation with the Agriculture WA, may take appropriate action to ban or reduce the stocking of animals. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture WA where the keeping of any stock is proposed. 18. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relate to the use and management of the land. 19. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council, and strategic firebreaks shall be provided in accordance with the requirements of the Bush Fires Board.
SR24	Lot 194 Fiegert Road, Barragup. *AMD 148 GG 22/3/02;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;*	1. Each lot shall have a minimum area of not less than 2 hectares, 2. The following uses are Permitted ('P'): Single House Outbuilding Public Utility

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
	AMD 331 GG 28/08/26	Home Office Unhosted Short-Term Rental Accommodation (D) 3. The following uses may be permitted at the discretion of Council ('D'): Rural Pursuit Home Occupation Keeping of Live Stock for non-commercial purposes Stables Cottage Industry Ancillary Dwelling Home Business 4. Council shall only permit land uses other than a single house, if it can be adequately demonstrated that the land use will not detrimentally affect the environmental attributes of the adjacent wetlands. 5. Each lot shall contain a building envelope of an area of no more than 2000m2. Within the building envelope area, no more than 1000m2 shall be cleared to allow for the construction of a single house and outbuilding. 6. Each building envelope shall be set back not less than 100 metres from the high water mark. 7. Each building envelope shall be set back not less than 50 metres from the small wetland in the south west corner of the subject site. 8. The prior consent of Council is required should the felling of native vegetation be proposed outside the allocated building envelopes, except for the construction of access ways, fences, effluent disposal systems and firebreaks. 9. The landowner shall prepare a foreshore management plan on advice from the Water and Rivers Commission, Soil and Land Conversation and the Department of Conservation and Land Management. The foreshore management plan shall provide details of the following; (a) Rehabilitation and revegetation of degraded areas. (b) Fencing requirements. (c) Public access to the foreshore. (d) Specific measures to protect the remnant vegetation, fauna and wetlands. 10. Fencing shall be open post, rail or wire structure, to allow small mammals to pass between the subject site and adjacent foreshore reserve. 11. The remnant lakeside vegetation identified in the subdivision guide plan shall be protected from clearing and the grazing of stock, through the construction of fences, to the requirements of the Shire of Murray. 12. Clearing and grazing of stock shall not be permitted within 50 metres from the small wetland in the south west corner of the subject site. 13. Grazing of stock will be permitted in accordance with Agriculture WA guidelines. 14. Fences and firebreaks are not to be constructed across the small wetland in the south west corner of the subject

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		site. 15. The identified artefacts scatter on the northern boundary of the subject site shall be surveyed, fenced and appropriate signage provided in consultation with the local Aboriginal Custodians. 16. The landowner shall notify prospective purchasers of the location and importance of the artefact scatter to local Aboriginal people. 17. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system, which will be contained within the building envelope area. 18. The lowest part of all surface and subsurface drainage systems (including road drainage systems) shall be located at or above the average annual maximum ground water level. 19. Activities carried out on the land shall not contravene the Water and Rivers Commission By-laws relating to groundwater pollution. 20. Each dwelling shall be provided with a potable water source from a rainwater tank with a storage capacity of not less than 92,000 litres. 21. A well licence must be obtained from Waters and Rivers Commission to draw groundwater. 22. The subdivider shall advise prospective purchasers that reticulated water and sewerage will not be provided by the Water Corporation. 23. The subdivider shall advise prospective purchasers in writing of the Water and Rivers Commissions requirements relating to pollution control and groundwater extraction. 24. The drainage system shall not be altered without the prior approval of the Council in writing. In considering any proposal to obstruct or dam any part of the drainage system the Council shall have regard to the effect on the drainage system and the impact on the land and the environment in general, and shall consult with any appropriate authority prior to granting approval. 25. Memorials shall be placed on newly created titles alerting prospective purchasers of the existence of a health risk due to mosquitoes. 26. The land shown on the Subdivision Guide Plan as a 50-metre wide foreshore reserve being ceded free of cost, with the balance of the proposed 2.97 hectare Regional Open Space being set aside as a separate lot for acquisition by the Western Australian Planning Commission.
SR25	Lot 601 Beacham Road, Pinjarra *AMD 156 GG 4/2/03;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. Each lot shall have a minimum area of not less than 2 hectares, 2. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D)

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		(b) The following uses may be permitted at the discretion of Council ('D'): Home Occupation Stables Cottage Industry Rural Pursuit Ancillary Dwelling Home Business (c) The following uses may be permitted at the discretion of Council but subject to the 'SA' Provisions: Rural Produce Stalls (d) All other uses are not permitted ('X'). 3. All dwelling houses and effluent disposal systems shall be developed within the building envelope depicted on the Subdivision Guide Plan. Council may upon application from a lot owner agree to vary the building envelope providing it can be demonstrated to the satisfaction of Council that the alternative envelope is suitable for house construction and achieves minimum site condition requirements for on-site wastewater disposal. 4. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 5. No dam shall be constructed without the written approval of Council. 6. No dwelling or buildings shall be constructed within 20 metres of a lot boundary unless the Council approves a lesser distance; that is, if Council is of the opinion that the topography or shape of the lot, or the natural flora upon it, makes it desirable to alter this provision, and the location of the building will not detract from the environmental quality of the area or from the amenity of existing or future residences on adjoining lots. 7. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any application for the breeding or keeping of stock, the Council will be guided by advice from Agriculture Western Australia. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council after consultation with Agriculture Western Australia, may take appropriate action to ban or reduce the stocking of animals. Individual land owners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture Western Australia where the keeping of any stock is proposed. 8. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system, as approved by the Health Department of Western Australia with an adequate phosphorus retention capacity, and site conditions that achieve the standards specified in the approval of the particular wastewater system being used.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		9. All drainage from internal roads and domestic surfaces shall be disposed of on site in a manner deemed environmentally acceptable to Council. 10. Each dwelling shall be provided with a supply of potable water from a roof catchment of not less than 120 m2 in the project plan area, connected to a storage tank with a minimum capacity of 92,000 litres. 11. Water supply provisions: (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that the Water Corporation cannot provide a reticulated water supply. (b) The land is subject to By-laws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the requirements mentioned in c) and d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area of not more than 1000 m^2. The maximum amount of groundwater permitted to be drawn shall be 1500 cubic metres annually. (d) Activities carried out on this land shall not contravene By-laws applicable to underground water pollution control. 12. All fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of Council. 13. A fuel free zone, clear of all flammable material/vegetation, to a distance of 20 metres is required around all buildings. 14. No building is to be established within 100 metres of an existing or proposed plantation. 15. Access shall be permitted to domestic water supplies for emergency fire fighting purposes, to the satisfaction of the Fire and Emergency Services Authority. 16. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relate to the use and management of the land. 17. The subdivider shall prepare and implement a Fire Management Plan as part of any application to subdivide and that plan is to be to the satisfaction of Council and the Fire and Emergency Services Authority. 18. The Council will facilitate discussions between land owners and the Fire and Emergency Services Authority with a view to locating firebreaks where they will prevent the spread of fire without adverse effects upon the landscape of the area. 19. The subdivider shall prepare and implement a Revegetation Plan as part of any application to subdivide and that plan is to address revegetation of drainage areas and minimising the visual impact of future development

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		over the site to the satisfaction of the Council. The provisions of the Revegetation Plan are to be implemented as part of the subdivision.
SR26	Pt Lot 1 Pinjarra Road, Ravenswood *AMD 163 GG 11/7/03;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/08/26*	1. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) Notwithstanding the list of uses permitted under Zoning Table No. 1, the following uses may be permitted at the discretion of the Council ('D'): Home Occupation Ancillary Dwelling Home Business (c) All other uses are not permitted ("X"). 2. Land uses, other than a single house, that are permitted or may be permitted by the Council pursuant to the Scheme shall only be permitted when Council is satisfied, following consultation with the Department of Environmental Protection, that the land use does not involve excessive nutrient application or the clearing of the land. 3. Each dwelling shall be connected to a reticulated water supply. 4. Each lot shall be not less than 1 hectare. 5. Building shall only occur in the building envelope shown on the approved Subdivision Guide Plan. Building envelopes shall be located in areas from the watercourse and 50 metres from the foreshore reserve. For those lots not containing a building envelope on the Subdivision Guide Plan, buildings shall not be constructed within 20 metres of any boundary, except where in the opinion of the Council there are special circumstances to justify a minor variation of this boundary setback requirement. 6. Within the building envelope an area of not more than 1000m2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. 7. In order to conserve the landscape, natural vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 8. All remnant vegetation along the watercourse, and land within at least 30 metres of each bank of the watercourse shall be fenced to the requirements of the Shire of Murray. 9. Fencing shall generally be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council, except those lot boundaries delineated by marker poles either side of the creekline as shown on the Subdivision Guide Plan which includes remnant vegetation to be protected in consultation with Agriculture WA. 10. To assist in reducing nutrient export, minimising land erosion potential and to provide screening between buildings, Council shall adopt a Landscape Planting

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Programme for the subject land, and will require affected landowners to implement requirements pertaining to their land under the adopted Landscaping Planting Programme to the satisfaction of the Council. 11. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system with an adequate phosphorous retention capacity, as approved by the Health Department of Western Australia, and with the base of the system or modified irrigation area being as specified in the condition of approval of the wastewater system. 12. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any applications for breeding or keeping of stock, Council will be guided by advice from Agriculture WA. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council, after consultation with the Agriculture WA, may take appropriate action to ban or reduce the stocking of animals. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture WA where the keeping of any stock is proposed. 13. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council, and strategic firebreaks shall be provided in accordance with the requirements of the Bush Fires Board. 14. A Foreshore Management Plan shall be prepared by the subdivider to the satisfaction of the Water and Rivers Commission and the Shire of Murray, prior to the subdivision of the land. The foreshore Management Plan shall provide details on the following: (a) specific measures to protect the wetlands, foreshore vegetation, and fauna habitats; (b) fencing requirements of the foreshore reserve; (c) management of human pressures and public access to the foreshore; (d) rehabilitation of degraded areas; (e) maintenance of the foreshore reserve; (f) timing and responsibilities for the above. The Foreshore Management Plan shall be implemented by the subdivider. 15. A Conservation Agreement to Reserve is to be placed on the Titles of Lots 19 and 20 to protect the existing wetland vegetation and creekline. 16. A Drainage Management Plan is to be prepared by the subdivider to the requirements of the Water and Rivers Commission and the Shire of Murray, prior to the subdivision of the land. 17. A Revegetation Plan is to be prepared by the subdivider to the requirements of the Shire of Murray, prior to the subdivision of the land. This Plan is to detail such things as, but is not limited to:

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		(a) the local native species proposed for use in revegetation; (b) methods of revegetation; and (c) the area of each lot required to be revegetated.
SR27	Specified Land Lot 3 Caponi Road, Barragup *AMD 157 GG 12/3/04;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026; *AMD 331 GG 28/08/26*	1. Each lot shall have a minimum area of not less than 2 hectares. Arts and Crafts Display and Sale Hosted Short-Term Rental Accommodation Garden Functions Snack Bar Home Occupation Single Residential Ancillary Dwelling Home Business For the purpose of this part: Garden Function – means public or private functions conducted in the Botanic gardens on the site and includes wedding services and celebrations, picnics, exhibitions, recitals, and similar functions, and at which food and drink may be served. Snack Bar – means a retail outlet that is distinguished from a restaurant or a café as it does not include full meals or have a kitchen capable of serving meals but instead serves snacks, Devonshire teas and non-alcoholic beverages for consumption on the premises. Specifically, items such as cakes, pies, pasties, sandwiches, rolls, ice cream, sweets, coffee, tea and juices are considered snacks. 2. All other uses are not permitted ('X').
SR28	Land zoned 'Special Rural' in the Scheme and having frontage to Hanover Way, James Eden Drive, San Simeon Way and Zaruma Way, and Lots 190, 191, 192, 193 and part of Lot 9000 Curtis Lane, West Pinjarra. *AMD 275 GG 23/09/16* *AMD 177GG 15/6/04;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026* *AMD 331 GG 28/08/26*	1. Each lot shall have a minimum area of not less than 2 hectares. 2. Where deemed appropriate by the Council and the WA Planning Commission, a subdivision approval may be issued which varies from the Subdivision Guide Plan. 3. (a) The following uses are permitted ('P'): Single house Outbuilding Public utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) Notwithstanding the list of uses permitted under Zoning Table No. 1, the following may be permitted at the discretion of the Council ('D): Home occupation Ancillary Dwelling Cottage industry Stables Home Business (c) All other uses are not permitted ('X'). 4. Land uses, other than a single house, that are permitted or may be permitted by the Council pursuant to the

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Scheme shall only be permitted when the Council is satisfied, following consultation with the Department of Environment, that the land use does not involve excessive nutrient application or the clearing of the land. 5. (a) No building envelope shall be located within 150 metres from the Peel Deviation Road Reserve or 10 metres from other lot boundaries. The Council may approve a lesser building envelope setback if it is of the opinion that: (i) the topography or shape of the lot, or the natural flora upon it makes it desirable to alter this provision; and (ii) that the location of the building will not detract from the environmental quality of the area or from the amenity of existing or future residences on adjoining lots. (b) All dwelling houses and effluent disposal systems are to be developed within the building envelope depicted on the Subdivision Guide Plan. Council may upon application from a lot owner agree to vary the building envelope providing it can be demonstrated to the satisfaction of the Council that the new location is environmentally feasible. (c) Building shall only occur within the building envelope. Within the building envelope an area not more than 1000m^2 may be cleared of vegetation to allow for the construction of a single house and outbuildings. 6. Each dwelling shall be connected to reticulated water supply. 7. In order to conserve the landscape, natural vegetation shall not be felled or cleared without the prior written approval of the Council, except where required for the erection of a single house, outbuilding, effluent disposal system, accessway, fences and firebreaks. 8. To assist in reducing nutrient export, minimising land erosion potential and to provide screening between buildings and the future Perth-Bunbury Highway, a Landscaping Planting Programme for the subject land shall be prepared and implemented by the subdivider as part of the application to subdivide the land to the satisfaction of the Council. 9. No dam shall be constructed without the written approval of the Council. 10. Fencing shall generally be of open post and rail or post and wire construction to the satisfaction of the Council. 11. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any application for breeding or keeping of stock, Council will be guided by advice from Agriculture WA. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop Council, after consultation with Agriculture WA, may take appropriate action to ban or reduce the stocking of animals. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture WA where by keeping of any stock is proposed.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		12. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system with an adequate phosphorous retention capacity, as approved by the Health Department of Western Australia, and with the base of the system or modified irrigation area being 500mm above the highest known water table to the satisfaction of the Council. 13. All drainage from internal roads and domestic surfaces shall be disposed of on-site in a manner deemed environmentally acceptable to Council. 14. The subdivider shall prepare and implement a Fire Management Plan as part of any application to subdivide the land, with the plan being to the satisfaction of Council and Fire and Emergency Service Authority. 15. The subdivider shall make arrangement to the satisfaction of Council to ensure the prospective purchaser of the lots are advised of those Scheme provisions which relate to land use and management of the land. 16. A wetland and drainage management plan shall be prepared by the subdivider and implemented to the satisfaction of Council and Department of Environment. 17. As the subdivision is located within the Murray groundwater area a groundwater license shall be obtained from the Water & Rivers Commission prior to the construction of a well or bore. The issue of a license is not guaranteed but if issued will contain a number of conditions including the quantity of water that can be pumped each year.
SR29	Portion of Cockburn Sound Loc 6 and being part of Lot a46 Lakes Road, North Dandalup *AMD 165 GG 3/3/06;* *AMD 217 GG 15/10/10;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026	1. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D'): Cottage Industry Home Occupation Rural Pursuit Stables Ancillary Dwelling Home Business (c) All other uses are not permitted ('X'). 2. With the intention of preventing over stocking or other practices detrimental to the amenity of the zone, the breeding or keeping of horses shall be contained within a stable as approved by Council. Notwithstanding the foregoing, the Council may require stocking rates to be reduced where in the opinion of Agriculture WA, they are excessive, or the land is subject to soil degradation. 3. Prior to subdivision of the land, the subdivider shall prepare a detailed building envelope plan for each of the proposed new lots in accordance with the Building Envelope Guide Plan, with each envelope not exceeding 2,000m2 and being located so as to minimise the need for clearing of vegetation to the satisfaction of Council. 4. All buildings and effluent disposal systems shall be

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		located within the approved building envelope. Council may, upon application from a lot owner vary the approved building envelope provided it can be demonstrated to the satisfaction of Council that the new location is environmentally acceptable. 5. In order to conserve the landscape, no trees or other vegetation shall be felled or cleared, or otherwise destroyed, without the prior written approval of the Council except where required for the erection of a single house, house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 6. No building, other than fencing, shall be constructed without a building licence being issued by the Council. 7. No building or outbuilding shall be constructed within 20 metres of any boundary. 8. All lots to be serviced by on effluent disposal system with nutrient retention capacities as approved by the Department of Health, to the satisfaction of Council. 9. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres, being connected to a roof catchment with an area of not less than 120 square metres in the projected plan area, as a reticulated water supply cannot be provided by the Water Corporation. Access shall be permitted to domestic water supplies for emergency fire fighting purposes and all domestic water supply tanks to be fitted with a gate value to enable fire brigade appliances to draw water. Tank fittings shall be positioned so as to leave 25% capacity of water in the tank. 10. A well or bore shall not be constructed without a well licence being issued by the Water Corporation. 11. A dam shall not be constructed without the written approval of the Council. 12. Subdivision of the land shall be generally in accordance with the Subdivisional Guide Plan adopted by the Council. 13. No lot shall have an area of less than two hectares. 14. Within the area shown as the building envelope, an area no greater than 1500 square metres may be cleared of vegetation to allow for the construction of a single house and any ancillary outbuildings. 15. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 16. A fuel free zone, clear of all flammable material/vegetation to a distance of 20 metres, is required around all buildings. 17. Prior to subdivision of the land the subdivider shall prepare on Environmental Management to the satisfaction of Council and the Department of Environment.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
SR30	Lot 4 Paterson Road, Pinjarra *AMD 204 GG 23/5/08;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* *AMD 322 GG 26/05/2026;* *AMD 331 GG 28/8/26*	1. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses that may be permitted at the discretion of Council ('D'): Aged or Dependent Persons Dwelling Home Occupation Cottage Industry Family Day Care Rural Pursuit Stables Home Business (c) The following uses that may be permitted at the discretion of Council subject to advertising ('A'): Hosted Short-Term Rental Accommodation Cattery (d) All other uses are not permitted ('X'). 2. No lot should be less than 2 hectares in area. 3. All dwelling houses and effluent disposal system shall be developed within the building envelope depicted on the Subdivision Guide Plan. Council may upon application from a lot owner agree to vary the building envelope providing it can be demonstrated to the satisfaction of Council that the alternative envelope is suitable for house construction and achieves minimum site condition requirements for on-site wastewater disposal. 4. The building envelope of Lot B shall have a required minimum pad thickness of 500mm. 5. No dwelling or buildings shall be constructed within 20 metres of a street alignment or rear boundary or within 10.0m of any other lot boundary unless the Council approves a lesser distance. That is, if Council is of the opinion that the topography or shape of the lot, or other natural flora upon it, makes it desirable to alter this provision, and the location of the building will not detract from the environmental quality of the area or from the amenity of existing or future residences on adjoining lots. 6. No dam shall be constructed without the written approval of the Council. 7. The keeping and stabling of livestock shall be in accordance with Council's Policy for the keeping and stabling of horses and shall comply with the type and number of livestock as recommended by the Department of Agriculture for the applicable pasture type. Individual landowners shall be responsible for organising and meeting all costs associated with preparation of grazing and stabling management plans for livestock following consultation with the Department of Agriculture. Notwithstanding the foregoing, Council may require the stocking rates to be reduced where, in the opinion of the Department of Agriculture, they are excessive, or the land is subjected to soil degradation. 8. No new dwelling shall be approved by Council unless it is connected to an alternative waste water treatment system with an adequate phosphorous retention capacity, as

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		approved by the Health Department of Western Australia and with the base of the system or modified irrigation area being as specified in the condition of approval of the waste water system. 9. Each new dwelling shall be provided with a supply of potable water from a roof catchment of not less than 120 square metres in projected area, connected to a storage tank with a minimum capacity of 92,000 litres. 10. Water Supply Provisions: (a) The subdivider shall make arrangements satisfactory to the Council to ensure that prospective purchasers of the lots are advised that no reticulated water supply can be provided by the Water Authority of Western Australia. (b) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. The subdivider/owner shall inform all prospective purchasers in writing of the Water Authority of Western Australia's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply needs and to supply water for irrigated development of an area of up to 1000m2. The maximum amount of groundwater permitted to be drawn shall be 1500 cubic metres annually. (d) Activities carried out on this land shall not contravene the Water Authority of Western Australia's By-laws applicable to groundwater water pollution control. 11. All fencing shall be open post and rail or post and wire construction and shall be maintained to the satisfaction of Council. 12. A fuel free zone, clear of all flammable material/vegetation, to a distance of 20 metres is required around all buildings. 13. The subdivider shall prepare and implement a Fire Management Plan as part of any application to subdivide and that plan is to be to the satisfaction of Council and Fire and Emergency Services Authority. 14. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray's Town Planning Scheme No. 4 which relate to the use and management of the land. 15. The subdivider shall prepare and implement a Revegetation Plan as part of any application to subdivide and that plan is to address revegetation of drainage areas and minimising the visual impact of future development over the site to the satisfaction of the Council. The provisions of the Revegetation Plan are to be implemented as part of the subdivision. 16. A 'Foreshore Reserve' shall be provided in accordance with the approved Subdivision Guide Plan. The 'Foreshore Reserve' shall be fenced to the requirements of the Shire of Murray.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		17. The subdivider shall, in accordance with the landscape plan approved by the Council, plant indigenous trees and shrubs of a species and at a density and distribution to the prior satisfaction of the Council. The issue of clearances by the Council for the subdivision of the land shall be conditional on these trees and shrubs having reached a self-sustaining stage of growth to cope with the ensuing summer. 18. The subdivider shall either maintain the trees and shrubs planted until the land is sold; or shall plant sufficient numbers of trees and shrubs to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of the Council. 19. A water management plan is to be prepared by the subdivider and approved by the Department of Water prior the granting of conditional subdivision approval.
SR31	Lots 229 & 965 Batt Way, Lots 967 and 968 Holyoake Road and Lots 962, 963, 964, 966, 969 Pegrum Ramble, Dwellingup *AMD 199 GG 17/2/09;* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026	1. Notwithstanding the provisions of Table I - Zoning Table, the permissibility of the following land uses shall apply: (a) Chalet Park - A Use; (b) Hosted Short-Term Rental Accommodation - D Use. 2. The minimum lot size shall be I ha. 3. The subdivision of land shall be undertaken in accordance with the Shire of Murray Planning Policy as adopted from time to time. 4. No Dwelling or building shall be constructed within 20 metres of a lot boundary or 50 metres from State Forest, unless Council approves a lesser distance if in the opinion of Council: (a) the topography or shape of the lot or the natural flora upon it makes it desirable to alter the normal setback requirements; and (b) that the location of the building will not detract from the environment quality of the area or from the amenity of existing or future residences on adjoining lots. 5. Prior to subdivision of the land the Council shall require preparation and implementation of a detailed Fire Management Plan. 6 In order to retain the rural character of the land and general locality, the Council may require, as a condition of approval to commence development, that a landscape plan be prepared and implemented. 7. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering applications for the breeding or keeping of stock, Council will be guided by the advice from the Department of Agriculture. Notwithstanding the above, in cases where stocking approval has been given but environmental problems develop, Council may after consultation with the Department of Agriculture, may take appropriate action to ban or reduce the stocking of animals. 8. Fences along all common boundaries between freehold and Crown Land shall be maintained to the satisfaction of

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Council. 9. Each dwelling shall be provided with a supply of potable water from either an underground bore or a rainwater storage tank with a capacity of not less than 92,000 litres being connected to roof catchment with an area of not less than 120m2. 10. Stormwater drainage shall be contained on site to the satisfaction of Council. The subdivider shall obtain the approval of Council for all drainage proposals prior to commencement of site works. 11. Water Supply provisions - (a) The subdivider shall make arrangements satisfactory to the Council for prospective purchasers to be advised that a reticulated water supply cannot be provided by the Water Authority of Western Australia. (b) The land is subject to the provisions of the Water Authority of Western Australia's Bylaws applicable to underground water supply and pollution control. The subdivider shall inform all prospective purchasers in writing of the Water Authority of Western Australia's requirements mentioned in (c) and (d) below. (c) A well licence must be obtained prior to construction of a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement household water supply and to supply water for irrigated development of an area not more than I000m^2. The maximum amount of groundwater to be drawn shall be 1500 cubic meters annually. (d) Activities carried out on this land shall not contravene the Water Authority of Western Australia's By-Laws applicable to underground water pollution control. 12. On-site effluent disposal systems shall be to the specifications and satisfaction of both the Council and the Environmental Protection Authority. The use of non-standard effluent disposal systems may be required and in any event the following requirements shall be satisfied: (a) A 2 metre separation between the base of the leach drain and the highest recorded groundwater level or bedrock. (b) At least 100m horizontal separation between the effluent disposal system and existing drains, water courses and water bodies. (c) The area around each effluent disposal system shall be planted with indigenous trees and shrubs by the owners of the subdivided lots and maintained to the satisfaction of Council. (d) Prevention of direct movement of wastewater and nutrients from the locality of each disposal system; and (e) The above requirements may be altered where soil amending techniques are introduced or alternatively the use of modified effluent disposal systems may be permitted in accordance with management guidelines prepared by the Council to the satisfaction of the Environmental Protection Authority.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		13. A memorial being placed on any lot created that comes within 250 metres of the Pinjarra-Williams Road, advising that the road is expected to cart ore from Boddington Gold Mine from 2009 for a period of up to 20 years.
SR32	Lot 604 Beacham Road, Pinjarra *AMD 190 GG 21/7/09;* *AMD 302 GG 06/02/18* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026 AMD 331 GG 28/08/26	1. Each lot shall have a minimum area of not less than 2 hectares, 2. (a) The following uses are permitted ('P'): Single house Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of Council ('D'): Home Occupation Stables Cottage Industry Rural Pursuit Ancillary Dwelling Home Business (c) The following uses may be permitted at the discretion of Council but subject to the 'A' provisions: Rural Produce Stalls (d) All other uses are not permitted ('X'). 3. All dwelling houses and effluent disposal systems shall be developed within the building envelope depicted on the Subdivision Guide Plan. Council may upon application from a lot owner agree to vary the building envelope providing it can be demonstrated to the satisfaction of Council that the alternative envelope is suitable for house construction and achieves minimum site condition requirements for on-site wastewater disposal. 4. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fences and firebreaks. 5. No dam shall be constructed without the written approval of Council. 6. Building envelopes shall be setback a minimum of 25 metres from Curtis Lane and Beacham Road and a minimum of 20 metres from any other public road. In addition, building envelopes shall be setback a minimum of 10 metres from any other property boundaries unless Council approves a lesser distance due to the topography or shape of the lot. 7. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any application for the breeding or keeping of stock, the Council will be guided by advice from Agriculture Western Australia.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council after consultation with Agriculture Western Australia, may take appropriate action to ban or reduce the stocking of animals. Individual land owners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture Western Australia where the keeping of any stock is proposed. 8. Council may impose limits on the keeping of livestock temporarily, seasonally or permanently. 9. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system, as approved by the Health Department of Western Australia with an adequate phosphorus retention capacity, and the site conditions that achieve the standards specified in the approval of the particular wastewater system being used. 10. All drainage from internal roads and domestic surfaces shall be disposed of on site in a manner deemed environmentally acceptable to Council. 11. Each dwelling shall be connected to reticulated water supply 12. A fuel free zone, clear of all flammable material/vegetation, to distance of 20 metres is required around all buildings. 13. Access shall be permitted to domestic water supplies for emergency fire fighting purposes, to the satisfaction of the Fire and Emergency Services Authority. 14. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relate to the use and management of the land. 15. The owner shall submit a Fire Management Plan as part of any application to subdivide and that plan is to be to the satisfaction of Council and the Fire and Emergency Services Authority. 16. The owner shall prepare and implement a Revegetation Plan as part of any application to subdivide and that plan is to address revegetation of drainage areas and minimizing the visual impact of future development over the site to the satisfaction of Council. The provisions of the Revegetation Plan are to be implemented as part of the subdivision.
SR34	Area bounded by Lakes Road, McMahon Road, Readheads Road and Hopeland Road, North Dandalup *AMD 258 GG 16/09/11;* *AMD 278 GG 02/10/15;* *AMD 329 GG 17/04/2026* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026 *AMD 331 GG 28/08/26*	1. Within the Zone the objective is to create a mixture of equestrian lots and rural residential lifestyle lots. 2. The minimum lot size within the zone shall be 1 ha. 3. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council, except where required for the erection of a single house, outbuilding, stables, effluent disposal systems, accessways, fences and firebreaks.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		4. (a) The following uses are permitted ('P'): Home Office Single House Outbuilding Public Utility Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of Council ('D'): Ancillary Dwelling Cottage Industry Family Day Care Home Occupation Home Business Hosted Short-Term Rental Accommodation Rural Produce Stalls Rural Pursuit Stables (c) All other uses are Not Permitted ('X'). 5. The keeping or agistment of livestock shall not be permitted without the approval in writing of Council and shall only be undertaken in accordance with any conditions of approval. The type and number of any livestock shall comply with the recommendations of the Department of Agriculture and food in accordance with the pasture and soil type. Notwithstanding the foregoing, Council may require the stocking rates to be reduced where they are excessive, or the land is subject to significant additional nutrient application or land degradation. 6. Horses may only be kept on lots where there is an approved Equine Management Plan and the keeping and management of horses shall be in accordance with the provisions and requirements of the approved Equine Management Plan. 7. Council may require the landowner to erect stock proof fencing around environmental features (including remnant vegetation). This may include fencing around individual isolated trees where appropriate. Such fencing shall be thereafter maintained by the landowner to the satisfaction of Council. 8. All fencing shall be open post and rail or post and wire and on equestrian lots, the boundary fence abutting public roads or thoroughfares, shall include a top rail. 9. All development other than fencing shall be constructed within the confines of approved Building Envelopes. 10. Building envelopes shall be in the vicinity of 2000m2 in area and not be closer to side or rear lot boundaries than 10 metres or front lot boundaries of 20 metres, although Council may approved lesser distances if it is satisfied that: (a) The topography or shape of the lot or natural flora on it makes it desirable to alter this provision and; (b) The location of the building will not detract from the environmental quality of the area or the amenity of existing or future residences on adjoining lots. 11. Council may vary Building Envelopes at the request of landowners and such requests shall be in the form of an Application for Planning Approval under the Scheme

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		although Council shall not approve variations which place building envelopes within the Dampier Bunbury Natural Gas Pipeline Easement or within the 100 metre Gas Pipeline Buffer as defined on the Subdivision Guide Plan. 12. No dwelling shall be approved by Council unless it is connected to a Nutrient Retentive Effluent Disposal System (as approved by the Health Department WA) with an adequate phosphorous retention capacity as determined by the Environmental Protection Authority and with the base of the system or the modified irrigation area being a vertical distance above the highest known water table as determined by Health Department or Environmental Protection Authority requirements for the type of effluent disposal system. Council may require that the sand pad accommodating the dwelling and effluent disposal system include amended soils with improved phosphorous retention capability. The effluent disposal system and irrigation areas shall be totally within the building envelope. 13. No Nutrient Retentive Effluent Disposal system shall be constructed within 50 metres of North Dandalup River. 14. No well or bore shall be located within 30 metres on an onsite effluent disposal system. 15. Each dwelling shall be connected to a reticulated water supply, 16. Prior to the subdivision of the land the subdivider shall prepare and implement a Fire Management Plan to the satisfaction of Council. 17. Access shall be permitted to domestic water supplies for emergency firefighting purposes to the satisfaction of the Department of Fire and Emergency Services or its equivalent responsible agency. 18. A fuel free zone clear of all flammable vegetation/materials shall be maintained to a distance of 20 metres surrounding all buildings. 19. Use and development of land within the Dampier Bunbury Natural Gas Pipeline Corridor shall be in accordance with the "Land Use Guidelines - Dampier to Bunbury Natural Gas Pipeline Corridor" or variations thereto. This includes the requirement to obtain approval from the Department of Regional Development and Lands or its equivalent or its delegates in addition to seeking the Planning Approval of Council, prior to commencing development. 20. Land use within and beyond the Dampier to Bunbury Natural Gas Pipeline Corridor shall be in accordance with the Western Australian Planning Commission's Planning Bulletin 87 "High Pressure Gas Transmission Pipelines in the Perth Metropolitan Region" or variations or substitutions thereto. This includes adherence to buffer distances to sensitive premises based on the EPA's guidelines for risk assessment and mitigation. 21. No direct lot access will be permitted to Hopeland Road unless specifically provided for in an endorsed Subdivision Guide Plan. Where direct lot access is provided for in an endorsed Subdivision Guide Plan, crossovers should be shared by adjoining lots in the locations shown on the endorsed Subdivision Guide Plan. 22. No direct lot access will be permitted to Lakes Road. Crossovers for lots abutting Lakes Road should be located on the secondary road frontages as shown on the

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Subdivision Guide Plan, although provisions for access to Lakes Road by emergency vehicles may be provided with written approval of Council. 23. Road reserve widths within Special Rural Zone 34 should be determined by Council having regard for the drainage and servicing requirements of the subdivision layout, reflected in the Subdivision Guide Plan. 24. The subdividing landowners will be responsible for the upgrading of McMahon Road and Readheads Road to an appropriate rural standard to the specifications of Council. 25. The subdividing landowners may be required to upgrade intersections of Lakes Road and McMahon Road and Lakes Road and Hopeland Road, to the specifications of Council and Main Roads WA and may be required to accommodate minor road widening of Lakes Road at these locations to accommodate these upgrades. 26. Remnant Marri and Jarrah vegetation shall be preserved as fauna habitat during subdivision, by the subdividing landowner and thereafter by subsequent landowners. 27. Remnant Marri and Jarrah vegetation to be preserved as fauna habitat should be spatially located by survey during the subdivision process. If necessary the subdivision and civil works design may be adjusted generally consistent with the Subdivision Guide Plan, to ensure the protection of vegetation. 28. Building Envelopes are to be defined on plans at an appropriate scale, by the subdividing landowner for endorsement by Council, prior to the clearance of conditions of subdivision. 29. A buffer distance of 30 metres shall be maintained between future development and the banks of the North Dandalup River. 30. Living Streams Drainage Easements are to be defined on the Subdivision Guide Plan to provide a dual function of drainage and nutrient removal consistent with the principles of water sensitive design and to provide ecological value. Within the Living Stream Easement area landowners shall preserve the drainage function and not use the land in a manner inconsistent with the principles of Living Streams. 31. Within land defined as "Living Streams Drainage Easement" on the endorsed Subdivision Guide Plan, no person shall fill, alter the drainage alignment or remove associated vegetation or allow stock to access the area without prior Council approval. In order to prevent stock encroaching into the Living Stream Easement area the landowner shall establish stock proof fencing at the edge of the easement. 32. Crossover locations on corner lots depicted on the endorsed Subdivision Guide Plan should be located to avoid encroachment into the Living Stream Easement area. On single frontage lots where encroachment is unavoidable, crossover should be shared by adjoining lots in the locations shown on the approved Subdivision Guide Plan to minimise the disruption to stormwater flow. Crossovers and culverts in these locations shall be constructed by the subdividing landowner to Council's satisfaction. 33. Front and side boundary fencing and gates within the Living Streams Easement area will require the written

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		consent of Council and such fencing and gates where approved by Council should facilitate ease of access by Council for maintenance purposes and not obstruct the flow of stormwater within the drainage channel. 34. A Memorial is to be placed on the title of all lots affected by the Dampier to Bunbury Natural Gas Pipeline Corridor, to highlight its existence. 35. The subdivider is to make satisfactory arrangements to ensure that prospective purchasers of the lots are aware of the Town Planning Scheme provisions which affect the land. 36. The subdivider shall prepare and implement a Revegetation Plan as a condition of subdivision approval. 37. All revegetation carried out as part of the subdivision of the land or otherwise in accordance with a Revegetation Plan, Local Water Management Plan or similar plan endorsed by the Shire for the proposed lots shall be maintained in a healthy condition on an ongoing basis by the landowner and shall not be cleared or otherwise removed without the prior written approval of the Shire. 38. At the time of subdivision of Lot 51 Lakes Road, whereupon proposed Lot 79 (as shown on the Subdivision Guide Plan) is created, the existing cross-over to Lakes Road shall be closed to the satisfaction of Council.
SR35	A28 Shanns Road, North Dandalup *AMD 239 GG 3/9/13* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026	**General Provisions** 1. Subdivision shall generally be in accordance with the Subdivision Guide Plan endorsed by both the Council and the Western Australian Planning Commission. 2. Each lot shall have a minimum area of 1ha. 3. Each lot shall be connected to the Water Corporation's reticulated water supply. 4. Each lot shall be provided with a non-potable water storage tank with a minimum capacity of 92,000 litres connected to a minimum roof area of 120m2 to provide a nonpotable water source for domestic use. 5. No dwelling shall be established unless it is connected to an alternative domestic wastewater treatment system (as approved by the Health Department of Western Australia) with an adequate phosphorus retention capacity as determined by the Environmental Protection Authority, and with the base of the system or the modified irrigation area being above the highest known water table. The effluent disposal system shall be located in the approved building envelope. 6. Approval to subdivide the land shall be subject to a condition requiring the preparation and implementation of a Cockatoo Management Plan to the satisfaction of the Department of Environment and Conservation, prior to subdivision of the land. **Land Use** 7. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D'): Hosted Short-Term Rental Accommodation Home Business Home Occupation Cottage Industry Stables Ancillary Dwelling. (c) All other uses are not permitted ('X'). 8. No dam shall be constructed without the prior written approval of Council. **Building Envelopes** 9. Prior to subdivision of the land, a detailed plan shall be prepared indicating the dimensions and positioning of a building envelope for each proposed lot. Each building envelope shall have a maximum area of 2,000m2 and shall be positioned so as to minimise the impact on the existing vegetation to the satisfaction of the Council and the Department of Environment. 10. Approval to subdivide the land shall be subject to a condition requiring the completion of a targeted flora survey and shall be undertaken in order to identify and protect any potential habitat trees suitable for Red-Tailed Black Cockatoo, Baudins Cockatoo or Carnaby's Cockatoo, prior the preparation of the detailed building envelope plan as required in accordance with clause 9. above. 11. No development other than stables or horse shelters shall be located outside of the approved Building Envelope. 12. Notwithstanding clause 11. above, stables or horse shelters must be located in existing cleared areas where possible and shall be setback a minimum of 30 metres from all dwellings, 20 metres from the Primary street and 10 metres from all other boundaries. **Keeping of Stock** 13. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of livestock shall not be permitted without the approval in writing of the Council. In considering any application for the breeding or keeping of livestock or other non- domestic animals, Council shall be guided by advice from Agriculture Western Australia. Notwithstanding the above, in cases where environmental degradation occurs, Council may take appropriate action to ban or reduce the stocking of livestock or other non-domestic animals. 14. Notwithstanding clause No 13. above, no livestock or other non-domestic animals are permitted to be kept on Lots 4-7, 44, 55, 122-134, 141, 144-147 and 153 as shown on the Subdivision Guide plan dated December 2012 to ensure the retention of existing vegetation. 15. Notwithstanding clause No 13. above, the keeping of horses may only be permitted on lots having more than 1.7ha in area as identified on the approved Subdivision Guide Plan, unless a suitable Management Plan is submitted and implemented to the satisfaction of Council demonstrating that environmental degradation will not

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		occur on the land due to keeping of stock. **Fencing** 16. Except as otherwise approved by Council, all fencing located outside of the approved building envelope shall be of open post and rail, or post and wire construction. 17. Prior to subdivision of the land, fencing shall be erected around the perimeter of the proposed Conservation Area, setback from the existing vegetation so as to permit the establishment of a Strategic Firebreak, as identified on the approved Subdivision Guide Plan. 18. All fencing erected on Lots 122-131, 132-134, 141 and 144-147, outside of the approved building envelope, shall be constructed so as to permit the movement of native fauna. Fencing may only be located outside of the proposed Conservation Area. **Conservation Area** 19. Notwithstanding any other provision of the Scheme, no building, structure, dam, fencing or firebreaks may be constructed within the Conservation Area or other Rehabilitation Areas as identified on the approved Subdivision Guide Plan, other than structures identified within an approved management plan for the Conservation Area. 20. Prior to subdivision of the land, a Management Plan shall be prepared for the proposed Conservation Area by a suitably qualified consultant and implemented to the satisfaction of Council and the Department of Environment and Conservation. This plan shall address the methods to be implemented so as to ensure the ongoing protection and monitoring of the existing vegetation and proposed conservation works. 21. The keeping of livestock or domestic animals within the conservation area is not permitted. 22. As a condition of subdivision, a conservation covenant shall be required with the Department of Environment and Conservation pursuant to section 129BA of the *Transfer of Land Act 1983* (as amended) and/or the National Trust of Australia, pursuant to the *National Trust of Australia (WA) Act 1964* (as amended), advising of the existence of a restriction on use of Lots 122-124 and Lots 127-130 to protect areas identified for conservation on the endorsed Subdivision Guide Plan. **Foreshore Reserves** 23. A foreshore reserve of not less than 60 metres in width being established along the existing stream/creek lines in accordance with the endorsed Subdivision Guide Plan. 24. A Foreshore Management Plan shall be prepared and implemented for the creek lines as shown on the endorsed Subdivision Guide Plan to the satisfaction of Council and the Department of Environment and Conservation. **Land Revegetation and Rehabilitation** 25. Prior to the subdivision of the land, a rehabilitation plan shall be prepared for the proposed Conservation Area, Stream Reserves and other rehabilitation areas identified on the approved plan of subdivision. The Rehabilitation Plan shall be prepared by a suitably qualified consultant and implemented to the satisfaction of Council and the Department of Environment and Conservation.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		26. The subdivider shall submit a landscaping plan to the Council showing site contours, stands of existing vegetation to be retained and proposals for tree planting and revegetation works at the time of making application for subdivision approval. 27. The subdivider shall, in accordance with the approved landscaping and rehabilitation plans approved by Council, plant indigenous trees and shrubs or species and at a density and distribution to the Council satisfaction, prior to Council issuing clearances for subdivision of the land. 28. The subdivider shall either maintain the trees and shrubs planted until the land is sold; or shall plant sufficient numbers of trees and shrubs to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of Council. **Clearing** 29. In order to conserve the environment and landscape, no native trees or other vegetation shall be felled or cleared or otherwise removed without the written approval of Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways and firebreaks. 30. Notwithstanding clause 29 above, no person shall fell, clear or otherwise remove any native vegetation within the proposed Conservation Area as shown on the endorsed Subdivision Guide Plan. **Water Management** 31. A Local Water Management Plan shall be prepared by the subdivider to the requirements of the Department of Water, Department of Environment and Conservation and the Shire of Murray, prior to subdivision of the land. **Fire Management** 32. Prior to subdivision of the land, the subdivider shall prepare and implement a Fire Management Plan to the satisfaction of Council. 33. Prior to subdivision of the land, a Strategic Fire Break shall be established around the perimeter of the Conservation Areas as shown on the endorsed Subdivision Guide Plan. This firebreak shall be in lieu of internal firebreaks within the Conservation Area, being a permanent variation of the Annual Firebreak Notice issued by Council for Lots 122-124 and Lots 127-130. **Design Guidelines** 34. Prior to subdivision of the land the subdivider shall develop Design Guidelines to guide the resultant development of the lots. These guidelines shall be developed in consultation with and to the satisfaction of the Shire of Murray. 35. The development of all land within the subdivision shall comply with the approved Design Guidelines referred to in clause 34 above. **Noise Mitigation**

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		36. Dwellings on Lots 107, 109, 111-121 and 150-154 as shown on the Subdivision Guide Plan are to be designed and constructed in accordance with the "Deemed to Comply Package A" noise insulation treatments set out in the Railway Noise Assessment for the Blue Ranges Special Rural Estate report prepared by Lloyd George Acoustics dated 22nd August 2012. Any proposal to depart from these treatments is to be supported by an acoustic certification from a suitably qualified and experienced person demonstrating that the development will meet the requirements of State Planning Policy 5.4 Road and Rail Transport Noise and Freight Consideration in Land Use Planning by the Western Australian Planning Commission. **Notifications** 37. Prior to subdivision of the land, arrangements shall be made to the satisfaction of Council for a memorial to be placed on the title of each lot detailed in condition No 21. above ensuring the purchaser and subsequent owners are advised that no stock are permitted on those lots. 38. Prior to subdivision of the land, satisfactory arrangements shall be made, for the erection of signage at the entrance of the estate and in appropriate locations within the subdivision advising of the restrictions applicable to the keeping of stock within the estate, to the satisfaction of Council. 39. Prior to subdivision of the land, satisfactory arrangements shall be made to ensure a memorial is placed on the title of resultant lots to ensure prospective purchasers and subsequent owners of Lots 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 141, 144, 145, 146 and 147 are aware of their ongoing obligations as prescribed by clauses 14. and 18. and the Management Plans required by clause 20., 25., 30. and 33. above. 40. Prior to subdivision of the land, satisfactory arrangements shall be made to ensure a memorial is placed on the title of resultant lots to ensure prospective purchasers and subsequent owners of all lots within the subdivision are aware of their obligation to ensure the resultant development of the lots complies with the approved Design Guidelines referred to in clauses 34. and 35. 41. Prior to subdivision of the land the subdivider shall make arrangements to the satisfaction of Council to ensure that the purchasers and subsequent owners of Lots 107, 109, 111-121 and 150-154 as shown on the Subdivision Guide Plan are aware that noise mitigation techniques are required in order to minimise the potential for noise impact associated with the railway line to the east of the subdivision.
SR36	Portion Lots 1 and 534 Fiegert Road, Nambeelup, bound by Lots 339, 340 and 341 on Diagrams 50760 and 68501 *AMD 207 GG 28/02/14;* *AMD 302 GG 06/02/18;* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026	1. The subdivision of Portion Lots 1 and 534 Fiegert Road, Nambeelup, bound by Lots 339, 340 and 341 on Diagrams 50760 and 68501 (subject site) shall be in accordance with the approved Subdivision Guide Plan, or any variation to that plan approved by the Western Australian Planning Commission (WAPC) and the minimum lot size in this zone shall be 1 hectare. (a) The following uses are Permitted ('P'): Single House Outbuilding Public Utility

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be Permitted at the discretion of Council ('D'): Home Occupation Ancillary Dwelling Cottage Industry Hosted Short-Term Rental Accommodation Home Business (c) All other uses are not permitted ('X'). (d) Proposed variations to the Subdivision Guide Plan are to be supported by additional technical analysis including acoustic studies. 2. All buildings and effluent disposal systems are to be located within the allocated building envelope as indicated on the approved Subdivision Guide Plan unless the prior written approval of Council is granted in writing. 3. All building envelopes are to be setback a minimum of 20m from primary and secondary street boundaries, and 10m from other boundaries. 4. All buildings and effluent disposal systems are to be located outside the Conservation Category Wetland Buffer Area as indicated on the Subdivision Guide Plan. 5. All dwellings to be constructed to incorporate quiet house design principles in accordance with an acoustic assessment endorsed by Council so as to minimize the noise impact from the adjacent freeway. 6. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system with an adequate phosphorous retention capacity as approved by the Health Department of WA. The base of the system or modified irrigation area being 600mm above the highest known water table to the satisfaction of Council. 7. The clearing of vegetation shall not be undertaken without the prior written consent of Council except for the construction of approved buildings, access ways, fences, effluent disposal systems and firebreaks. 8. At the time of subdivision, the landowner is to provide a geotechnical report to demonstrate that the building envelope is capable of development. 9. In order to maintain groundwater quality and prevent land degradation no stock, poultry or domestic large animal is permitted on any lot. 10. Fencing shall be of open post and rail or post and wire construction to the satisfaction of Council. 11. A Local Water Management Plan shall be prepared by the subdivider and implemented to the satisfaction of Council and Department of Water. 12. A Foreshore Management Plan shall be prepared and implemented by the subdivider addressing management measures for the Nambeelup Brook Regional Open Space Reserve on Lot 341 on Diagram 50760 and associated specific and general Aboriginal heritage and environmental values. 13. The subdividing landowner shall prepare and implement a revegetation plan at the time of subdivision.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		14. The subdivider shall prepare and implement a Fire Management Plan as part of any application to subdivide the land, with the plan being to the satisfaction of Council and Department of Fire and Emergency Services (DFES). 15. The subdividing landowner at the subdivision stage is to provide a plan outlining highest known groundwater levels across the subject land. All dwellings are to be constructed at least 1.2m above the highest known groundwater level. 16. Prior to the sale of any subdivided lots, the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relate to the use and management of land. 17. The subdivider shall ensure that prospective purchasers of a subdivided lot are to acknowledge in writing at the time of purchasing the lot that the lot is located within the Murray Groundwater Management Area, and therefore a groundwater licence shall be obtained from the Department of Water prior to the construction of a well or bore. The issue of a licence is not guaranteed but if issued, may contain a number of conditions including the quantity of water that can be pumped each year. 18. Each Special Rural lot shall be connected to a reticulated water supply. 19. The subdivider is to construct, fence and landscape a noise attenuation bund as indicated on the subdivision guide plan to the satisfaction of Council in accordance with an acoustic assessment endorsed by Council. 20. The drainage reserve identified on the Subdivision Guide Plan to be ceded as a drainage reserve free of cost and without compensation at the time of subdivision. 21. The subdivider is to make arrangements with Council to extend Fiegert Road, abutting Lot 1, to a sealed rural standard. 22. No direct lot access is permitted to Fiegert Road excepting Lots 10 and 11. Access to Lots 10 and 11 as shown on the Subdivision Guide Plan is to be provided via a single shared crossover and driveway constructed within the battleaxe leg to Lot 11, with a reciprocal right of access. 23. The subdivider is to make arrangements with the Council for the upgrading of the unmade portion of Fiegert Road, between the northern boundary of Lot 1 and Lakelands Road. 24. Satisfactory emergency vehicular access via Fiegert Road to Lakelands Road must be demonstrated prior to subdivision of the site. 25. The minimum building floor level shall be 0.5 meters above the 100 year Average Recurrence Interval (ARI) as designated by the Murray Floodplain Development Strategy.
SR 37	Portion of Lots 536 and 538 Fiegert Road, Nambeelup and Lots 540 and 542 Fiegert Road, Ravenswood *AMD 274 GG 14/08/15* *AMD 329 GG 178/04/2026;* AMD 322 GG 26/05/2026	1. The subdivision of portions of Lots 536 and 538, Fiegert Road, Nambeelup and Lots 540 and 542 Fiegert Road, Ravenswood shall generally be in accordance with the approved Subdivision Guide Plan or any variation to that plan approved by the Council and Western Australian Planning Commission.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		2. Each lot shall be not less than 1 hectare in area and contain a building envelope as depicted in the Subdivision Guide Plan. 3. Building envelopes shall be located as shown on the approved Subdivision Guide Plan and shall not exceed 2000 square metres in area. 4. All buildings and effluent disposal systems are to be located within the allocated building envelope shown on the Subdivision Guide Plan unless prior written approval of the Council is granted 5. All building envelopes shall be filled to achieve a minimum 1m above existing surface level or 0.5m above the forecast 100 year flood level whichever is the greater. 6. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for the erection of a single house, outbuildings, effluent disposal system, accessways, fence, firebreaks and building protection zones. 7. Fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 8. Buildings shall not be constructed within 10 metres of any boundary. 9. (a) The following uses are permitted ('P'): Single House Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) Notwithstanding the list of uses permitted under zoning Table No. 1, the following uses may be permitted at the discretion of the Council ('D): Home Occupation Ancillary Dwelling Cottage Industry Hosted Short-Term Rental Accommodation Home Business Family Day Care Centre (c) All other uses are not permitted ('X'). 10. Each lot shall be connected to a reticulated water supply. 11. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system with an adequate phosphorous retention capacity, as approved by the Health Department of Western Australia, and with the base of the system or modified irrigation area being a minimum of 600mm above the highest known water table to the satisfaction of the Council. 12. Soil with a high phosphorous retention index to be placed surrounding the effluent disposal system discharge area to the satisfaction of the Council. 13. Prior to the sale of any subdivided lots the subdivider shall make arrangements satisfactory to Council to ensure that

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		prospective purchasers of the lots created are advised of those provisions of the Shire of Murray Town Planning Scheme No. 4 which relate to the use and management of land. 14. Fire Management requirements as outlined in an endorsed Fire Management Plan and Subdivision Guide Plan are to be implemented. 15. All dwellings are to be constructed in accordance with AS 3959 Construction of buildings within bushfire prone areas. 16. Vehicle crossovers to Fiegert Road shall, where possible, be shared by adjoining lots and shall be located where indicated on the approved Subdivision Guide Plan. 17. All dwellings shall be provided with a rainwater tank of 92,000 litre capacity to capture all rainwater run-off from all building roofs. The tank is to be maintained on an ongoing basis. 18. All dwellings, with the exception of a dwelling on proposed Lot 14, are to incorporate Package A Architectural Treatments as described in the Road Traffic Noise Assessment Report prepared for the subject land. Any dwelling on proposed Lot 14 shall incorporate Package B Architectural Treatments. 19. The design of all dwellings is to incorporate one 'protected' outdoor living area either by using the house structure itself to shield an outdoor area or by constructing a purpose built wall. 20. No dam shall be constructed without the written approval of Council. 21. In order to maintain water quality and prevent land degradation no stock, poultry or domestic large animal is permitted on any lot. 22. The land shown as Conservation Category Wetland and 50m buffer on the Subdivision Guide Plan is to be ceded free of cost to the Crown without payment of compensation at the time of subdivision of the land. 23. A Wetland Management Plan shall be prepared and implemented by the subdivider for the Conservation Category Wetland and its buffer. 24. A Revegetation Management Plan is to be prepared and implemented by the subdivider, which is to include but not be limited to, planting located between the road pavement and proposed building envelopes and a vegetation buffer abutting the Kwinana Freeway. 25. The subdividing landowner at the subdivision stage is to provide a plan of the highest known ground water levels across the subject land. 26. At subdivision stage the subdividing landowner is to provide a drainage solution aimed to substantially reduce the level of inundation for proposed lots affected by inundation as shown on Figure 6 in the Water Management Plan. 27. The subdivider is to make arrangements with the Council for upgrading the unmade portion of Fiegert Road to Lakelands Road for emergency access. 28. Satisfactory emergency vehicular access via Fiegert Road to Lakelands Road must be demonstrated prior to subdivision of the site.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
SR38	Lots 13, 14, 801 Greenlands Road and Lots 803 and 805 corner of Greenlands Road and Marsh Road and Lots 215 and 216 Greenlands Road, West Pinjarra (Cont.) *AMD 275 GG 23/09/16* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026;	1. Subdivision and development of the land should be generally in accordance with a local structure plan approved the Western Australian Planning Commission. 2. Each lot shall be not less than 1 hectare in area. 3. Each lot shall contain a building envelope which shall not exceed 2,000 square metres in area. 4. All building envelopes are to be setback a minimum of 20m from primary and secondary street boundaries and 10m from other lot boundaries. The Council may approve lesser distances if it is satisfied that: (a) the topography or shape of the lot or natural flora on it makes it desirable to alter this provision; (b) the location of buildings will not detract from the environmental quality of the area or the amenity of existing or future residence on adjoining lots; (c) noise impacts will remain within acceptable limits; (d) any fire protection zones identified in the Fire Management Plan will not be compromised. 5. Each lot shall have a consolidated area of not less than 5,000m2, together with practical access to the nearest road carriageway that is free from inundation, as determined by the Council. 6. All dwellings, outbuildings and effluent disposal systems shall be located within the approved building envelope unless prior written approval of the Council is granted. 7. No dwelling shall be approved by the Council unless it is connected to an alternative domestic waste water treatment system with an adequate nutrient retention capacity, as approved by the Health Department of Western Australia, with the base of the system or modified irrigation area being a minimum of 600mm above the highest known water table to the satisfaction of the Council. 8. Each lot shall be connected to a reticulated water supply. 9. Land Use Permissibility. (a) The following are permitted uses ('P'): Single House Outbuilding Home Office Public Utility Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of the Council ('D'): Home Occupation Home Business Stables Family Day Care Cottage Industry Ancillary Dwelling Hosted Short-Term Rental Accommodation (c) All other uses not permitted.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		10. Fencing shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 11. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council, except where required for the erection of a single house, outbuilding, stables effluent disposal systems, access ways, fences, drains and firebreaks. 12. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding and keeping of animals shall not be permitted without the written approval of Council. In considering any application that involves the breeding or keeping of stock, the Council will be guided by advice from the Department of Agriculture and Food. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council after consultation with the Department of Agriculture and Food may take appropriate action to ban or reduce the stocking of animals. Individual landowners shall be responsible for organizing and meeting all costs associated with obtaining advice from the Department of Agriculture and Food where the keeping of any stock is proposed. 13. No well or dam shall be constructed on a lot without the written approval of the Council. 14. No bore shall be constructed prior to a licence being issued by the Department of Water and no bore shall be located within 30 metres of an onsite effluent disposal system. 15. Water management and drainage shall be in accordance with the Local Water Management Strategy (LWMS) prepared by the proponent to the satisfaction of the Council and Department of Water. 16. Fire management shall be in accordance with the Fire Management Plan prepared by the proponent to the satisfaction of the Council. 17. All buildings shall be constructed in accordance with AS3959 - Construction of buildings within bush fire prone areas. 18. Noise amelioration measures shall be in accordance with the Road Traffic Noise Assessment prepared on behalf of the proponent to the satisfaction of the Western Australian Planning Commission. (a) All dwellings located within the Noise Impact Area shown on the approved local structure plan shall be constructed in accordance with the Deemed to Satisfy Construction Standard of the Road Traffic Noise Assessment prepared by Lloyd George Acoustics on behalf of the proponent to the satisfaction of the Council and Western Australian Planning Commission; and (b) All applications to construct a multi-storey dwelling on a lot within the Noise Impact Area shown on the approved local structure plan are to be accompanied by an Acoustic Assessment in relation to traffic noise from the Forrest Highway and Greenlands Road undertaken by a suitably qualified person. The dwelling must comply with

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		the recommendations of the approved Acoustic Assessment 19. Prior to subdivision, the subdivider shall prepare and implement a Landscape Management Plan to the satisfaction of the Council. The Landscape Management Plan shall include a detailed existing tree survey overlaid over the local structure plan and a revegetation plan that shall provide 15% of each lot to be rehabilitated with native vegetation to the satisfaction of the Council. 20. Prior to subdivision a detailed plan shall be prepared showing the location of the building envelopes on all lots including dimensions of setbacks from all lots and from boundaries. 21. The intersection of Marsh Road and Greenlands Road is to be closed upon the future upgrading of the intersection of the Forrest Highway and Greenlands Road and upon alternate access and egress being provided. The section of Marsh Road to be closed is shown on the approved local structure plan. 22. At the subdivision stage, the subdividing landowner is to provide a plan of the highest known ground water levels across the subject land. 23. Prior to the sale of any subdivided lots, the subdivider shall make arrangements satisfactory to the Council to ensure prospective purchasers of the lots are advised of those provisions of the town planning scheme that relate to use, development and management of the land.
SR39	Lot 1 Lakes Road and Lot 2 Shanns Road, North Dandalup *AMD 289 GG 13/1/17* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026	1. Subdivision and development of the land should be generally in accordance with the local structure plan approved by the West Australian Planning Commission. 2. Each lot shall not be less than 1 hectare in area. 3. Prior to the subdivision of the land, a detailed plan shall be prepared indicating the dimensions and suitable position of a building envelope for each proposed lot. Each building envelope shall has a maximum area of 2000m2. 4. All buildings and effluent disposal systems are to be located within the approved building envelope unless prior written approval of the Council is granted. 5. All buildings envelopes are to be setback a minimum of 20m from primary and secondary street boundaries and 10m from other boundaries. 6. Council may vary the location of the building envelope (except minimum setbacks) if it is satisfied that: (a) The topography or shape of the lot or natural flora on it makes it desirable to alter this location; (b) The location of the building envelope will not detract from the environmental quality of the area or the amenity of existing or future residents on adjoining lots; (c) The proposed location is in compliance with the requirements of the Fire Management Plan. 7. All building envelopes shall be filled to achieve a minimum 1m above existing surface level or 0.5m above the forecast 100 year flood level whichever is the greater.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		8. (a) The following uses are permitted ('P'): Single house Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) Notwithstanding the list of uses permitted under the zoning Table No. 1 the following uses may be permitted at the discretion of the Council (D): Home Occupation Ancillary Dwelling Cottage Industry Stables Hosted Short-Term Rental Accommodation Home Business Family Day Care c) All other uses are not permitted ("X") 9. Each lot shall be connected to a reticulated water supply. 10. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system with an adequate phosphorous retention capacity as approved by the Department of Health Western Australia, and with the base of the system or modified irrigation area being a minimum of 600mm above the highest known water table to the satisfaction of Council. 11. Soil with a high phosphorous retention index is to be placed surrounding the effluent disposal system discharge area to the satisfaction of the Council. 12. Prior to the sale of any subdivided lots, the subdivider shall make arrangements satisfactory to Council to ensure that prospective purchasers of the lots created are advised of the special provisions of the Shire of Murray Town Planning Scheme No.4 which relate to the use and management of the land. 13. Fire Management requirements as outlined in an endorsed Fire Management Plan and structure plan are to be implemented. 14. All dwellings are to be constructed in accordance with AS 3959-Construction of buildings within bushfire prone areas. 15. No dam shall be constructed without the written approval of Council. 16. The keeping or agistment of livestock shall not be permitted without the approval in writing of Council and shall only be undertaken in accordance with any conditions of approval. The type and number of any livestock shall comply with the recommendations of the Department of Agriculture and Food in accordance with the pasture and soil type. Notwithstanding the foregoing, Council may require the stocking rates to be reduced where they are excessive, or the land is subject to significant additional nutrient application or land degradation. 17. Horses may only be kept on lots where there is an approved Equine Management Plan and the keeping and management of horses shall be in accordance with the provisions and requirements of the approved Equine

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Management Plan. 18. If base stocking rates cannot be achieved, stables are not proposed and/or the keeping of a horse(s) is dependent on irrigation of pasture, then approvals will not be granted unless a report confirming ground water is available and the quality is suitable for pasture to sustain horses is provided. 19. Council may require the landowner to erect stock proof fencing around environmental features (including remnant vegetation). This may include fencing around individual isolated trees where appropriate. Such fencing thereafter shall be maintained by the land owner to the satisfaction of Council. 20. Fencing shall be open post and rail or post and wire construction and shall be maintained to the satisfaction of the Council. 21. A Revegetation Management Plan is to be prepared and implemented by the subdivider, which is to include but not limited to, planting located between the road pavement and proposed building envelopes and along the northern and southern boundaries. 22. The subdividing land owner shall prepare and implement a Landscape Management Plan for a vegetative buffer to control spray drift, dust, smoke and ash for proposed lots abutting the western and eastern boundaries of Lot 1 Lakes Road and Lot 2 Shanns Road. The vegetative buffer shall be installed in accordance with Department of Health Guidelines for Separation of Agriculture and Residential Land Uses to the satisfaction of the local government. 23. The subdividing landowner at the subdivision stage is to provide a plan of the highest known ground water levels across the subject land. 24. The subdivider shall ensure that prospective purchasers of a subdivided lot are to acknowledge in writing at the time of purchasing the lot that the lot is located within in the Murray Groundwater Management Area and therefore a ground water licence shall be obtained from the Department of Water prior to the construction of a well or bore. The issue of a licence is not guaranteed but if issued, may contain a number of conditions including the quantity of water that can be pumped each year. 25. A Local Water Management Plan shall be prepared by the subdivider to the requirements of the Department of Water and Council, prior to the subdivision of the land. 26. Any natural drainage course running through lots shall be covered by an easement for drainage purposes in favour of Council. 27. The subdividing land owner shall construct crossovers to lots affected by a drainage easement. 28. A Foreshore Management Plan shall be prepared and implemented by the subdividing land owner for the North Dandalup River as shown on the Structure Plan to the satisfaction of Council and Department of Environment and Regulation. 29. No direct lot access will be permitted to Lakes Road. Crossovers for lots abutting Lakes Road should be located on the secondary road frontages as shown on the structure plan, although provisions for access to Lakes

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		Road by emergency vehicles may be provided with written approval of Council. 30. The subdivider may be required to cede land for the future widening of Lakes Road and make a 50% contribution towards the upgrading of Shanns Road. These matters will be considered in detail as part of the subdivision process and necessary conditions may be imposed at the subdivision stage as determined by the West Australian Planning Commission.
SR40	Portion of Lot 2 and Lots 223, 243, and 245 – 248 (inclusive) Benden Road, Lakes Road, Scott Road, Nambeelup *AMD 236 GG 17/02/17;* *AMD 302 GG 06/02/18;* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026	1. Subdivision and development of the land should be generally in accordance with a structure plan approved by the Western Australian Planning Commission. 2. (a) The following uses are permitted ('P'): Single house Outbuilding Public Utility Home Office Unhosted Short-Term Rental Accommodation (D) (b) The following uses may be permitted at the discretion of Council ('D'): Home Occupation Stables FamilyDayCare Cottage Industry Ancillary Dwelling Home Business (c) The following uses may be permitted at the discussion of Council, subject to advertising ('A'): Hosted Short-Term Rental Accommodation (d) All other uses are Not Permitted ('X'). 3. No dam shall be constructed without the prior written approval of Council. 4. A maximum of 30 equine lots may be shown on the structure plan. The keeping or agistment of horses shall not be permitted without the written approval of the Council. The number of horses shall comply with the recommendations of the Department of Agriculture and Food in accordance with the pasture and soil type. Notwithstanding the foregoing, Council may require the stocking rates to be reduced where they are excessive or where the land is subject to significant additional nutrient application or land degradation. 5. Horses may only be kept on lots where there is an approved Equine Management Plan and the keeping and management of horses shall be in accordance with the provisions and requirements of the approved Equine Management Plan. 6. If base stocking rates cannot be achieved, stables are not proposed and/or the keeping of a horse(s) is dependent on irrigation of pasture, then approvals will not be granted unless a report confirming ground water is available and the quality is suitable for pasture to sustain horses is provided.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		7. A bridle trail network to be provided by the proponent, shall be shown on the structure plan. 8. Conservation category and resource enhancement wetlands, together with an adequate buffer, being a minimum of 50 metres for conservation category and 30 metres for resource enhancement wetlands, shall be incorporated within Public Open Space reserves on an approved structure plan. 9. Land shown as public open space, foreshore reserves and/or drainage reserves on an approved structure plan shall be ceded free of cost at the subdivision stage. 10. A Wetland Management Plan, as part of a comprehensive Landscape and Environment Management Plan, shall be prepared and approved by Council prior to subdivision. 11. Prior to the subdivision of the land, a Vegetation Management Plan shall be prepared, as part of a comprehensive Landscape and Environment Management Plan, by a suitably qualified consultant and implemented to the satisfaction of Council and the Department of Parks and Wildlife. This plan shall address the matters to be implemented so as to ensure ongoing protection of existing vegetation. 12. In order to conserve the landscape, trees and other indigenous vegetation shall not be felled or cleared, without the prior written approval of the Council, except where required for the erection of a single house, outbuildings, stables, effluent disposal systems, access ways, fences and firebreaks or in instances where the trees and/vegetation are unsafe. 13. Prior to subdivision, a Revegetation Plan and Landscaping Planting Program, as part of comprehensive Landscape and Environment Management Plan, shall be prepared. The Revegetation Plan shall be prepared by a suitably qualified consultant, and implemented by the subdivider to the satisfaction of Council and the Department of Parks and Wildlife. 14. For any lot that is subject to inundation a 2,000m^2 building envelope will need to be identified at the subdivision stage. 15. Building Envelopes should be 2,000m^2 in area and should be positioned to minimise the impact on any existing vegetation to the satisfaction of Council and the Department of Parks and Wildlife. 16. Building Envelopes are to be generally located in accordance with that shown on the endorsed structure plan. 17. A plan defining the building envelopes is to be prepared at the subdivision stage, to the specifications of Council. 18. Council may vary the Building Envelope at the request of land owners and such requests shall be in the form of an Application for Development Approval under the Scheme. Council shall not approve variations which propose a Building Envelope. (a) within the Parmelia Gas Pipeline easement and buffer;

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		(b) within the powerline easements and corridors; (c) within areas containing significant remnant vegetation; (d) within the floodplain of Nambeelup Brook; (e) within drainage easements and drainage channels (f) other than an envelope that is 2,000m^2 in area; (g) within 10 metres of side or rear lot boundaries or within 20 metres of front lot boundaries, although Council may approve lesser setbacks if it is satisfied that the topography or shape of the lot or location of natural flora on it makes it desirable to alter the setback and the alteration of the location of the Building Envelope will not detract from the environmental quality of the area or the amenity of existing or future residences on adjoining lots. 19. All development, other than fencing, shall be constructed within the confines of the Building Envelope. However, Council may approve the construction of stables and horse shelters outside of the building envelope, subject to an approved Equine Management Plan. 20. All fencing located outside of the approved building envelope shall be open post and rail or post and wire, except as otherwise approved by Council. 21. No dwelling shall be approved by Council unless it will be connected to a Nutrient Retentive Effluent Disposal System (as approved by the Health Department of Western Australia), with an adequate phosphorous retention capacity and with the base of the system or modified irrigation area being a vertical distance above the highest known water table as determined by Health Department requirements for the type of effluent disposal system. Council may require that the sand pad accommodating the dwelling and effluent disposal system include amended soils with improved phosphorous retention capability. The effluent disposal system and irrigation areas shall be wholly within the building envelope. 22. No effluent disposal systems shall be constructed within 50 metres of the Nambeelup Brook creek line. 23. No well or bore shall be located within 30 metres of an onsite effluent disposal system. 24. Subdivision and development shall have due regard for the relevant Western Australian Planning Commission policy relating to planning for high pressure gas pipelines. 25. A memorial is to be placed on the title of all lots affected by the Parmelia High Pressure Gas Pipeline, to provide for formal notification of its existence. 26. No direct lot access will be permitted to Lakes Road, Yangedi South Road, or any proposed north-south arterial road except where a lot has no other road frontage. Provision for access to these roads by emergency vehicles may be provided with the written approval of Council. 27. A Foreshore Reserve shall be established along Nambeelup Brook.

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		28. A Foreshore Management Plan shall be prepared, as part of a comprehensive Landscape and Environment Management Plan, and implemented for the Nambeelup Brook Foreshore Reserve to the satisfaction of the Council and the Department of Parks and Wildlife. 29. An Urban Water Management Plan shall be prepared by the subdivider to the requirements of the Department of Water and the Shire of Murray, prior to the subdivision of the land. 30. Memorials shall be placed on lots within 500 metres of existing dog kennels advising of potential noise impacts arising from the kennels. 31. The following information needs to be provided in support of the proposed structure plan: (a) an updated Bushfire Management Plan endorsed by the Shire of Murray; (b) spring survey for declared rare flora in native vegetation areas that are proposed to be cleared for building envelopes, roads, access ways, firebreaks, fence lines and building protection; (c) a tree survey that identifies habitat trees for black cockatoos; (d) a traffic noise assessment for Lakes Road; (e) the intended method of supplying water to the estate, having regard to WAPC policy requirements. (f) an Asset Management Plan to determine costs for maintaining open space and to enable consideration of a specified area rate. 32. Prior to the subdivision of the land within 500 metres of Lot 242 Scott Road and Lot 244 Corio Road, which contain a sand resource, a specific buffer study should be undertaken to determine the required buffer for any sand extraction activities on Lots 242 and 244.
SR 41	Lot 422 Moores Road, West Pinjarra *AMD 312 GG 13/01/2023*	1. Subdivision and development of the land should be generally in accordance with a Local Structure Plan approved by the Western Australian Planning Commisssion. 2. Each lot shall not be less than two hectares in area. 3. Prior to the subdivision of the land, a detailed plan shall be prepared indicating the dimensions and suitable position of a building envelope for each proposed lot. Each building envelope shall have a maximum area of 2000m^2. 4. Each lot shall be connected to a reticulated water supply. 5. No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system with an adequate phosphorous retention capacity, as approved by the Department of Health Western Australia, and with the base of the system or modified irrigation area being in accordance with the Government Sewerage Policy (2019), as amended. A 1.5m separation from maximum groundwater to ground

SCHEDULE 4 - SPECIAL RURAL ZONE - (Continued)

(A) SPECIFIED LAND		(B) SPECIAL PROVISIONS RELATING TO (A)
		level is required for the system. 6. A site and soil evaluation, prepared in accordance with the Government Sewerage Policy (2019), shall be submitted and approved as part of the local structure planning process. 7. Fencing shall be open post and rail or post and wire construction, and shall be maintained to the satisfaction of the Council. 8. A Revegetation Plan and Landscaping Planting Program, as part of a comprehensive Landscape and Environmental Management Plan, shall be prepared prior to the preparation of a Local Structure Plan. 9. A Local Water Management Strategy shall be prepared to the requirements of the Department of Water and Environment Regulation and the Shire of Murray, shall be submitted prior to the preparation of a Local Structure Plan. 10. Any natural drainage course running through lots shall be covered by an easement for drainage purposes in favour of the Shire of Murray. 11. The subdivider shall fill all building envelopes to achieve a minimum 1 metre above existing surface level or 0.5 metres above the forecast 100 year flood level whichever is the greater. 12. The subdivider shall construct crossovers to any lots affected by a drainage easement. 13. A Foreshore Management Plan shall be prepared and implemented by the subdividing land owner for Buchanan Drain, to the satisfaction of the Shire of Murray and the Department of Water and Environment Regulation. 14. In order to conserve the landscape, trees and other indigenous vegetation shall not be feiled or cleared without the prior written approval of the Council, except where required for the erection of a single house, outbuildings, effluent disposal system, access ways, fences, firebreaks and other fire management requirements in accordance with an approved Bushfire Management Plan. 15. The keeping or agistment of livestock, shall not be permitted without the written approval of Council. The type and number of any livestock shall comply with the recommendations of the Department of Primary Industries and Regional Development, in accordance with the pasture and soil type. Notwithstanding the above, Council may require the stocking rates to be reduced where they are considered excessive or the land is subject to significant additional nutrient application or land degradation. 16. Notwithstanding the preceding provision, the keeping of horses or cattel is prohibited.

SCHEDULE 5 – SPECIAL USE ZONE

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Lots 44 and 45 Hampton Road and Lots 1-5, 20, 21, 22, 23, 190 Greenlands Road and Lots 6-9 Alderson Street and Lot 21 Greensland Road, Pinjarra.	1. The land may only be used for training, trotting and stabling of horses and associated activities including residential. 2. The land shall not be subdivided into lots of less than 4,000m^2 or with a minimum effective frontage of less than 40 metres. 3. No building including any outbuilding or stable shall be erected within 7 metres of any lot boundary. 4. No more than one dwelling shall be erected on any lot and no dwelling shall be erected other than in association with the erection of a stable or stables. 5. No building shall be constructed unless the building materials have been approved by Council. 6. No fencing is to be constructed unless materials have been approved by Council. 7. Applications to commence development shall show: (a) how the land will be drained; and (b) details of landscaping proposed to be undertaken along the boundaries of any lot(s) created; and the Council may impose conditions relating to (a) and (b) above including the continuing maintenance of any landscaping proposed or required.
Lot 21 Pinjarra Road, North Yunderup. Lots 50, 51 and 52 Pinjarra Road/Tonkin Drive, North Yunderup.	The land may only be used for: 1. service station in respect of Lot 21; and 2. in respect of Lots 50, 51 and 52 - - display and sale of boats - vehicle sales and service - caravan sales and equipment service - agricultural sales and equipment service - hire premises - garden centre no development being permitted unless Council is satisfied, following consultation with the Health Department of W.A., that nutrients would not be discharged to the groundwater or off-site.
Portion of Coolup Agricultural Area Lot 201, being part of Lot 11 South Western Highway, Coolup. *AMD 7 GG 8/6/90*	The land may only be used for Roadhouse and Associated Facilities.
Lot 152 Pinjarra Road, Furnissdale.	*DELETED BY AMD 174 GG 13/2/07*
Portion of Part ML 17 being Lots 1 to 44, known as the River Resort, South Yunderup. *AMD 329 GG 17/4/2026* *AMD 322 GG 26/05/2026*	(a) Hire Accommodation; (b) Residential, Resort; (c) Restaurant; (d) Private Recreation; (e) Tourist and Visitor Accommodation; and (f) Any other similar use of activity which in the opinion of Council, generally comes within the category of a Residential Resort or Hire Accommodation. The aforesaid users shall be restricted to the confines of the existing house and the additional buildings and facilities as set out in the plan approved in principle by the Council at the time of adoption of this provision and endorsed and signed by the Shire President and the Shire Clerk.

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	All development shall be generally in accordance with the layout, design and specifications set out in the said plans and all residential accommodation shall be in accordance with the R20 Code together with variations and exclusions to the Code as outlined in Clause 7.2.3 (ii).
Lot 130 Pinjarra Road, Barragup.	The land may only be used for a garden centre.
Lot 1 and Pt Lot 196 Pinjarra Road, Barragup.	The land may only be used for service station and limited to that development existing on site. AMD 322 GG 26/05/2026
Lots 2 & 25 George Beacham Way & Racecourse Road, Pinjarra.	1. The Use of land in this Zone is for stables and associated horse activities. 2. No building shall be constructed unless the building materials have been approved by Council. 3. No fencing is to be erected unless approved by Council.
All that land zoned Special Use in North Yunderup as shown on the Scheme Maps and development shall be in accordance with the West Australian Water Authority Maps Numbered AA 67-2-1, AA 67-2-2 & AA 67-2-3 as shown in Appendix III. *AMD 178 GG 29/6/04*	For lots north of Culeenup Road: 1. Single Residential Use only. 2. No further subdivisions to occur. 3. Buildings and the filling of land shall be setback from the side boundaries so as to allow the free flow of water during a major flood event, to the satisfaction of the Department of Environment. For lots south of Culeenup Road: 1. Single Residential Use only. 2. No further subdivisions to occur. 3. No person shall construct in front of the provisional building setback line as depicted on the Map in Appendix III. 4. Buildings and the filling of land shall be setback from the side boundaries so as to allow the free flow of water during a major flood event, to the satisfaction of the Department of Environment. 5. No more obstructive fencing to occur on the river side of the building line.
Lot 347 corner Delta Drive and South Yunderup Road, South Yunderup.	The land may only be used for Recreational Clubrooms.
Lot 222 Lakes Road.	The land may only be used for abattoir and associated uses.
Pt Lot 182 South West Highway, Coolup. *AMD 4 GG 27/4/90*	The land may only be used for Service Station confined to that existing developed area.
Lots 51-80 Sunshine Place, D'Rayne Glade, Windfire Grove and Gull Road, Nambeelup, (formerly Lot 91A corner of Lakes and Gull Roads). *AMD 229 GG 9/1/09*	1. Subdivision of Special Use Zone to be generally in accordance with the plan of subdivision. 2. Minimum lot size shall be 2ha. 3. With Special Use Zone - Kennels: (a) the intent is to create an area specifically for the provision of kennels to permit the keeping, breeding or boarding of more than two dogs; (b) the following uses are permitted: - Kennels; - Public Recreation, where it is an incidental use; - Dwelling House, where it is an incidental use;

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Lots 51-80 Sunshine Place, D'Rayne Glade, Windfire Grove and Gull Road, Nambeelup, (formerly Lot 91A corner of Lakes and Gull Roads). (Cont'd) *AMD 229 GG 9/1/09*	(c) the following uses are not permitted unless specific approval is granted by Council: - Veterinary Clinic; - Cattery; (d) all other uses not included in (b) and (c) above are not permitted. 4. The minimum building setbacks shall be in accordance with the following: Dwelling - front 10 metres, with the exception where a 20 metre setback will be required; side 5 metres; rear 20 metres; Kennels - front 30 metres; side 10 metres; rear 10 metres. Where, in the opinion of Council, topography, shape of the lot, water table levels or natural flora upon it, makes it desirable to alter these provisions, then Council may approve a lesser distance. Front setback requirements for lots having more than one road frontage, shall be as determined by Council. 5. Not more than one dwelling house per lot shall be erected. 6. No building shall be constructed unless the building materials have been approved by Council. 7. No fencing shall be constructed unless materials have been approved by Council. 8. Any person being the owner or the occupier of land or buildings whereon more than two dogs are kept, shall provide a kennel or kennels which shall comply with the following conditions: (a) each kennel shall have a floor area of not less than 2.5 square metres for each dog over three months old; (b) each kennel shall include an enclosure which is capable of retaining the dog or dogs within its confines and which is not less than three times the area of the kennel or kennels to which it is attached; (c) notwithstanding the provisions of Clause (iv), no kennel or enclosure shall be located at a distance of less than 30 metres from any road or street unless suitably screened from view by a fence approved by Council; (d) no kennel or enclosure shall be constructed within 10 metres of a dwelling house; (e) no kennel or enclosure shall be constructed unless all plans, including a location plan, conform with the requirements of the Scheme, Council By-laws and Policies; (f) all kennels and enclosures and all associated feeding and drinking vessels shall be maintained to the satisfaction of Council; (g) no person shall keep dogs or permit dogs to be kept, unless a person responsible for the dogs is resident on the land. 9. Applications to commence development shall: (a) include details on how the land will be drained; and

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	(b) outline details of landscaping proposals and Council may impose conditions relating to the above. 10. No person shall operate an animal boarding facility unless approval has been granted by Council. 11. Waste disposal shall be the responsibility of the individual landholder and shall be effected by septic waste disposal systems installed to the specifications of Council. 12. No dwelling shall be constructed or approved for construction unless a minimum 92,000 litre water storage tank or other approved proven potable water supply and storage facility is incorporated into the approved plans.
Part of Lots 54 & 20 & part Husband Road Reserve, Pinjarra & Husband Roads, Barragup.	PERMITTED USES: (a) Saddlery; (b) Veterinary Surgery; (c) Stockfeed Supply; (d) Growers Mart; (e) Plant Nursery.
Murray Location 1608 Greensland Road, Pinjarra as contained in Certificate of Title Volume 1815 Folio 748. *AMD 17 GG 21/6/91*	Processing of Agricultural Chemicals and Products: The use of the land for the purposes specified hereunder shall be permitted: 1. The manufacture, refining, formulation or blending of chemicals for application in primary production including, but without limiting the generality of the foregoing; insecticides, pesticides, herbicides and associated products. 2. The processing or refining of agricultural products for animal or human application including, but without limiting the generality of the foregoing; foodstuffs, animal meal and oils. 3. Uses incidental to Sub-Clauses (i) and (ii) above including but without limiting the generality of the foregoing, packaging, repackaging, distribution, research and development, analytical laboratories, administration and maintenance workshops. 4. Such other uses associated with the processing of chemicals or produce not otherwise provided for by Sub-Clauses (i), (ii) or (iii) above, as may be permitted by the Council from time to time. In granting its consent to such other use under Sub-Clause (iv), the Council may, at its discretion, treat such other use as though it were an "A" Use under the provisions of Clause 5.2.2 of the Scheme.
Lots 83 and 84 Murray Street, Pinjarra. *AMD 24 GG 8/11/91* *AMD 169 GG 21/11/03* *AMD 329 GG 17/04/2026*	The land may only be used for: - Place of Worship; - Public Assembly for Community (meetings, socials, playgroups), Educational, Recreational and Cultural purposes; - Welfare Services (to include consultancy, refuge, opportunity shop and religious bookshop); - Church Administration Office. - Single House – Unhosted Short-Term Rental Accommodation ‘D’
Lot 11 & 12 Nambeelup Road Nambeelup. *AMD 329 GG 17/04/2026*	1. Land use & Development The land may only be used and developed for an aviation park and approved associated uses, and in accordance with a Development Plan adopted by Council.

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	2. Lot 11 The following uses may be permitted: (i) runways, taxiways, apron and aircraft parking bays; (ii) hangars and clubrooms; (iii) aircraft sales, displays, spare parts storage and sales, repairs and maintenance of aircraft, storage and sales of aviation fuel; (iv) offices and ancillary buildings related to this park. (v) chalet units and recreation facilities attached thereto; (vi) delicatessen/lunch bar; (vii) public viewing and associated carpark; (viii) caretaker's dwelling. 3. Lot 12 The following uses may be permitted; (i) runway, taxiways, apron and aircraft parking heliport; (ii) hangars, clubrooms, training facilities and aviation museum; (iii) aircraft sales, displays, spare parts storage and sales, repairs and maintenance of aircraft; storage and sale of aviation fuel; (iv) offices and ancillary buildings related to this park; (v) resort complex, including; (a) Tourist and Visitor Accommodation (b) convention centre (c) restaurant (d) indoor sports facilities (e) condominium units (f) golf course and club house (g) car parking (vi) Caretaker's dwelling 4. Before considering any proposed development within the airpark, Council shall require the airport operator to certify that the development conforms to the obstacle Limitation Surfaces Plan, contained in the Murrayfield Aerodrome Manual as approved by the Civil Aviation Authority. 5. All development within the airpark shall: (a) have direct access to a service road within the land; (b) not gain direct access to the perimeter roads to the airpark; (c) not have any building with a reflective material; (d) be landscaped to the satisfaction of the Local Authority; (e) ensure all parking areas are constructed in accordance with Council's carparking requirements; (f) have perimeter fencing of a uniform construction. 6. The Council shall require of the airport operator to: (a) restrict engine running test to between 0700 and 1800; (b) restrict run up testing of aircraft engines in close proximity to any residential area. 7. The Royal Aero Club of Western Australia and Hawkview Holdings Pty Ltd shall enter into a legal agreement, granting reciprocal rights of access over common areas required for the movement of aircraft and service vehicles. A copy of the Agreement shall be lodged with the Council and shall not be amended without the consent of Council. 8. In the event that construction of the development has not been substantially started within 30 months of the rezoning receiving final approval, the developer shall be called before a full meeting of Council to give reasons why the land should not be dezoned to Rural. In the event that the developer has not given sufficient reason for delay or within 90 days commenced with works on site, then Council, without any compensation to, or objections from the developer, may proceed with the rezoning of the land back to Rural zone.

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Lot 70 James Street, Pinjarra	1. The land may only be used for an "employment and Training Centre".
Lot 125 Furnissdale Road, Furnissdale *AMD 107 GG 12/9/97*	1. The north-east portion of Lot 125 (80m x 125m) may be used for a Masonic Lodge and associated function centre. the balance of Lot 125 shall be used for rural residential purposes in accordance with the Scheme provisions for the Special Rural Zone (including the specific requirements of Schedule 4 for the Barragup, Furnissdale and Cogrup localities.
Lot 3 McLarty Road, Pinjarra *AMD 110 GG 3/2/98*	Arts and crafts manufacturing activities may take place with the consent of the Council where such uses are of a cottage industry nature and are incidental to the predominant use of the site and where these uses will not adversely affect the amenity of the locality. Aboriginal Art & Crafts Antique Furniture - Goods & Sales, Antique - Sales Arts & Crafts - Sales Art Gallery Brushes & Brooms - Sales Cafe & Restaurant (as a use that is incidental to the Art/Craft Village) Caneware - & Sales China, Glass & Earthenware Products - Sales Chocolate Studio - Sales Clothing - Sales Coopers (Wine Barrel) - & Sales Copper & Brassware Products - Sales Floral Studio Handcraft & Supplies - Sales Herbs & Spices - Processing & Sales Health & Fitness Equip - Sales Jewellery Studio Lead Lighting Studio Leathercraft Studio Papercraft Studio Photographers Studio Picture Framing Pottery Studio Printers (Novelty) Sheepskin Products - Sales Tapestry, Rug & Carpet - Sales T-Shirt Printers Toy Studio - Sales Wax Studio - Sales Woodwork Studio - Sales Wrought Iron Specialists Studio Land uses not listed above incidental to the Art/Craft Village may be approved by Council.
Lot 11 (No. 656) Pinjarra Road, Barragup *AMD 116 GG 10/2/98*	1. Permitted uses are Park Home Village and Chalet Park, office and recreation facilities to service occupants of the property. 2. Development shall be in accordance with a Development Plan adopted by Council. 3. Prior to submission of a building licence a detailed landscaping plan shall be submitted to the specification and satisfaction of Council.
Lot 1379 Nanga Road Dwellingup. *AMD 114 GG 25/9/98* *AMD 234 GG 24/08/10* *AMD 329 GG 17/04/2026*	1. The land may be used for a Chalet Park, Outdoor Adventure Camp and associated activities generally in accordance with the Subdivision/Development Guide Plan as approved from time to time by Council which forms part of the Scheme. The following uses are permitted ('P') uses: • Chalet Park • Public utility; and • Car Parking • Single house (owners' residence) • Unhosted Short-Term Rental Accommodation 'D'

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	The following uses may be permitted at Council's discretion ('D') uses: • Bunkhouses; • Camping Area; and • Hosted Short-Term Accommodation • Private recreation The following uses are not permitted unless incidental to the predominant use of the land and permitted at Council's discretion ('I' uses): • Equipment Hire (canoes, rafts, archery, bicycles and camping equipment). • Caretaker's Dwelling 2. To assist in reducing nutrient export, minimising land erosion potential and to improve visual amenity, the owner of the land shall implement and maintain a landscape planting programme (referring to species, location, density and type) to the satisfaction of the Council. 3. The owner shall implement fire management requirements for the land to the satisfaction of the Council and the Bush fires Board of Western Australia. Development which would conflict with, or impede fire management in accordance with the abovementioned requirements shall not be permitted or undertaken. 4. All chalets shall be provided with a 92,000 litre water storage tank or equivalent water supply. 5. All chalets and bunkhouses shall be provided with effluent disposal arrangements to the satisfaction of the Shire of Murray, Health Department of Western Australia and the Department of Environmental Protection.
Pt Lots 100 & 101 Pinjarra Road, Mandurah *AMD 125 GG 9/10/98;* *AMD 329 GG 17/04/2026* *AMD 322 GG 26/05/2026*	1. Council may adopt a Development Plan for Lots 100 and 101. Council may amend the plan where it considers this to be necessary. All development of the subject land shall comply with the Development Plan adopted by Council and any amendments thereto. Should the owner(s) of the affected lots be aggrieved by the provisions of the plan, there is a right of appeal pursuant to the provisions of Part V of the Town Planning and Development Act (as amended). 2. (a) The following uses may be permitted at the discretion of the Council ('D'): - Park Home Park - Chalet Park - Reception Centre - Caravan Park – Tourist and Visitor Accommodation – Unhosted Short-Term Rental Accommodation (b) The following uses are not permitted unless incidental to the predominant use of the site, as decided by Council ('I') uses: - Office - Private Recreation - Caretakers Dwelling (c) All other uses are not permitted ('x') uses 3. In order to conserve the landscape, no trees or other vegetation shall be felled or cleared without the prior written approval of the Council except where required for the erection of approved structures, effluent disposal system, accessways, fences and firebreaks.

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	4. No structure, other than fencing, shall be constructed or placed on the land without approval from the Council. 5. No building or outbuilding shall be constructed within 10 metres of any boundary. 6. The minimum building floor level shall be 2.5 metres AHD as designated by the Serpentine River Flood Study. 7. No development shall be approved by the Council unless it is connected to reticulated sewerage. 8. A well or bore shall not be constructed without a well licence being issued by the Water & Rivers Commission. 9. Water shall not be drawn from the Serpentine River or its flow interrupted without the written approval of the Water & Rivers Commission. 10. The land is situated within the catchment of the Peel-Harvey System where fertiliser application is to be restricted. Therefore, the application, type and distribution of fertiliser to the land shall be subject to the guidelines of the Peel-Harvey Community Catchment Centre and the Environmental Protection Authority. 11. Development of the land shall provide for retention and consumption of stormwater on site, including run-off from road surfaces and drainage from the land. For this purpose, a one-in-ten year storm event shall be contained on-site for a period of not less than three days. 12. To assist in reducing nutrient export, minimising land erosion potential, increasing vegetation levels and to improve visual amenity, Council shall adopt a Landscape Plan for the subject land. The owner of the subject land shall implement requirements pertaining to the subject land under the adopted Landscape Plan to the satisfaction of the Council. 13. To assist in reducing nutrient export, minimising land erosion potential, increasing vegetation levels and to improve visual amenity, Council shall adopt a Foreshore Management Plan for the subject land. The owner of the subject land shall implement requirements pertaining to the subject land under the adopted Foreshore Management Plan to the satisfaction of the Council. 14. Council shall adopt a Bush Fire Management Plan for the subject land which shall be prepared in consultation with the Bush Fires Board of Western Australia. Council may amend the plan where it considers this to be necessary. The owner(s) of the affected lots shall manage the property in accordance with the plan. Development which would impede bush fire management in accordance with the plan shall not be permitted or undertaken. Should the owner(s) of the affected lots be aggrieved by the provisions of the plan, there is the right of appeal pursuant to the provisions of Part V of the Town Planning and Development Act (as amended).
Lot 39 (57) McLarty Street Dwellingup *AMD 126 GG 19/3/99;* *AMD 305 GG 12/03/19* *AMD 329 GG 17/04/2026* *AMD 322 GG 26/05/2026*	The land may only be used for: - Restaurant/cafe - Arts and crafts – sales - Single dwelling where it is incidental to the main use on the lot. Further land uses not listed above consistent with the intent and objectives of an approved structure plan or activity centre plan may be approved by Council. No development shall be permitted unless Council is satisfied, following consultation with the Health Department of Western Australia, that effluent and wastewater disposal systems are adequate to service the development. All land uses shall comply with the development standards of Shire of Murray Town Planning Scheme No.4.

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Lot 47 McLarty Street Dwellingup *AMD 142 GG 10/3/00*	1. The land may only be used for: - Restaurant/Café - Chocolate Shop - Book shop 2. No development shall be permitted unless Council is satisfied, following consultation with the Health Department of Western Australia, that effluent and wastewater disposal systems are adequate to service the development. 3. Land uses not listed above, incidental to the Restaurant/Café, Chocolate Shop and Book Shop, may be approved by Council. 4. Vehicular access is restricted to entry only from McLarty Street with egress to be via the right-of-way at the rear of the property.
Portion of Lot 9001 Lloyd Avenue, Ravenswood *AMD 145 GG 2/2/01* *AMD 208 GG 6/7/07*	(a) The land and buildings may only be used for a Café. A Microbrewery can also be given planning approval if it can be demonstrated to the Council and the Department of Environmental Protection that impacts from the Microbrewery on adjoining sensitive land uses are acceptable. (b) Existing Ravenswood Barn listed as a place of Heritage Value with Heritage Council WA advice required on any redevelopment proposals.
Lot 5 Corio Road, North Dandalup *AMD 133 GG 7/12/01* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026	1. Council may adopt an Outline Development Plan for Lot 5. Council may amend the plan where it considers this to be necessary. All development of the subject land shall comply with the Outline Development Plan adopted by Council and any amendments thereto. Should the owner(s) of the affected lot be aggrieved by the provisions of the plan, there is a right of appeal pursuant to the provisions of Part of the Town Planning and Development Act (as amended). 2. (a) The following uses are permitted ("P"): • Hosted Short-Term Rental Accommodation • Chalet Park • Lodging House • Rural Pursuits • Unhosted Short-Term Rental Accommodation (b) The following uses are uses which the Council may at its discretion permit, provided it is satisfied that such use would not be contrary to the orderly and proper planning of the area ("D") • Stables • Conference Centre • Caravan Park • Farm Museum • Keeping, Training and Agistment of Livestock • Tourist and Visitor Accommodation (c) The following uses are not permitted unless incidental to the predominant use of the site, as decided by Council ("I") uses • Office/Kiosk • Private Recreation • Caretakers Dwelling • Restaurant - for use of occupants of the accommodation facilities only. (d) All other uses are not permitted ("X") uses 3. Prior to Council considering any application for approval to commence development which involves the management of effluent on site, the land owners shall submit for Council approval a geotechnical report which demonstrates that the site(s) allocated for the location of an alternative wastewater system achieves the Health Department of WA's minimum site requirements for unsewered development as given in Appendix 1 of the Sewerage Policy - Perth Metropolitan Region.

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	4. All development shall be connected to an alternative treatment system with an adequate phosphorous retention capacity as approved by the Health Department of Western Australia. 5. Effluent disposal area shall be built and maintained to the following requirements: (a) The size and capacity of the alternative treatment system and effluent disposal area shall be to the specifications and satisfaction of both Council and the Health Department of Western Australia. (b) Horizontal separation of not less than 100 metres between the irrigation disposal area and existing drains and water courses or water bodies. (c) Prevention of direct movement of waste water and nutrient from the locality of each disposal area. (d) The land owner shall be responsible for ensuring that the system is maintained to the operational standards required by Council and the Health Department of Western Australia. 6. In order to conserve the landscape, no trees or other vegetation shall be felled or cleared without the prior written approval of the Council except where required for the erection of approved structures, effluent disposal system, accessways, fences and firebreaks. 7. No structure, other than fencing, shall be constructed or placed on site without an approval from the Council. 8. The minimum setback from any boundary shall be 10 metres; however, a greater setback may be required to provide a sufficient buffer from the effects of adjoining Rural land uses. 9. A well or bore shall not be constructed without a well licence being issued by the Water and Rivers Commission. 10. The landowner shall prepare and implement a Landscape, Drainage, Foreshore and Nutrient Irrigation Management Plan to the satisfaction of Council and the Water and Rivers Commission prior to any development or change of use in accordance with this 'Special Use' zone being approved. The management plan shall address the issues of reducing nutrient export, controlling fertiliser use, minimising land erosion, retention of stormwater runoff, increasing vegetation levels and improving visual amenity. 11. Firebreaks shall be established and maintained to the specifications and satisfaction of the Council. 12. The keeping of agistment of livestock shall be limited to a dry sheep equivalent per lot in accordance with the recommendations of the Department of Agriculture. The type and number of any livestock shall comply with the recommendations of the Department of Agriculture in accordance with the pasture type. Notwithstanding the foregoing, the Council may require stocking rates to be reduced where, in the opinion of the Department of Agriculture, they are excessive, or the land is subjected to significant additional nutrient application. 13. The landowner shall prepare an Equine Property Management Plan. The management plan shall address the issues of stocking rates and the ongoing management protocols of equine activities on the property. 14. The Council shall refer all Development Applications received for development on the subject land to the Water and Rivers Commission. Council shall have due regard to the Commission's advice when making decisions on such applications.
Portion of Lot 24 and Lot 25 Lakes Road and portion of Lot 27 Nambeelup Road, Nambeelup *AMD 158 GG 11/7/03*	1. The objective of this Special Use Zone is to provide a specific area for the clustering of kennels in a rural residential setting, planned in a way that is sensitive to the environment and will ensure a high standard of amenity.

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
AMD 184 GG 24/6/05 *AMD 196 GG 12/10/07* *AMD 202 GG 27/2/09* *AMD 299 GG 15/9/17* *AMD 329 GG 17/04/2026*	2. No further subdivision of land within this zone is permitted. 3. The following uses are permitted: Home office Kennel Single house Unhosted Short-Term Rental Accommodation 'D' 4. The following uses may be permitted at the discretion of Council: Ancillary dwelling Canine supply outlet Cottage industry Home business Home occupation Public utility Veterinary centre 5. All other uses are prohibited. 6. No other stock apart from dogs shall be permitted within the zone. 7. No person shall keep dogs or permit dogs to be kept unless the person responsible for the dogs permanently resides in an approved dwelling on the lot. Should an application for development approval be granted for a kennel, its construction shall not commence unless a dwelling has been approved and has been constructed to at least plate height. 8. All buildings and effluent disposal systems are to be contained within an approved building envelope for each lot. Minor ancillary buildings such as small shelters may be permitted outside the approved building envelope provided it is considered by the local government that the clearing of significant vegetation is not required, any other significant environmental features are not adversely impacted, and all other relevant provisions of the Scheme are met. 9. Building envelopes are to be set back a minimum of 10 metres from any boundary. 10. Kennels are to be set back a minimum of 30 metres from the primary street boundary and 10 metres from all other boundaries. 11. Exercise yards, dog runs, and training tracks are to be set back a minimum of 5 metres from any side and rear boundary. 12. Notwithstanding special provisions 10 and 11, no part of a kennel, exercise yard, dog run, or training track shall be closer to the primary street frontage than the rear of a dwelling. 13. No part of a kennel, exercise yard, dog run, or training track shall be closer than 10 metres to a dwelling or ancillary dwelling. 14. All kennels are to be connected to a suitable nutrient-retentive effluent disposal system, separate from any effluent disposal system associated with a dwelling. 15. A maximum of 20 adult dogs and 20 puppies (no older than 6 months) associated with an approved kennel are permitted on each lost. 16. All dogs are to be confined within the kennel building between sunset and sunrise. 17. The external walls of all kennel buildings shall be constructed of brick. Alternative materials may only be permitted at the discretion of the local government where it can be adequately demonstrated that the alternative materials will be at least as effective as brick at attenuating noise. 18. Kennels on those lots on the eastern side of Bush Retreat shall be constructed:

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	• on the eastern side of the exercise yard; • with two metre high noise attenuation barriers on the northern, eastern and southern sides of the exercise yard; • with doors of solid material; • with rooves of metal decking with 50mm thick insulation installed under the roof sheeting, plus one layer of 13mm plasterboard to the underside of the purlins; and • with any opening for ventilation located on the western side of the building. 19. Persons responsible for the dogs shall collect all dog faeces from area accessible by dogs on a daily basis and dispose of the faeces using an appropriate receptacle in readiness for collection or offsite disposal in an approved manner. 20. All dog carcasses and other putrescible organic refuse shall be disposed of offsite at an approved waste facility. 21. No fencing shall be constructed through any conservation category wetland or a 50 metre buffer surrounding it. 22. All boundary fencing shall be in accordance with the Specifications for a Sufficient fence for a Rural Lot as provided in the Shire of Murray Fencing Local Law 2012 (as amended) or approved alternative similar style of fencing. 23. All fencing within a lot shall be in accordance with the Specifications for a Sufficient Fence for a Rural Lot as provided in the Shire of Murray Fencing Local Law 2012 (as amended), unless: • an alternative similar style of fencing is approved by the local government; • the fencing is required in order to meet the greyhound perimeter fencing requirements of the Shire of Murray Dogs Local Law 2007 (as amended); or • the fencing is within an approved building envelope where the local government may grant development approval to an impermeable style of fencing to a maximum height of 1.8 metres provided the fencing is positioned or sufficiently screened by vegetation, so it does not adversely impact the character and visual amenity of the area. 24. Native vegetation shall not be cleared without the written approval of the local government, except where required for the erection of approved buildings and kennels (including associated exercise yards, training tracks and runs), effluent disposal systems, access ways, fences and for the purposes of maintaining land in accordance with the Shire of Murray Firebreak Notice or an approved Bushfire Attack Level Assessment.
Portion of Lot 508 Sutters Lane and portion of Lot 183 Thompson Road, West Pinjarra *AMD 220 GG 20/3/08*	1. The land may only be used for Freeway Service Centre and associated facilities in accordance with a Development Plan adopted by Council and any Amendments thereto. 2. The following activities shall be applicable to the subject land: (a) The eating area shall not be greater that 240m^2 (equivalent) to approximately 150 sit-down customers) with limited take-away food retailing contained within single building without a drive through fast-food outlet facility. (b) Fuel shall only be sold by retail and there shall be no bulk fuel service. (c) Vehicles servicing shall be limited to emergency breakdown repairs and there shall be one only service / lubrication bay for the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles, (excluding premises used for a transport depot, panel beating, spray painting, major repairs or wrecking). (d) The aggregate floor space of all retailing facilities shall be no more than 200m^2. NLA.

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	(e) Parking for a range of vehicles shall be provided. (f) All facilities shall be available on a 24-hour basis. (g) All signs to be erected on the accessway leading to the Freeway Service Centre sites shall be provided in accordance with a signage strategy approved by the Shire of Murray and the Western Australian Planning Commission so as to minimise commercial advertising along the freeway.
Lots 21-23 and portion of Lot 24 Lakes Road, Nambeelup AMD 202 GG 27/2/09 AMD 329 GG 17/04/2026; AMD 322 GG 26/05/2026	1. Subdivision shall be generally in accordance with the Subdivision Guide Plan associated with Amendment 202, as amended, or any subsequent modifications approved by the Western Australian Planning Commission. 2. (a) The following uses are permitted ('P'): i. Single House; ii. Outbuilding; iii. Home occupation; iv. Home business; v. Home office; vi. Home-based trade; vii. Cottage industry. Unhosted Short-Term Rental Accommodation (b) The following may be permitted at the discretion of the Council ('D"): i. Ancillary dwelling. ii. Stables (c) All other uses are not permitted ('X'). 4. No person shall: (a) Develop, or establish or allow to develop, the land for uses other than residential purposes unless a dwelling is erected first. (b) Allow a dwelling to be occupied by any person other than the owner or manager of the property. 5. The portion of land within a building envelope closest to the street frontage shall be used for residential purposes only. 6. Development associated with uses other than residential; (a) shall not be permitted within 40 metres of a street boundary, (b) is not permitted closer to a street than any residential development (c) shall not be made with materials producing a reflective impact. 7. (1) The Council may permit a variation to a building envelope location if it is of the opinion that; (a) The topography or shape of the lot, or the natural flora upon it makes it desirable to alter this provision; (b) That the location of the building will not detract from the environmental quality of the area; and (c) The location of the building envelope will not compromise the safety of the Parmelia gas pipeline, having regard to any related Risk Assessment or Pipeline Protection Plan endorsed by the pipeline owner. (2) All buildings and effluent disposal systems are to be developed within the building envelope depicted on the Subdivision Guide

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	Plan, subject to no building being located within 25 metres of the Parmelia gas pipeline easement. The 25 metre restriction on buildings does not apply to effluent disposal systems. (3) Within the building envelope an area not more than 2,000m2 may be cleared of vegetation to allow for the construction of a dwelling and outbuildings. (4) Notwithstanding Special Provision 7(2), on lots where stables are permitted, stables may be located outside the building envelopes subject to the Council's written approval which may include conditions requiring revegetation equal or greater than those areas cleared. No stables may be located within 25 metres of the Parmelia gas pipeline easement. 8. Each dwelling shall be connected to a reticulated water supply. 9. In order to conserve the landscape, natural vegetation shall not be felled or cleared without the prior written approval of the Council, except where required for the erection of a single dwelling, outbuilding, effluent disposal system, accessways, fences and firebreaks. Where this occurs, Council may require other areas within the subject land to be revegetated. 10. Fencing shall be open post and rail painted white to a street frontage and steel post and wire to other boundaries. 11. Stock will only be permitted with Council approval and shall be restricted to the lots as indicated on the Subdivision Guide Plan. 12. The Council will determine an application for stock on the basis of Department of Agriculture requirements and standards. 13. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. 14. Council shall require a dwelling on any lot to be connected to an alternative domestic waste water treatment system with an adequate phosphorus removal capacity, as approved by the Health Department of Western Australia, which is installed in accordance with Health Department Approvals. 15. All drainage from internal roads and domestic surfaces shall be disposed of on-site in a manner deemed environmentally acceptable to Council. 16. The subdivider shall prepare and implement a Fire Management Plan as part of any application to subdivide the land, with the plan being to the satisfaction of Council and Fire and Emergency Service Authority. 17. The subdivider shall make arrangements, to the satisfaction of Council, to ensure that prospective purchasers of the lots are advised of those Scheme provisions which relate to land use and management of the land. 18. As the subdivision is located within the proposed groundwater area a groundwater licence shall be obtained from the Water &. Rivers Commission prior to the construction of a well or bore. The issue of a licence is not guaranteed but if issued will contain a number of conditions including the quantity of water that can be pumped each year. 19. Memorials shall be placed on lots 522-527 and 557-559 (as shown on the Subdivision Guide Plan) to advise owners of the presence of the kennels estate on Lot 24 Lakes Road. 20. Commercial vehicle parking is limited to a maximum of 2 vehicles and shall only be permitted upon written notification to the Council and compliance with the following:

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	– The vehicle is owned and or driven by the landowner or occupier as part of their occupation, only; – The vehicle is not a 'road train' or 'B double'; – The vehicle is not loaded with hazardous or dangerous substances whilst on site; – The vehicle is parked within the building envelope; – No refuelling or storage of fuel are to occur on site; – No major repairs are to occur on site; – No loading or unloading of the vehicle is to occur on site, or storage of commercial goods brought to the site by the vehicle is to occur other than those associated with the residence or other Council approved use on site; – No transfer of goods from one vehicle to another is to occur on site; – The vehicle is adequately screened from view from nearby land or public roads to the satisfaction of the Council. 21. Signage associated with any home business or home-based trade being limited to a maximum of $1m^2$ and designed to be sympathetic to the nature of the area. 22. A memorial is to be placed on the title of any lot which is affected by the Parmelia high pressure gas pipeline, to highlight its existence.
Lot 83 Fowler Road, Stakehill *AMD 240 GG 30/04/10* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026	1. Subdivision shall be generally in accordance with the Subdivision Guide Plan associated with Amendment 240, or any subsequent modifications approved by the Western Australian Planning Commission. 2. (a) The following uses are permitted ('P') — i. single house ii. outbuilding iii. home occupation iv. home business v. home office vi. home-based trade vii. cottage industry viii. commercial vehicle parking Unhosted Short-Term Rental Accommodation 'D' (b) The following uses may be permitted at the discretion of the Council ('D') — i. ancillary dwelling (c) All other uses are not permitted ('X') 3. No person shall — (a) Develop, or establish or allow to develop the land for uses other than residential purposes unless a dwelling is erected first; (b) Allow a dwelling to be occupied by any person other than the owner or manager of the properly and their immediate family; 4. The portion of land within a building envelope closest to the street frontage shall be used for residential purposes only. 5. Development associated with uses other than residential — (a) Shall not be permitted within 40 metres of a street boundary; (b) Is not permitted closer to a street than any residential development; (c) Shall not be made with materials producing reflective impact; 6. Commercial vehicle parking is limited to a maximum of 2 vehicles and shall only be permitted upon written notification to the Council and compliance with the following — (a) The vehicle is owned and or driven by the landowner or occupier as part of their occupation, only; (b) The vehicle is not a 'road train' or 'B double'; (c) The vehicle is not loaded with hazardous or dangerous substances whilst on site;

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	(d) The vehicle is parked within the building envelope; (e) No refuelling or storage of fuel are to occur on site; (f) No major repairs are to occur on site; (g) No loading or unloading of the vehicle is to occur on site, or storage of commercial goods brought to the site by the vehicle is to occur other than those associated with the residence or other Council approved use on site; (h) No transfer of goods from one vehicle to another is to occur on site; (i) The vehicle is adequately screened from view from nearby land or public roads to the satisfaction of the Council; 7. The maximum floor area of a shed or sheds on a lot shall be 200m2, unless otherwise approved by the Council. In considering applications for a shed or sheds with a total floor area greater than 200m2 on a lot, Council may subject an application to advertising in accordance with clause 5.2.2 (c) and (d) of the Scheme Text. 8. The exterior of any shed shall be of natural earth tone colours. 9. The minimum lot area shall be 2 hectares unless connected to reticulated mains water in which case the minimum lot area may be 1 hectare subject to approval from the Western Australian Planning Commission. 10. In order to conserve the landscape amenity, trees and other indigenous vegetation shall not be felled or cleared without the prior written approval of the Council except where required for erection of a single house, outbuildings, sheds, an effluent disposal system, access ways, fences and firebreaks. 11. A dwelling shall be provided with a supply of potable water from either on underground bore or a rainwater storage system with a minimum capacity of 92,000 litres to the satisfaction of the Council. 12. Council shall require a dwelling on any lot to be connected to an alternative domestic waste water treatment system with an adequate phosphorus removal capacity, as approved by the Health Department of Western Australia, which is installed in accordance with the Health Department approvals. 13. All fencing shall be open post and rail or post and wire but may be include steel posts on boundaries. Fences shall be constructed and maintained to the satisfaction of the Council. 14. No dwelling, outbuilding, shed or structure shall be located outside the building envelope specified for the lot on the Subdivision Guide Plan, such building envelope shall not be closer than 20 metres to any lot boundary. 15. The subdivider shall prepare and implement a Fire Management Plan as part of any application to subdivide the land, with the plan being to the satisfaction of the Council and the Fire and Emergency Services Authority. A notification is to be registered against the Certificates of Titles of any future subdivision, alerting purchasers of the land and successors in Title of their responsibilities in terms of fire management. 16. With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals shall not be permitted without the approval in writing of Council. In considering any applications for the keeping or breeding of stock, the Council shall be guided by advice from the Department of Agriculture and Food. Notwithstanding the above, in cases where approval has been given but where environmental problems develop, Council, after consultation with the Department of Agriculture and Food, may take appropriate action to ban the stocking of animals. 17. The subdivider shall make arrangements, to the satisfaction of Council, to ensure that prospective purchases of the lots are advised of those scheme provisions which relate to the land use and management of the land. 18. Signage associated with any business or home based trade to be a maximum of 1m2 and designed to be sympathetic to the nature of the area.

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	19. A ground water licence is required for use of irrigating an area greater than 0.2 hectares for the purposes other than domestic use. 20. The subdivider shall prepare an aboriginal heritage study prior to subdivision of the land, to the specifications of the Department of Indigenous Affairs.
Portion of Lots 109, 151, 222 and 251 Adelaide and Oakley Roads, Oakley *AMD 281 GG 24/01/14*	1. The land may only be used for refinery water storage and incidental infrastructure and equipment with the exclusion of residue storage areas. 2. The refinery water storage infrastructure should be designed and located to: a) minimise the development footprint; b) minimise adverse impacts on visual amenity; and c) maximise the separation distance between the refinery water storage area and sensitive land uses. 3. Applications for planning approval are to be accompanied by relevant technical studies prepared by suitably qualified and experienced specialists. These studies are to address issues relevant to each development proposal and may include but not be limited to: a) Environmental Management (vegetation, wetlands, acid sulphate soils, dieback, fauna); b) Water and Drainage Management (surface water, groundwater, watercourses and streams, rainwater management, contamination); c) Dust and Noise Management; d) Fire Management, Public Safety and Contingency Management; e) Traffic Management and Safety. The local government may require relevant technical studies to be peer-reviewed by independent specialists engaged by the local government prior to an application for planning approval being determined. All costs associated with the peer review process are to be met by the proponent. 4. Prior to Council considering an application for planning approval for refinery water storage infrastructure, the proponent shall submit a Visual Amenity Plan to Council which demonstrates how: a) potential visual amenity impacts of the refinery water storage infrastructure will be minimised; b) the use of native species endemic to the area will be maximised; and c) endemic vegetation that will be cleared for the development of the refinery water storage infrastructure will be replaced. 5. The refinery water storage areas are to be periodically dredged to the satisfaction of the local government sufficient to minimise the build-up of residue mud and are to be removed within 12 months or such further period as may be agreed by the local government of the Pinjarra Refinery permanently closing with the land to be restored as nearly as practical to the condition immediately before development commenced.
Lot 1213 South Western Highway, Coolup *AMD 293 GG 28/06/16;* AMD 322 GG 26/05/2026	1. (a) The following is permitted ('P') (i) Stables. (b) The following uses may be permitted at the discretion of Council ('D') (i) Equestrian Training Facility; (ii) Club;Premises (iii) Stock Feed Supplier; (iv) Veterinary Clinic; (v) Veterinary Hospital;

SCHEDULE 5 - SPECIAL USE ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	(b) The following use is not permitted unless incidental to the predominant use of land ('I') (i) Caretakers Dwelling. 2. In addition to the land uses specified in 1 above, the local government may at its discretion permit a land use not specified in schedule 5, provided that the use is for equestrian purposes or ancillary to such.
Lot 1100 California Crescent, South Yunderup *AMD 321 GG 16/06/23;* AMD 322 GG 26/05/2026	1. (a) The following uses are permitted ('P')- i. Educational Establishment (b) The following uses may be permitted at the discretion of the Local Government ('D') i. Child Care Premises (c) All other uses are not permitted ('X')

SCHEDULE 6 - SHIRE OF MURRAY SCHEDULE OF PLACES OF HERITAGE VALUE

CODE	NAME OF PLACE	LOCATION	DESCRIPTION
1	Edenvale	Lots 1, 2, 3, 12, 13 & 14 George, Murray & Henry Streets, Pinjarra (2nd home of Edward McLarty).	C 1888
2	Liveringa	Lots 1, 2, 3, 12 & 14 George, Murray and Henry Streets, Pinjarra (1st home of Edward McLarty).	C 1875
3	St John's Church	Lot 201, 202 & 206 Henry Street, Pinjarra.	C 1861
4	Road Board Office	Lot 220 George Street, Pinjarra.	C 1910
5	School & School House	Lots 201 & 202 Henry Street, Pinjarra.	C 1896 House
6	Pinjarra Post Office	Lot 216 George Street, Pinjarra.	C 1894
7	Blythewood	Lot 6 South Western Highway, Pinjarra.	C 1856 - 1861
8	Pinjarra Park	Murray Location 1 Williams Road, Pinjarra.	C 1858
9	Fairbridge Chapel (Residences & Cottages)	Pt Lot 4 South Western Highway, Pinjarra.	C 1931 Chapel C 1933 C/House C 1928 7 Cottages
10	Culjum House	Carrabungup Road, West Pinjarra.	Unknown
11	Hotham Valley Railway	From Pinjarra to Dwellingup.	C 1908 - New line
12	Dwellingup Hotel	Lots 6, 7 & 8 Marrinup Street, Dwellingup.	C 1910
13	Cooper's Mill	Murray Location 18 Culeenup Island, Yunderup.	C 1843
14	Ravenswood Barn	Portion of Lot 9001 Lloyd Avenue, Ravenswood. *AMD 208 GG 6/7/07*	C 1863
15	Ravenswood Hotel	Lot 65 Lloyd Avenue, Ravenswood.	C 1863
16	Thomas Cottage	Part Lot 1 Pinjarra Road, Ravenswood.	C 1863
17	Pattens Homestead	Lot 106 Old Bunbury Road, Coolup.	Unknown
18	Nancarrow Homestead	Lot 103 Old Bunbury Road, Coolup.	C 1890 Grass Tree Cottage
19	Creaton Homestead	Part Lot 12 Paterson Road, Pinjarra.	C 1845 - 1853
20	Roads Board Office	Lot 2 George Street, Pinjarra.	C 1910
21	Pinjarra Court House	Lot 215 George Street, Pinjarra.	C 1932

SCHEDULE OF PLACES OF LANDSCAPE VALUE

CODE	NAME OF PLACE	LOCATION	DESCRIPTION
1	Murray River & Serpentine River Deltas	As shown on the Scheme Map.	
2	Sugar Gums	Paterson Road, Pinjarra.	
3	Darling Scarp	As shown on the Scheme Map.	

SCHEDULE 7 – SPECIAL DEVELOPMENT ZONE

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Lots 20, 21 and Pt Lot 22 (formerly Lots 13, Pt 14 and Pt 61) Pinjarra Road/Old Mandurah Road, Ravenswood. *AMD 43 GG 28/4/95* *AMD 186 GG 13/5/05*	1. COMMERCIAL DEVELOPMENT: (a) A Neighbourhood Shopping Centre may be developed with retail and non-retail uses. The retail uses shall be limited to 2,000m^2 of gross leasable area or such greater area as can be justified by demonstrated demand. (b) One or more corner stores may be developed within the Special Development zone provided their gross leasable area does not exceed 150m^2. 2. PUBLIC RECREATION/CONSERVATION RESERVE: (a) The foreshore reserve shall be subject to a management programme approved by the Council and the Peel Inlet Management Authority. (b) The development of land in the vicinity of the reserve shall: (i) allow for public access to the reserve; (ii) be clearly separated from the reserve whilst providing physical and visual integration with the reserve; and (iii) maintain a high standard of visual amenity from the reserve. 3. SUBDIVISION Subdivision shall generally be in accordance with the approved Outline Development Plan, or any variations to that plan as approved by Council and the Western Australian Planning Commission. 4. WETLAND MANAGEMENT PLAN Prior to subdivision of the land, a Wetland Management Plan shall be prepared and implemented to the satisfaction of Council and the Department of Environment – Catchment and Waterways Section. 5. STORMWATER MANAGEMENT PLAN Prior to subdivision of the land, a comprehensive drainage and nutrient irrigation management plan shall be prepared and implemented for Lots 20, 21, and 22 to the satisfaction of Council and the Department of Environment. Such a plan should incorporate the principals of water sensitive design. 6. LANDSCAPE MANAGEMENT PLAN Landscape Management Plan for each allotment to be undertaken prior to subdivision of that allotment, to the satisfaction of Council. 7. FORESHORE MANAGEMENT PLAN Prior to subdivision of the land, a detailed Foreshore Management Plan shall be prepared and implemented over the adjacent Murray River Foreshore and Regional Open Space to the satisfaction of Council and the Department of Environment – Catchment and Waterways Section. 8. GROUNDWATER MANAGEMENT PLAN Prior to commencement of subdivisional works, a Groundwater Management Plan shall be prepared and implemented to the satisfaction of the Department of Environment so as to ensure that the existing Average Annual Maximum Groundwater Level is maintained, and the land is filled to achieve an adequate separation from the AAMGL being not less than 1.2 metres.

SCHEDULE 7 – SPECIAL DEVELOPMENT ZONE (Continued)

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Lots 20, 21 and Pt Lot 22 (formerly Lots 13, Pt 14 and Pt 61) Pinjarra Road/Old Mandurah Road, Ravenswood. (Cont'd) *AMD 43 GG 28/4/95* *AMD 186 GG 13/5/05*	9. SITE ASSESSMENT FOR ACID SULFATE SOILS Prior to the commencement of any works on site: a) site assessment shall be undertaken to the satisfaction of the Department of Environment to determine whether acid sulfate solids are present on the land and, if present, their extent and severity; b) if the site is found to contain acid sulfate soils, an acid sulfate management plan shall be submitted to and approved by the Department of Environment; and c) all site works shall be carried out in accordance with the provisions of the approved management plan.
Pt Lot 13, Lot 331 Pinjarra Road, Ravenswood *AMD 72 GG 3/9/96* *AMD 153 GG 31/8/01* *AMD 100 GG 7/3/97;* AMD 322 GG 26/05/2026	(1) COMMERCIAL DEVELOPMENT: (a) A Neighbourhood Shopping Centre may be developed with a maximum retail floor area of 1400m^2 Net Lettable Area for the Ravenswood Sanctuary Estate. (2) FORESHORE MANAGEMENT: (a) The Foreshore Reserve shown on the Scheme Amendment Map and the Outline Development Plan together with the Aboriginal Heritage site adjacent to the power transmission cables shall be subject to a Foreshore Management Plan approved by Council, the Peel Inlet Management Authority and the Western Australian Planning Commission. (b) The development of land in the vicinity of the Foreshore Reserve particularly the Hotel, Tourist Node and Theme Park, shall have regard to the protection of remnant vegetation, revegetation, revegetation strategies and wetland protection via proponent commitments included in the discussion draft: *"environmental integration plan"*. (3) DRAINAGE AND NUTRIENT MANAGEMENT: (a) Development of land shall be subject to a drainage and nutrient irrigation management plan approved by the Peel Inlet Management Authority and the Council and proponent commitments included in the conceptual drainage management plan. (4) WETLAND MANAGEMENT: A wetlands management programme shall be approved by the Department of Environmental Protection and Council prior to development. (5) PERMITTED USES ("D"): The following uses may be permitted at the discretion of Council ("D") • Car, Caravan Hire • Educational Establishment • Bird Sanctuary • Health Retreat • Equestrian Training Facility • Convention Centre

SCHEDULE 7 – SPECIAL DEVELOPMENT ZONE (Continued)

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Pt Lot 13, Lot 331 Pinjarra Road, Ravenswood (Cont'd) *AMD 72 GG 3/9/96* *AMD 153 GG 31/8/01* *AMD 100 GG 7/3/97;* AMD 322 GG 26/05/2026	PERMITTED USES ("P"): • Golf Course/Club House (6) PERMITTED USES ("A"): The following uses may be permitted at the discretion of Council after public advertising • Boat Hire • Helipad • Theme Park (7) DEVELOPMENT TO BE COMMENCED: In the event that construction of the golf course estate and/or tourist node have not been substantially commenced within (36) months and (60) months respectively, the developer shall be called before a Full Council meeting to give reasons why the land should not be rezoned to Rural. If, in the opinion of the Council, the developer has not given sufficient reason for the delay, or within 90 days has not commenced with works on the land, the Shire, without compensation to or objections from the developer, may proceed with the rezoning of the land to Rural. For the purpose of this Special Provision, "*substantially commenced"* means that planning approval had been granted by the Council, building licence(s) issued and site works commenced.
Lots 1, 2, 3 of Location 17 Yunderup Road South, South Yunderup Lot 9500 and 548 South Yunderup Road and Lots 2 and 3 Bens Road, South Yunderup *AMD 115 GG 1/9/98* *AMD 218 GG 27/3/09*	**1. Outline Development Plan** Development of the subject land shall generally be in accordance with an approved Outline Development Plan, or any variations to that plan as approved by Shire of Murray and the Western Australian Planning Commission. **2. Environmental Management Plans** **2.1 General** The developer shall prepare Environmental Management Plans detailed in this Section to meet the following objectives: (a) to maintain and enhance the integrity, functions and values of the environment and water dependent ecosystems; (b) maintain and enhance the quality of surface water and groundwater so that existing and potential uses, including ecosystem maintenance, are protected; (c) to ensure environmental values of the Peel-Harvey Estuary are not adversely impacted by development and that development is consistent with the provisions of the Statement of Planning Policy No 2.1: The Peel-Harvey Coastal Plain Catchment and the Environmental Protection (Peel Inlet-Harvey Estuary) Policy 1992. The Environmental Management Plans shall be prepared to the satisfaction of the Shire of Murray on advice from other regulatory authorities as described below. Satisfactory implementation of the management plans by the proponent shall be administered through the subdivision approval process.

SCHEDULE 7 – SPECIAL DEVELOPMENT ZONE (Continued)

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Lots 1, 2, 3 of Location 17 Yunderup Road South, South Yunderup Lot 9500 and 548 South Yunderup Road and Lots 2 and 3 Bens Road, South Yunderup *AMD 115 GG 1/9/98* *AMD 218 GG 27/3/09*	**2.2 Urban Water Management Strategy** Prior to adoption of the Outline Development Plan, an Urban Water Management Strategy (UWMS) shall be prepared to the satisfaction of the Shire of Murray, on advice from the Environmental Protection Authority and Department of Water to adequately demonstrate protection of water resources, provide street drainage and ensure that the rate, quantity and quality of water leaving the site will not adversely impact on the Peel Inlet—Harvey Estuary, wetlands in the vicinity of the subject land, or adversely affect groundwater quality, and that the hydrological balance and ecological flows are demonstrated. **2.3 Lake Management Plan** Prior to adoption of the Outline Development Plan, a Lake Management Plan for the feature lake (central open space) shall be prepared to the satisfaction of the Shire of Murray, on advice from the Department of Water, to adequately demonstrate that water quantity and quality and the management and maintenance of the water body, is at sustainable and appropriate levels. **2.4 Wetland Management Plan** Prior to adoption of the Outline Development Plan, a Wetland Management Plan over the wetland areas and buffers shall be prepared to the satisfaction of the Shire of Murray, on advice from the Department of Environment and Conservation (DEC), to adequately demonstrate protection of the wetland area and buffer in an appropriate and sustainable manner. **2.5 Conservation Area Management Plan** Prior to adoption of the Outline Development Plan, a Conservation Area Management Plan over the estuary foreshore reserve adjoining the subject Lots and interface to the Peel Region Park shall be prepared to the satisfaction of the Shire of Murray, on advice from the DEC to adequately demonstrate protection of the estuary foreshore reserve and Peel Regional Park in an appropriate and sustainable manner. **2.6 Noise Management Plan** Prior to adoption of the Outline Development Plan, a Noise Management Plan shall be prepared and implemented to the satisfaction of the WAPC, on advice from the Shire of Murray and DEC to adequately demonstrate protection of the residences from potential noise impacts from traffic on the Perth Bunbury Highway. **2.7 Fire Management Plan** Prior to adoption of the Outline Development Plan, a Fire Management Plan shall be prepared for the subject land to the satisfaction of the Shire of Murray, on advice from the Fire and Emergency Services Authority and DEC to adequately demonstrate reduction of the threat to residents and fire fighters in the event of bush fire within or near the site.

SCHEDULE 7 – SPECIAL DEVELOPMENT ZONE (Continued)

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Lots 1, 2, 3 of Location 17 Yunderup Road South, South Yunderup Lot 9500 and 548 South Yunderup Road and Lots 2 and 3 Bens Road, South Yunderup *AMD 115 GG 1/9/98* *AMD 218 GG 27/3/09*	**2.8 Urban Water Management Plan** Prior to final subdivision approval (issue of clearances), an Urban Water Management Plan for the subject stage of subdivision shall be prepared and implemented to the satisfaction of the Shire of Murray, on advice from the Department of Water, to adequately demonstrate protection of water resources, enhance the living environment for the community, provide street drainage and ensure that the rate, quantity and quality of water leaving the site will not adversely impact on the Peel Inlet—Harvey Estuary, wetlands in the vicinity of the subject land, groundwater quality or the New Perth Bunbury Highway. **2.9 Mosquito Management Plan** Prior to final subdivision approval (issue of clearances), a Mosquito Management Plan shall be prepared and implemented to the satisfaction of the Shire of Murray, on advice from the DEC to adequately identify mosquito nuisance, public health risks and management strategies. **2.10 Acid Sulphate Soils and Dewatering Management Plan** Prior to commencement of subdivision works, an Acid Sulphate Soils and Dewatering Management Plan shall be prepared to the satisfaction of the Shire of Murray, on advice from the DEC for the subject land, to adequately identify 'actual' and 'potential' Acid Sulphate Soils and to determine appropriate management strategies for these. **2.11 Construction Management Plan** Prior to commencement of subdivision works, a Construction Management Plan shall be prepared for the subject land to the satisfaction of the Shire of Murray, on advice from the DEC to adequately demonstrate protection of remnant vegetation, fauna and their associated habitat during construction. **2.12 Flora and Fauna Management Plan** Prior to adoption of the Outline Development Plan a Flora and Fauna Survey shall be undertaken to the satisfaction of the Shire of Murray on the advice from the DEC. If any protected and/or threatened fauna or declared rare flora are identified through these surveys, a Flora and Fauna Management Plan shall be prepared to the satisfaction of the Shire of Murray on advice from the DEC to adequately demonstrate management protection or relocation of specially protected and/or threatened fauna or declared rare flora within the development area. **2.13 Ethnographic and Archaeological Survey** Prior to commencement of subdivision works, an ethnographic and archaeological survey will be undertaken, and the findings reported to the Shire of Murray and the Department of Indigenous Affairs.

SCHEDULE 7 – SPECIAL DEVELOPMENT ZONE (Continued)

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Lots 1, 2, 3 of Location 17 Yunderup Road South, South Yunderup Lot 9500 and 548 South Yunderup Road and Lots 2 and 3 Bens Road, South Yunderup *AMD 115 GG 1/9/98* *AMD 218 GG 27/3/09*	**3. Requirements** 3.1 Notwithstanding the provisions of Clause 6.8 of the Scheme, the Outline Development Plan shall include the following details: (a) the area to which the Outline Development Plan applies; (b) key opportunities and constraints of the Outline Development Plan Area, including landform, topography, hydrology, landscape, vegetation, soils, conservation and heritage values, ownership, land use, roads and public transport and services; (c) the planning context for the Outline Development Plan Area, including the regional and neighbourhood structure, relevant strategies, Scheme provisions and policies and where appropriate, indicating how the proposed Outline Development Plan is to be integrated into the surrounding area; (d) proposed major land uses, in particular residential areas, public open space, school sites, civic and community uses, commercial uses (including the location and hierarchy of commercial centres), mixed use, and mixed business uses; (e) estimates of future lots, dwellings, population and commercial floor space; (f) provision for major infrastructure, eg. Main drainage, sewerage, water supply and other key infrastructure services; (g) the proposed road network and hierarchy, and bicycle and pedestrian networks; (h) buffers or other similar treatment at the interface between development cells and main/arterials or adjoining land including the Perth-Bunbury Highway; and (i) such other information as may be required by Shire of Murray. 3.2 The proponent shall prepare a Detailed Area Plan (DAP) for any Village Centre Precinct or Mixed Business area identified on the required Outline Development Plan and for lots with an area less than 350 square metres. The DAPs shall be generally processed in accordance with the procedures outlined in Clause 6.14.2.15 of the Scheme. 3.3 Council may waive the requirement to advertise a Detailed Area Plan pursuant to Clause 6.14.2.15.3 where the land subject of the Detailed Area Plan is in single ownership and the adjoining land is in the same ownership. 3.4 Subdivision plans approved by the Commission which identify residential codings consistent with the principles outlined on the ODP shall be deemed to be a modification to the ODP. 3.5 The Shire of Murray shall maintain an up to date plan identifying R-codings within the ODP area. 3.6 An ODP may to the extent that it does not conflict with a Scheme, impose a classification on the land included in it by reference to reserves, zones or the Residential Design Codes, and the local government is to have due regard to such reserves, zones or Residential Design Codes when recommending subdivision or approving development of land within the ODP area. 3.7 Notification of prospective purchasers by way of memorial on the title of proposed lots is to be undertaken to advise that the predominant mosquito species is known to carry Ross River virus and other diseases.

SCHEDULE 7 – SPECIAL DEVELOPMENT ZONE (Continued)

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
Lots 1, 2, 3 of Location 17 Yunderup Road South, South Yunderup Lot 9500 and 548 South Yunderup Road and Lots 2 and 3 Bens Road, South Yunderup *AMD 115 GG 1/9/98* *AMD 218 GG 27/3/09*	3.8 The Outline Development Plan shall incorporate the density targets of: (a) 20 dwelling units per site hectare; and (b) 25 to 30 dwelling units per site hectare within 400 metres of the village centre. Relevant information is to be provided with subdivision applications to demonstrate that the density targets have been addressed. 3.9 The street system depicted on the Outline Development Plan and in any subdivision, applications shall be designed to maximise: (a) ground legibility and permeability; and (b) the provision of streets with a north-south and east-west orientation.
Portion of Lots 137, 138, 139, 672-, 738-, 1132- and 1133-Point Grey *AMD 104 GG 26/08/11;* *AMD 329 GG 17/04/2026*	**1 Planning Requirements** 1.1 Subdivision and development shall generally be in accordance with an approved Outline Development Plan (ODP) or any variations as approved by the Shire of Murray and the Western Australian Planning Commission. 1.2 An ODP shall be prepared pursuant to clause 6.8 of the Scheme and shall be sufficient in its detail to establish the urban form, and the proposals in general terms for land use dispositions and densities, movement system, and services, and other matters which in the opinion of the Council are relevant to the orderly and proper planning of the land, and where appropriate the ODP should contain policy statements on the general aims and objectives to be achieved in the various components of the land. 1.3 Notwithstanding the provisions of Clause 5.2.1 of the Scheme, the following land use permissibility's apply within this Special Development Zone: *AMD 314 GG 21/01/22* (a) The following uses are classified as 'D' uses: • Chalet Park; • Hosted Short-Term Rental Accommodation; • Educational Establishment. (b) The following use is classified as 'X' not permitted: • Marina. 1.4 The proponent shall prepare a Detailed Area Plan (DAP) for lots with an area less than 350 square metres and for any additional lots as identified in the Development Principles notes on the ODP. The DAPs shall be generally processed in accordance with the procedures outlined in Clause 6.14.2.15 of the Scheme. 1.5 Council may waive the requirement to advertise a Detailed Area Plan pursuant to Clause 6.14.2.15.3 where the land subject of the Detailed Area Plan is in single ownership and the adjoining land is in the same ownership. 1.6 An ODP may to the extent that it does not conflict with a scheme impose a classification on the land included in it by reference to reserves, zones or the Residential Design Codes and the Local Government is to have due regard to such reserves, zones or Residential Design Codes when recommending subdivision or approving development of land within the ODP area. Subdivision plans approved by the Commission which identify residential codings consistent with the principles outlined on the ODP shall be deemed to be an approved modification to the ODP. 1.7 The Shire of Murray shall maintain an up to date plan identifying R - Codings within the ODP area.

SCHEDULE 7 – SPECIAL DEVELOPMENT ZONE (Continued)

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	1.8 The ODP shall incorporate the density targets of - 15 dwelling units per site hectare; and 25 to 30 dwelling units per site hectare within 400 metres of the village centre. *AMD 314 GG 21/01/22* Relevant information is to be provided with subdivision applications to demonstrate that the density targets have been addressed. 1.9 Landowners within the Point Grey ODP area are required to have made arrangements to the satisfaction of the Shire of Murray that provides for identification and equitable sharing of infrastructure costs between landowners for the provision of the necessary urban services to the site. Original clause 1.10 DELETED *AMD 314 GG 21/01/22* 1.10 Prior to the adoption of the ODP, an Economic Development Strategy shall be prepared to the satisfaction of the Shire of Murray to address the economic potential of the site and shall be subject to 3 yearly reviews undertaken by the proponent. The implementation of the recommendations of the approved Strategy and subsequent revisions shall be to the satisfaction of the Shire of Murray. 1.11 Prior to the submission of the first application for subdivision, a Community Assessment and Infrastructure study shall be prepared to the satisfaction of the Shire of Murray to measure and monitor the provision of community infrastructure (including the identification of responsibilities and financial contributions where applicable) and shall be subject to 3 yearly reviews by the proponent. The implementation of the recommendations of the approved Strategy and subsequent revisions shall be to the satisfaction of the Shire of Murray and in accordance with State Planning Policy 3ó—Developer Contributions for Infrastructure including the establishment of a Development Control Area or voluntary arrangement secured by legal agreement with and to the satisfaction of the Shire of Murray. 1.12 Prior to the adoption of the ODP, an Environmental Sustainability report shall be prepared to the satisfaction of the Shire of Murray to provide a framework for the implementation of environmental sustainability initiatives and shall be subject to 3 yearly reviews by the proponent. The implementation of the recommendations of the approved Strategy and subsequent revisions shall be to the satisfaction of the Shire of Murray. 1.13 Prior to the commencement of subdivision works the proponent is to confirm with Main Roads WA the extent of any funding contributions, upgrading requirements and timing of works if applicable for the Greenlands Road and Forrest Highway Interchange. 1.14 The implementation of the approved ODP will be facilitated though the development and subdivision approvals process which under the provisions of TPS 4 will be required to generally conform with the ODP. Future applications will be required to demonstrate compliance with the key principles and performance criteria as listed on the ODP. 1.14.1 Community Design Principles • The ODP is intended as a guide for future urban development with the objective of generally identifying appropriate locations for housing types and densities whilst permitting flexibility to ensure the delivery of a diverse range of lot sizes throughout all transects; • The urban framework should facilitate sustainable urban and environmental outcomes to ensure social sustainability and improved diversity, equity and choice of housing; • The neighbourhood structure should be sufficiently robust to facilitate diversity of land use (mix use development) which is flexible to change.

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	1.14.2 Movement Network Principles • The street network should be highly interconnected, legible and provide a structure that facilitates the requirements of all users; • The street network should also facilitate view corridors to maximize vistas from the project area; • The street network to be designed to reflect the principles of Liveable Neighbourhoods. 1.14.3 Activity Centre Principles A Village precinct is the identified activity centre and is envisaged to be a highly functional mixed use precinct comprising transit facilities, local retailing, tourist support facilities and mixed use development (including residential), in a high quality public domain; *AMD 314 GG 21/01/22* The Village precinct will be subject to the preparation of an Activity Centre Plan to determine design content including allocation of uses, final design layout, retail floor space and general development standards; *AMD 314 GG 21/01/22* Third paragraph of original clause 1.15.3 DELETED *AMD 314 GG 21/01/22* 1.14.4 Housing Diversity (Lot Layout) Principles Final residential densities will be determined at subdivision application stage, however will generally comply with the densities as identified on the ODP. 1.14.5 Parkland Principles Public Open Space to be provided as 10% of the residential development area and to be configured as a series of linear vegetation corridors. A key principle for the location of public open space is to ensure the retention of significant areas of vegetation providing parkland linear corridors to facilitate pedestrian and cyclist movement. **2 Environmental Management Plans** 2.1 General The proponent shall prepare Environmental Management Plans detailed in this Section to meet the following objectives – • To maintain and enhance the integrity, functions and values of the environment and water dependent ecosystems; • Maintain and enhance the quality of surface water and groundwater so that existing and potential uses, including ecosystem maintenance, are protected; • To ensure environmental values of the Peel-Harvey Estuary are not adversely impacted by development and that development is consistent with the provisions of the Statement of Planning Policy No. 2.1: The Peel-Harvey Coastal Plain Catchment and the Environmental Protection (Peel Inlet-Harvey Estuary) Policy 1992. The Environmental Management Plans shall be prepared to the satisfaction of the appropriate regulatory authority as detailed below. Satisfactory implementation of the management plans by the proponent shall be administered through the subdivision approval process.

SCHEDULE 7 – SPECIAL DEVELOPMENT ZONE (Continued)

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	2.2 Local Water Management Strategy Prior to adoption of the Outline Development Plan, a Local Water Management Strategy (LWMS) shall be prepared to the satisfaction of the Department of Water. 2.3 Foreshore Management Plan Prior to final subdivision approval (issue of clearances) a Foreshore Management Plan for the estuary foreshore area adjoining the subject Lots shall be prepared to the satisfaction of the Shire of Murray on advice from the Department of Environment and Conservation to adequately demonstrate protection of the estuary foreshore area. The Foreshore Management Plan will meet the following objectives – • To maintain and enhance the integrity, functions and values of the Point Grey foreshore; • To minimise and mitigate disturbance of the remnant vegetation; • To prevent adverse impacts on estuarine processes. The Foreshore Management Plan shall address – • Management of public access, vehicle access, parking, fencing, public facilities, signage, rubbish dumping, and weeds; • Retention of remnant vegetation and the re-vegetation of foreshore buffers with naturally occurring local species; and • Control of mosquito breeding habitat. 2.4 Waterbird Management Plan Prior to final subdivision approval (issue of clearances) a Waterbird Management Plan shall be prepared for important waterbird habitat and adjacent areas, to the requirements of the Department of Environment and Conservation and the Shire of Murray. This plan shall address – 1. identification of waterbird utilisation of areas of important waterbird habitat, including patterns of roosting, nesting, feeding and mating; 2. general management measures relating to the management of the impacts on waterbirds after the construction phase, resulting from pedestrians, vehicles and boats, including the following measures – • Limitation of human access to sensitive portions of the foreshore; • Control of vehicles by physical barriers; • Public education to increase awareness of the sensitivity of the conservation area; • Adequate sign posting to define exercise areas for dogs; and • Control of feral animals where practicable. 2.5 Mosquito Management Plan Prior to final subdivision approval (issue of clearances), a Mosquito Management Plan shall be prepared and implemented to the satisfaction of the Shire of Murray, on advice from the Department of Environment and Conservation to adequately identify mosquito nuisance, public health risks and management strategies. 2.6 Construction Management Plan Prior to commencement of subdivision works a Construction Management Plan shall be prepared to the satisfaction of the Shire of Murray on advice from the Department of Environment and Conservation to adequately demonstrate protection of remnant vegetation to be retained within the Regional Open Space and Public

SCHEDULE 7 – SPECIAL DEVELOPMENT ZONE (Continued)

(A) SPECIFIC LAND	(B) SPECIAL PROVISIONS RELATING TO (A)
	Open Space reservations, fauna and their associated habitat during construction. 2.7 Access Road Management Plan Prior to the adoption of the Outline Development Plan an Access Road Construction Management Plan shall be prepared to the satisfaction of the Shire of Murray to address the alignment, upgrading, staging and speed limit signposting of the access road to the ODP area. Prior to the approval of a Development Application for the portion of the access road alignment through the Robert Bay wetland, an Access Road Management Plan will be finalised to the satisfaction of the Shire of Murray on advice from the Department of Water. The Access Road Management Plan for the portion of the road alignment through the Robert Bay wetland will address the following – • Maintenance of the existing drainage functions of the Robert Bay wetland (where the road transects with the wetland). • Road design, construction and engineering. • Surface water management. 2.8 Fire Management Prior to adoption of the Outline Development Plan, a Fire Management Plan shall be prepared for the subject land to the satisfaction of the Shire of Murray, on advice from the Fire and Emergency Services Authority to demonstrate reduction of the threat to residents and fire fighters in the event of bush fire within or near the site.
Portion of Lots 19-23 Pinjarra Road, Lots 122, 123, 124, 2521 and portion of Lot 127 Tonkin Drive, Lots 125, 126, 128-130, portion of Lot 205 Walter Road and the road reserve of Walter Road, Lot 120 and portion of Lot 185 North Yunderup Road and Lot 304, portion of Lot 650 Towera Road and the road reserve of Towera Road abutting these Lots. *AMD 318 GG 1/10/2024*	Subdivision and development shall generally be in accordance with a Structure Plan prepared and approved for the entirety of the specified land in accordance with the provisions of Part 4 of *the Planning and Development (Local Planning Schemes) Regulations 2015*.

SCHEDULE 8 - FARMLET ZONES

(A) DESCRIPTION OF LAND	(B) SPECIAL PROVISIONS
Lots 500, 501, 502 and 503 St Blaise Grove, North Dandalup Subdivision Guide Plan No. 94/47/1 *AMD 62 GG 18/7/95*	(a) A minimum lot size of 17.6ha has been nominated on the subdivision Guide Plan. (b) An area for limited clearing for stock holding or exercising purposes has been nominated on the Subdivision Guide Plan, within this area, clearing of vegetation shall be permitted, with large trees to be retained. (c) On-site effluent disposal systems shall be to the specifications and satisfaction of both the Council and the Health Department of Western Australia. The use of "non-standard" effluent disposal systems may be required and in any event, the following requirements shall be satisfied: (i) A 2 metre separation between the base of the leach drain and the highest recorded groundwater level or bedrock. (ii) At least a 100m horizontal separation between the effluent disposal system and existing drains, water courses and water bodies. (iii) The above requirements may be altered where soil amending techniques are introduced or alternatively the use of modified effluent disposal systems may be permitted by Council resolution to the satisfaction of the Environmental Protection Authority and the health Department of WA. (d) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. (e) A well or bore shall not be constructed without a well licence being issued by the Water Authority of Western Australia. (f) The land is situated within the catchment of the Peel-Harvey System where fertiliser application, type and distribution to the land shall be subject to the guidelines of the Peel-Harvey Community Catchment Group and the Environmental Protection Authority. (g) The keeping or agistment of livestock shall be limited to a dry sheep equivalent per lot in accordance with the type, number of livestock and pasture as recommended by the Department of Agriculture. (h) The subdivider shall make satisfactory arrangements with the bush Fires board and Local Authority for adequate ongoing fire protection within the subdivision. (i) Strategic firebreaks must be established around all lots to a width of 3 metres to allow access for fire fighting vehicles. (j) a fuel free zone, clear of all flammable material/vegetation to a distance of 20 metres is required around all buildings. (k) Remnant vegetation is to be fenced and protected via an Agreement to Reserve, to the specification and satisfaction of the Department of Agriculture. (l) No building is to be established within 100 metres of an existing or proposed plantation. (m) Access shall be permitted to domestic water supplies for emergency fire fighting purposes and all domestic water supply tanks to be fitted with a gate valve to enable fire brigade appliances to draw water. Installation of tank fittings to be positioned so as to leave 25% capacity of water in the tank.

SCHEDULE 8 - FARMLET ZONES (Continued)

(A) DESCRIPTION OF LAND	(B) SPECIAL PROVISIONS
Pt Lot 233 Paterson Road, Ravenswood Subdivision Guide Plan No. 94/76/1 *AMD 62 GG 18/7/95*	(a) A minimum lot size of 13.8 ha has been nominated on the Subdivision Guide Plan. (b) The keeping or agistment of livestock shall be limited to a dry sheep equivalent per lot in accordance with the type, number of livestock and pasture as recommended by the Department of Agriculture. Notwithstanding the foregoing, the Council may require the stocking rates to be reduced where, in the opinion of the Department of Agriculture, they are excessive, or the land is subjected to unsatisfactory environmental impact and additional nutrient application. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from the Department of Agriculture where the keeping of any stock is proposed. (c) The subdivider shall advise prospective purchasers, subject to such arrangements being satisfactory to the Shire of Murray, of the potential noise problems associated with the Ravenswood Raceway. (d) No dwelling shall be approved by Council unless it is connected to an alternative domestic waste water treatment system, as approved by the Health Department of Western Australia, with an adequate phosphorous retention capacity; and with the base of the system or modified irrigation area being above the highest known water table. (e) The land is situated within the catchment of the Peel-Harvey System where fertiliser application, type and distribution to the land shall be subject to the guidelines of the Peel-Harvey Community Catchment Group and the Environmental Protection Authority. (f) A well or bore shall not be constructed without a well licence being issued by the Water Authority of Western Australia. (g) The subdivider shall make satisfactory arrangements with the Bush Fires Board and Local Authority for adequate ongoing fire protection within the subdivision. (h) The subdivider shall make arrangements for provision of a 20m wide fenced vegetation protection corridor and tree planting measures along the drainage line of proposed Lot 1 to the specifications of the Department of Agriculture.
Lot 1 Readheads Road Lot 2 Lakes Road North Dandalup Subdivision Guide Map No *AMD 93 GG 14/3/97*	(a) A minimum lot size of 16ha has been nominated on the Subdivision Guide Plan. (b) An area for limited clearing for stock holding or exercising purposes has been nominated on the Subdivision Guide Plan. Within this area, clearing of vegetation shall be permitted, with large trees to be retained. (c) On-site effluent disposal systems shall be to the specifications and satisfaction of both the Council and the Health Department of Western Australia. The use of “nonstandard” effluent disposal systems may be required and in any event, the following requirements shall be satisfied. (i) A 2 metre separation between the base of the leach drain and the highest recorded groundwater level or bedrock. (ii) At least a 100m horizontal separation between the effluent disposal system and existing drains, water courses and water bodies. (iii) The above requirements may be altered where soil amending techniques are introduced or alternatively the use of modified effluent disposal systems may be permitted by Council resolution to the satisfaction of the Environmental Protection Authority and the Health Department of W.A.

SCHEDULE 8 - FARMLET ZONES (Continued)

(A) DESCRIPTION OF LAND	(B) SPECIAL PROVISIONS
Lot 1 Readheads Road Lot 2 Lakes Road North Dandalup (Cont'd) Subdivision Guide Map No *AMD 93 GG 14/3/97*	(d) The land is subject to the provisions of the Water Authority of Western Australia's By-laws applicable to underground water supply and pollution control. (e) A well or bore shall not be constructed without a well licence being issued by the Water Authority of Western Australia. (f) The land is situated within the catchment of the Peel-Harvey system where fertiliser application, type and distribution to the land shall be subject to the guidelines of the Peel-Harvey Community Catchment Group and the Environmental Protection Authority. (g) The keeping or agistment of livestock shall be limited to a dry sheep equivalent per lot in accordance with the type, number of livestock and pasture as recommended by Agriculture Western Australia. Notwithstanding the foregoing, the Council may require the stocking rates to be reduced where, in the opinion of Agriculture Western Australia, they are excessive, or the land is subjected to unsatisfactory environmental impact and additional nutrient application. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture Western Australia where the keeping of any stock is proposed. (h) The subdivider shall make satisfactory arrangements with the bush Fires Board and Local Authority for adequate ongoing fire protection within the subdivision. (i) Strategic firebreaks must be established around all lots to a width of 3 metres to allow access for fire fighting vehicles. (j) A fuel free zone, clear of all flammable material/vegetation to a distance of 20 metres is required around all buildings. (k) Remnant vegetation is to be fenced and protected via an Agreement to reserve, to the specification and satisfaction of the Department of Agriculture. (l) Additional tree planting is to be carried out to the satisfaction of Council in accordance with Section 1.3 of the Shire of Murray Policy Relating to Vegetation Management (adopted by Council on 15 February 1996). The species of plants is to be determined by Council in consultation with the Peel-Harvey Community Catchment Centre.
Pt Lot 235 Corio Road, Pinjarra Subdivision Guide Plan No. 96/22/2 *AMD 98 GG 23/9/97*	1. No dwelling shall be approved by Council unless connected to an alternative domestic wastewater treatment system as approved by the Health Department of Western Australia with an adequate phosphorus retention capacity and with the base of system or modified irrigation area being above the highest known water table. 2. A well or bore shall not be constructed without a well licence being issued by the Water Authority of Western Australia. 3. The land is situated within the catchment of the Peel-Harvey system, where fertiliser application, type and distribution to the land shall be consistent with the recommendations of Agriculture Western Australia (Pinjarra Catchment Centre) and the Environmental Protection Authority. 4. The type and number of livestock agisted or kept on the land, and their management, shall be consistent with the recommendations of Agriculture Western Australia (Pinjarra Catchment Centre) and Council's policy on the keeping and stabling of horses.

SCHEDULE 8 - FARMLET ZONES (Continued)

(A) DESCRIPTION OF LAND	(B) SPECIAL PROVISIONS
Pt Lot 235 Corio Road, Pinjarra (Cont'd) Subdivision Guide Plan No. 96/22/2 *AMD 98 GG 23/9/97*	5. A fuel free zone, clear of all flammable material/vegetation to a distance of 20 metres is required around all buildings. 6. Access shall be permitted to domestic water supplies for emergency fire fighting purposes and all water tanks shall be fitted with a gate valve to the specifications of the Bush firs Board, to be located at the base of the tank. Tank fittings for domestic or other private purposes shall be positioned so as to retain 25% of the water tank capacity for fire fighting purposes. 7. To assist in reducing nutrient export, minimising land erosion potential and to improve visual amenity, Council shall adopt a Revegetation and Landscape Management Programme for the subject land which shall be prepared in consultation with the Peel-Harvey Community Catchment Centre. All owners of affected lots shall implement requirements pertaining to their land under the adopted Revegetation and Landscape Management Programme to the satisfaction of the Council.
Lots 13, 15 & 16 Readheads Rd & McMahon Rd Subdivision Guide Map No *AMD 106 GG 23/1/96*	a) Effluent disposal systems shall be installed and maintained to the satisfaction of both the Council and the Health Department of Western Australia. The use of "nonstandard" effluent disposal systems may be required and, in any event, the following requirements shall be satisfied. (i) A 2 metre separation between the base of the leach drain and the highest recorded groundwater level or bedrock. (ii) At least a 100m horizontal separation between the effluent disposal system and existing drains, water courses and water bodies. (iii) The above requirements may be altered where soil amending techniques are introduced, or Council may permit the use of alternative effluent disposal systems where these comply with the requirements of the environmental Protection Authority and the Health Department of Western Australia. b) The land is situated within the catchment of the Peel-Harvey system where fertiliser application, type and distribution to the land, shall be subject to the guidelines of the Peel-Harvey Community Catchment Group and the Environmental Protection Authority. c) The keeping or agistment of livestock shall be limited to a dry sheep equivalent per lot in accordance with the type, number of livestock and pasture as recommended by Agriculture Western Australia. Notwithstanding the foregoing, the Council may require the stocking rates to be reduced where, in the opinion of Agriculture Western Australia, they are excessive, or the land is subjected to unsatisfactory environmental impact and additional nutrient application. Individual landowners shall be responsible for organising and meeting all costs associated with obtaining advice from Agriculture Western Australia where the keeping of any stock is proposed. d) Council shall adopt a Bush Fires Management Plan for the subject land which shall be prepared in consultation with the Bush Fires Board of Western Australia. Council may amend the plan where it considers this to be necessary. All owners of affected lots shall manage their properties in accordance with the plan. Development which would conflict with, or impede bushfire management in accordance with the plan shall not be permitted or undertaken. e) Remnant vegetation is to be fenced and protected via an Agreement to Reserve, to the specification and satisfaction of the Department of Agriculture.

SCHEDULE 8 - FARMLET ZONES (Continued)

(A) DESCRIPTION OF LAND	(B) SPECIAL PROVISIONS
Lots 13, 15 & 16 Readheads Rd & McMahon Rd (Cont'd) Subdivision Guide Map No *AMD 106 GG 23/1/96*	f) To assist in reducing nutrient export, minimising land erosion potential and to improve visual amenity, Council shall adopt a Revegetation, Landscape and Livestock Management Plan for the subject land which shall be prepared in accordance with the recommendations of Agriculture Western Australia (Peel-Harvey Community Catchment Centre). Council may amend the plan where it considers this to be necessary. All owners of affected lots shall implement requirements pertaining to their land under the adopted Revegetation, Landscape and Livestock Management Plan to the satisfaction of the Council.
Lot 10 Hopeland Road, NORTH DANDALUP *AMD 197 GG 2/9/05*	1. No dwelling shall be approved by the Council unless connected to an alternative domestic wastewater treatment system as approved by the Council with an adequate phosphorous retention capacity and with the base of the system or modified irrigation area being above the highest known water table. No treatment plant shall be closer to a seasonal watercourse than the setback line shown on the Subdivision Guide Plan (SGP) or 100 metres to Resource Enhancement Wetland. 2. No dwelling shall be approved in a location within 32 metres (or greater distance as determined by EPA's Guidance Note 50) from the Dampier-Bunbury gas pipeline traversing the property. 3. Subdivision shall only be permitted in accordance with the adopted SGP with a minimum lot size of 20 hectares or any variation as approved by the Western Australian Planning Commission. ~~4. A single dwelling and associated services (including rainwater tanks, wastewater treatment systems etc) shall only be permitted on each lot within the Building Envelope shown on the SGP.~~ *DELETED BY AMD 228 GG 24/09/10* 5. A well or bore shall not be constructed without a well licence being issued by the Department of Environment. 6. The type and number of livestock agisted or kept on the land, and their management, shall be consistent with the recommendations of Agriculture WA and Council's policy on the keeping and stabling of horses. 7. Stables shall not be permitted closer to a seasonal watercourse or wetland than the setback line, or the line shown as limit of stables, as shown on the SGP. 8. Fencing shall be constructed in accordance with the Council's fencing Local Laws. 9. A fuel free zone, clear of all flammable material/vegetation to a distance of 20 metres is required around all buildings. 10. Access shall be permitted to domestic water supplies for emergency fire fighting purposes and all water tanks shall be fitted with a gate valve to the specifications of the Fire and Emergency Services Authority (FESA), to be located at the base of the tank. Tank fittings for domestic or other private purposes shall be positioned so as to retain 25% of the water tank capacity for fire fighting purposes. 11. A landscape and livestock management plan shall be prepared for the subject land, with all the owners implementing the requirements under the adopted plan, to the satisfaction of the Council. To assist in reducing nutrient export, minimising land erosion potential and to improve visual amenity, the Council may request owners to replace any failed vegetation or plantings. 12. No building, including residential and associated outbuildings, shall be constructed: a) Without the Council's planning consent, b) On land areas totalling more than 4,000m^2,

SCHEDULE 8 - FARMLET ZONES (Continued)

(A) DESCRIPTION OF LAND	(B) SPECIAL PROVISIONS
	c) Closer than 40 metres from a lot boundary, d) Closer than 30 metres from a watercourse, e) Unless the setback from the Dampier to Bunbury Natural Gas Pipeline conforms to the Australian Standard AS 2885 to the satisfaction of the Department of Industry and Resources, f) So as to require the clearing of any vegetation, g) Closer than 50 metres from the Resource Enhancement Wetland Boundary as shown on the SGP. 13. No stables shall be located: a) Closer than 200 metres from the Resource Enhancement Wetland Boundary as shown on the SGP. 14. A Wetland Management Plan shall be prepared and implemented for the resource enhancement wetland at the subdivider's cost and in consultation with the Department of Environment, to the satisfaction of the Shire of Murray.

SCHEDULE 9 - HILLS LANDSCAPE PROTECTION ZONE

A Specified Land	B Special Provisions Relating to (A)
1. Murray Locations 913, 149 & 1141 East Coolup Road *AMD 61 GG 25/8/95* *AMD 331 GG 28/08/26*	Each lot shall have a minimum area of not less than 4 hectares No further subdivision of the new lots depicted on the Plan of Subdivision will be permitted.
2. Murray Location 491 and portion of Murray Location 643 Hines Road *AMD 78 GG 4/7/97* *AMD 146 GG 13/10/00* *AMD 331 GG 28/08/26*	1. Each lot shall have a minimum area of not less than 4 hectares 2. Council shall adopt a Bushfire Management Plan for the subject land. Council may amend the plan where it considers this to be necessary. All land owners shall manage their properties in accordance with the plan. Development which would conflict with, or impede bushfire management in accordance with the plan shall not be permitted or undertaken. Should a developer be aggrieved by the provisions of the plan there is a right of appeal pursuant to the provisions of Part V of the Town Planning and Development Act (as amended). 3. No dwelling shall be approved by Council unless it is connected to an alternative domestic wastewater treatment system with an adequate phosphorous retention capacity, as approved by the Health Department of Western Australia and with the base of the system being above the highest known water table. 4. Restriction and/or interference of creek flow within the subject area of land is prohibited without the express consent of the Water and Rivers Commission. 5. A horizontal separation of not less than 100m between any alternative effluent disposal system and the nearest natural water course or water bodies shall be required by the Council. 6. Prior to commencement of the proposed subdivision, the subdivider shall prepare and implement a Landscape/Revegetation Plan to the specification and satisfaction of Council, to provide a vegetated buffer between the proposed building envelopes and the adjacent property and to address the need for revegetation of watercourse buffers as identified by the Department of Environmental Protection.
7. Lot 12 Coolup Road East, Meelon *AMD 280 GG 05/04/16* *AMD 331 GG 28/08/26*	1. Each lot shall have a minimum area of not less than 4 hectares 2. No effluent disposal systems shall be located within 30m of a water course or dam. 3. Notwithstanding Clause 6.10.4 of the Scheme, the stabling of horses may be permitted subject to the approval of the local government. 4. A Landscape Management Plan for a vegetative buffer to control spray drift, dust, smoke and ash along western boundaries of proposed Lots 1 & 4 shall be prepared and implemented by the subdivider. The vegetative buffer, limited to a length of 450 metres as measured from Coolup Road East, shall be installed in accordance with Department of Health Guidelines for Separation of Agricultural and Residential Land Uses to the satisfaction of the local government. 5. A Notification to be placed on the titles of proposed Lots 1 & 4 advising of the land owner's responsibility to maintain the vegetative buffer in accordance with the Department of Health Guidelines for Separation of Agricultural and Residential Land Uses to the satisfaction of the local government. 6. A Notification to be placed on the Titles of all lots indicating that an approved Fire Management Plan exists over the subdivision inclusive of specified landowner and building requirements. 7. An easement shall be provided for the purposes of emergency fire access through Lots 1 and 4 prior to subdivision. A Notification to be placed on the Title of Lots 1 and 4 advising of the land owners' responsibility for the management and maintenance of the emergency fire access as shown on the approved Fire Management Plan and if the land owner fails to manage and maintain the emergency accessway, the Shire may enter the property and undertake the

A Specified Land	B Special Provisions Relating to (A)
	maintenance works at the cost of the land owner. 8. The subdivider shall construct a hardstand water supply and associated infrastructure, turnaround and access to the hardstand water supply and associated infrastructure in accordance with the standard as outlined in the Planning for Bush Fire Protection Guidelines. The hardstand water supply and associated infrastructure, turnaround and access shall be ceded free of cost to the local government prior to subdivision.

SCHEDULE 9 - HILLS LANDSCAPE PROTECTION ZONE (Cont'd)

LOTS 491 AND PART LOT 643 HINES ROAD, NORTH DANDALUP. *AMD 146 GG 13/10/00*
Removed AMD 331 GG 28/08/26

SCHEDULE 9 - HILLS LANDSCAPE PROTECTION ZONE (Cont'd)

A Specified Land	B Special Provisions Relating to (A)
3. Lot 1 of Murray Location 496, Scarp Road, North Dandalup *AMD 112 GG 24/3/98* *AMD 331 GG 28/08/26*	1. Each lot shall have a minimum area of not less than 4 hectares 2. Effluent disposal systems shall be a minimum of 50 metres from dams or water courses. 3. Dwellings shall be a minimum of 30 metres from drainage lines or dams. 4. All owners of affected lots shall manage their properties in accordance with the Bush fire Management Plan required under Sub-clause 6.114(f)(i) of the Scheme. Development which would conflict with, or impede bush fire management in accordance with the plan shall not be permitted or undertaken.
4. Lot 2 Hines Road, North Dandalup *AMD 206 GG 30/6/06* *AMD 221 GG 28/08/26*	1. Each lot shall have a minimum area of not less than 4 hectares 2. Council shall adopt a Bushfire Management Plan for the subject land. Council may amend the plan where it considers this to be necessary. All land owners shall manage their properties in accordance with the plan. Development which would conflict with, or impede bushfire management in accordance with, the plan shall not be permitted or undertaken. Should a developer be aggrieved by the provisions of the plan there is a right of review pursuant to the provisions of Part V of the Town Planning and Development Act (as amended). 3. Restriction and/or interference of creek flow within the subject area of land is prohibited without the express consent of the Department of Environment. 4. A horizontal separation of not less than 100 metres between any effluent disposal system and the nearest natural water course or water bodies shall be required by the Council. 5. No dwelling shall be approved by Council unless it is connected to an alternative domestic wastewater treatment system with an adequate phosphorus retentive capacity as approved by the Health Department of Western Australia.
5. Lot 1362 Scarp Road, North Dandalup *AMD 201 GG 29/12/06* *AMD 331 GG 28/08/26*	Each lot shall have a minimum area of not less than 4 hectares Each lot shall contain a building envelope, the area of which shall not exceed 2,000m^2 in area. No further subdivision of the new lots depicted on the Subdivision Guide Plan will be permitted. Notwithstanding Clause 6.10.4 of the Scheme, the stabling of horses may be permitted at the discretion of Council. Council shall adopt a Fire Management Plan for the subject land. All landowners shall manage their property in accordance with the plan and any development which would conflict with or impede bushfire management in accordance with the plan, shall not be permitted or undertaken.
6. Lot 103 Del Park Road, North Dandalup *AMD 224 GG 2/3/10* *AMD 331 GG 28/08/26*	1. Each lot shall have a minimum area of not less than 4 hectares 2. Council shall adopt a Fire Management Plan for the subject land. All landowners shall manage their property in accordance with the plan and development which would conflict or impede bushfire management in accordance with the plan shall not be permitted or undertaken. 3. Mature Marri Trees on the site must be preserved as potential nesting sites for fauna and selective removal of individual trees would only be permitted with Council approval if no alternative exists from a fire management perspective.

SCHEDULE 10 - SPECIAL RESIDENTIAL ZONE

(A) SPECIFIED LAND	(B) SPECIAL PROVISION RELATING TO (A)
1. Portion of Part Lot 3 Plan 5598 Old Mandurah Road, Pinjarra *AMD 58 GG 6/2/96* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026	1. The minimum lot size shall be 6000sqm and subdivision shall be in accordance with the approved subdivision guide plan or any variation to that plan approved by the Western Australian Planning Commission. 2. (a) The only permitted (P) uses are: Single House, Outbuilding, and Public Utility. Unhosted Short-Term Rental Accommodation (A) (b) The following uses may be permitted at Council's discretion: (D) Home Occupation, and Aged or Dependant Persons Dwellings. (X) (c) All other uses are not permitted including: Stables, Rural Pursuit, Intensive Agriculture, Livestock Agistment. 3. Except for feature fencing at the entries to the Special Residential Zone, all fencing outside the building envelope shall be open post and rail or open post and wire construction and shall be maintained to the satisfaction of Council. 4. The subdivider shall undertake landscaping in accordance with a landscape plan approved by Council. 5. The subdivider shall either maintain the trees and shrubs planted until the land is sold, or shall plant sufficient numbers of trees to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by the subdivider to the satisfaction of Council. 6. Building envelopes shall be located not closer than 15m to the lot frontage, and not closer than 10m to the side and rear boundaries. 7. No dwelling shall be approved by Council unless connected to an alternative domestic waste water treatment system as approved by the Health Department of Western Australia with an adequate phosphorus retention capacity and with the base of the system or modified irrigation area being above the highest known water table. 8. A well or bore shall not be constructed without a well licence being issued by the Water Authority of Western Australia.

SCHEDULE 10 - SPECIAL RESIDENTIAL ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISION RELATING TO (A)
2. Portion of Lot 200 Phillips Way and Lot 207 River Glen Drive, North Yunderup *AMD 124 GG 17/7/98* *AMD 175 GG 13/5/05* *AMD 329 GG 17/04/2026;* AMD 322 GG 26/05/2026	1. Subdivision shall be in accordance with the approved "Subdivision Guide Plan" or any variation to that plan approved by the Western Australian Planning Commission. 2. (a) The only permitted ("P") uses are: Single House Outbuilding Public Utility Hosted Short-Term Rental Accommodation Unhosted Short-Term Rental Accommodation (A) (b) Notwithstanding what is permitted in Zoning Table No. 1, the following uses may be permitted by Council's discretion ("D"): Home Occupation Ancillary dwelling (c) All other uses are not permitted ("X") including: Stables Rural Pursuit Intensive Agriculture Livestock Agistment 3. All fencing within the area designated as “Floodway area” as indicted on the subdivision guide plan shall be of open post and rail or post and wire construction and shall be maintained to the satisfaction of Council. 4. Buildings on a lot must be located within the designated building envelope for that lot shown on the subdivision guide plan. Council may permit a variation to the location of a building envelope. The construction of dwellings and outbuildings is not permitted in the area designated as "floodway area" on the subdivision guide plan. 5. No dwelling shall be approved by Council unless it is connected to a reticulated sewerage system as approved by the Health Department of Western Australia. 6. A well or bore shall not be constructed without a well licence being issued from the Water and Rivers Commission. 7. Private land affected by the "floodway area" as indicated on the subdivision guide plan, will be maintained by the Landowner to the satisfaction of Council.

SCHEDULE 10 - SPECIAL RESIDENTIAL ZONE (Continued)

(A) SPECIFIED LAND	(B) SPECIAL PROVISION RELATING TO (A)
3. Portion of Lot 10 Plan 16444 Delta Drive, South Yunderup *AMD 167 GG 12/3/04;* *AMD 329 GG 17/04/2026*	1. The minimum lots size shall be 2000m^2 and the subdivision shall generally be in accordance with the approved subdivision guide plan. 2. (a) The only permitted (P) uses are: Single Residential. Outbuildings. Home Occupation. Ancillary dwelling. Hosted Short-Term Rental Accommodation. Family Day Care Services. Unhosted Short-Term Rental Accommodation (A) (b) All other uses are prohibited. 3. The subdivider shall undertake landscaping in accordance with a landscape plan approved by Council. 4. All buildings shall be contained with a Building Envelope having an area of approximately 1,000m^2 which shall be located not closer than 10 metres to the lot frontage and 5 metres from the other boundaries. 5. Dwellings on the subdivided lots shall have a floor area of not less than 180m^2 and the use of framed construction for dwellings will not be permitted. 6. Outbuilding, Ancillary dwelling and other development incidental to a dwelling shall be located behind the dwelling on site. 7. The subdivider shall either maintain the trees and shrubs planted until the land is sold, or shall plant sufficient numbers of trees to allow for natural loss. Thereafter, the owners of the subdivided lots shall be responsible for the maintenance and replacement of those trees and shrubs planted by subdivider to the satisfaction of Council. 8. All fencing within the front setback area for each dwelling, but no further than 30 metres unless specifically required by the owner, to be of masonry construction or such other materials considered suitable by Council. 9. All resultant lots will be connected to the reticulated sewerage service. 10. Parking and/or storage of commercial vehicles of over two tonnes in tare weight or exceeding two metres in height on the resultant lots, is prohibited. 11. A Drainage Management Plan must be prepared and implemented prior to subdivision of the land. This plan shall be to the satisfaction of Council and the Water and Rivers Commission.

SCHEDULE 11 - DEVELOPMENT (STRUCTURE PLANNING) AREAS

AMD 174 GG 13/2/07

No.	Description of Land	Additional provisions applicable to subdivision and development

SCHEDULE 12 - CLUSTER FARM ZONE

(A) **Specified Land**	(B) **Special Provisions Relating to (A)**
Lot 51 and Pt Lot 17 Morrell Road, **Fairbridge** *AMD 209 GG 8/9/09*	1. The subject land shall be developed for an integrated agriculture (or horticulture) and residential cluster based on a Survey Strata subdivision. 2. Subdivision and development of the land shall generally accord with the Subdivision Guide Plan attached to the Scheme Amendment Report (Amendment No. 209) and signed by the Chief Executive Officer. 3. Prior to preliminary approval being granted to a Survey Strata application, the proponent shall first satisfy Council and the Western Australian Planning Commission that the following matters have been satisfactorily addressed (consistent with the need to provide for services, land use activities and management controls for the land): (a) Supplementary water supply details for the purposes of garden and watering including storage requirements, anticipated delivery systems and volume of supply per household. (b) Effluent disposal details - particularly with respect to the type of system(s) to be used, the necessary setbacks from watercourses and water storage dams. (c) Road construction and drainage requirements. (d) Building materials and design guidelines/selections for all buildings proposed. (e) The preparation of a sustainable Agricultural Management Plan, the implementation of which will be required as a condition of approval to the Survey Strata application. (f) Property management arrangements required by the Council and the Western Australian Planning Commission. These management arrangements are to address the following issues (and any other issues determined to be necessary for inclusion by Council): The establishment of: - The Strata Company; - Input by public authorities; - Appropriate strata title by-laws; - Architectural guidelines; - Exclusive use by-laws; - Services to be provided by the Strata Company; - Dispute resolution guidelines and appropriate penalties; and -, - A sustainable Agricultural Management Plan. 4. The proposed residential lots shall be developed for the purposes of a single dwelling on each with the balance of the land to be developed for agricultural or horticultural purposes. Residential development shall be confined to those portions of each lot designated for such purpose on the Development Guide Plan referred to in Clause No. 2. 5. Development of the proposed dwellings shall comply with Council's Local Planning and other Policies - as adopted from time to time - in relation to building (including outbuilding) height, and areas, water supply and effluent disposal criteria etc. 6. Setbacks for residential development shall comply with the 'R 5' density code in the Residential Design Codes, unless the building envelope on the Subdivision Guide Plan shows a greater setback.

SCHEDULE 12 - CLUSTER FARM ZONE (Continued)

(A) **Specified Land**	(B) **Special Provisions Relating to (A)**
Lot 51 and Pt Lot 17 Morrell Road, **Fairbridge** *AMD 209 GG 8/9/09*	7. Each dwelling shall incorporate a roof catchment of at least 200m^2 and be connected to a water storage tank with a minimum capacity of 90,000 litres, to the satisfaction of the Health Department of Western Australia. 8. All dwellings, ancillary buildings and water tanks shall be of a colour not detrimental to the character of the natural landscape of the locality, i.e. colours that are not highly reflective and are of muted tones. 9. All dwellings shall, comply with AS3959—1991—"Construction of Houses in Bushfire Prone Areas". 10. Council shall not approve any development application unless the required on-site effluent disposal capacity has been proven to the satisfaction of Council and the Health Department of Western Australia. 11. Dams shall only be permitted on common property. 12. The proponent in consultation with Council, the Department of Environment and Conservation, and Fire and Emergency Services Authority shall prepare a Fire Management Plan (FMP). This FMP shall require endorsement by the Council prior to the lodgement of any application for Survey Strata subdivision or development. Full implementation of the FMP shall be required prior to any development commencing. 13. Perimeter fencing of the Strata Title allotments will not be permitted unless it is of post and rail design. Any more substantial fencing to be installed shall be limited to the immediate curtilages of the proposed residences. 14 A detailed site revegetation program shall be submitted and endorsed by the Council prior to the lodgement of any application for Survey Strata subdivision or development. The revegetation program shall document planting locations, species, and the ongoing management of the revegetation in order to minimise any undesirable visual impacts of proposed dwellings from the South Western Highway.

SCHEDULE 13 - DEVELOPMENT CONTRIBUTION PLANS

No.	Description of Land	Infrastructure to which cost sharing arrangements relate	Cost sharing arrangement
DCA 1	Lot 152 Pinjarra Road, Furnissdale (as identified on Scheme Map as DCA1) *AMD 174 GG 13/2/07*	Future traffic signals at the intersection of Pinjarra Road, Ronlyn Road and Husband Road	The land owner(s) shall contribute 10% of the estimated costs of signalisation, as estimated by Main Roads Western Australia.
DCA 2	Lot 153 Pinjarra Road, Furnissdale (as identified on Scheme Map as DCA 2) *AMD 179 GG 9/2/07*	Future traffic signals at the intersection of Pinjarra Road, Ronlyn Road and Husband Road	The land owner(s) shall contribute 10% of the estimated costs of signalisation, as estimated by Main Roads Western Australia.
DCA 3	Southern portion of the Furnissdale Service Commercial Precinct, comprising the following lots— Lot 403 Pinjarra Road, Furnissdale Lot 401 Pinjarra Road, Furnissdale Lot 154 Pinjarra Road, Furnissdale Lot 155 Pinjarra Road, Furnissdale Lot 156 Pinjarra Road, Furnissdale, (as identified on Scheme Map as DCA3) *AMD 265 GG 07/02/12*	Temporary waste water pump station located in the south west corner of Lot 401 adjacent to Ronlyn Road, Furnissdale and associated infrastructure. Associated infrastructure does not include any sewerage attached to the pump station. Contributions shall be made towards the following items— • Costs associated with the whole of life capital cost, which may include operations, maintenance, renewal and rehabilitation, depreciations and cost of finance and replacement or disposal; • Land requirement for the temporary waste water pump station; • Costs associated with the planning, design, construction and installation of the temporary waste water pump station and associated infrastructure, including any extraneous costs such as dewatering and acid sulfate soil treatments; • Costs to administer cost sharing arrangements including preliminary engineering design and costings, valuations, annual reviews and audits and administration costs.	All landowners within DCA 3 shall make a proportional contribution to the provision of a temporary waste water pump station, to be located in the south west corner of Lot 401 adjacent to Ronlyn Road, Furnissdale. The proportional contribution is to be determined in accordance with the provisions of clause 6.14.3 of the Scheme. Contributions from landowners shall be made to the local government at the time of subdivision and/or development where the need for reticulated sewerage is generated. Contributions are to be made in accordance with the Cost Apportionment Schedule adopted by the local government for DCA 3. The first subdivider / developer shall prefund the design, construction and installation of a temporary waste water pump station to the satisfaction of the Water Corporation to service the Furnissdale Service Commercial Precinct, together with any administration costs. The requirement to contribute will expire on the date that a permanent waste water pump station is provided for the lots within DCA 3 and this first becomes operational. The Local Government will not be responsible for any reimbursement or other costs whatsoever, other than those costs received by it by landowners within DCA 3 that are intended to reimburse the first subdivider / developer who prefunded the infrastructure, less any administration costs that it has incurred.

SCHEDULE 13 - DEVELOPMENT CONTRIBUTION PLANS

No.	Description of Land	Infrastructure to which cost sharing arrangements relate	Cost sharing arrangement
DCA4	The subject area to the Furnissdale West Structure Plan, comprising the following lots - Lots 149, 179 and 180 Riverside Drive Furnissdale Lots 150 and 156 Pinjarra Road, Furnissdale. Lots 181, 182, 183, 184, 185, 197, 198, 1186 and 1187 Ronlyn Road Furnissdale (as identified on the Scheme Map as DCA4). *AMD 300 GG 31/8/18*	**1. Roads** 1.1 Ronlyn Road between Pinjarra Road and the southern boundary of Lot 198 on Plan 8254 including upgrades to the intersection of Ronlyn Road and Pinjarra Road. 100% of the total cost to upgrade the road to an urban standard including the cost to acquire land for road widening or intersection works, full earthworks, carriageway, dual use path along the western side, drainage infrastructure, landscaping, underground power and all treatments including intersections, lighting, kerbing, services and service relocations. 1.2 Riverside Drive between Pinjarra Road and the southern boundary of Lot 179 on Plan 8254 including upgrades to the intersection of Ronlyn Road and Pinjarra Road. 100% of the total cost to upgrade the road to an urban standard including the cost to acquire land for road widening or intersection works, full earthworks, carriageway, dual use path along the eastern side, drainage infrastructure, landscaping, underground power and all treatments including intersections, lighting, kerbing and services and service relocations. **2. Drainage** 2.1 All shared drainage infrastructure required to service the Development Contribution Area, including the abutting portions of Riverside Drive, Ronlyn Road and associated Pinjarra Road intersections. 100% of the total cost to acquire the drainage reserve land and to construct any drainage infrastructure and all treatments including landscaping, fencing and retaining. **3. Parks, Recreation and Conservation Areas** 3.1 All Parks, Recreation and Conservation areas shown on the	**Method for calculating contributions:** Contributions will be calculated on a pro rata gross subdivisible land area basis. Gross subdivisible area is defined as per the Western Australian Planning Commission's Liveable Neighbourhoods. The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and the cost apportionment schedule. **Period of operation:** Until 30 June 2031. **Priority and timing:** The Development Contribution Plan report is to be prepared in accordance with *State Planning Policy 3.6 - Development Contributions for Infrastructure* and will outline matters including the priority and timing of infrastructure items nominated in the Development Contribution Plan. **Review Process:** The Development Contribution Plan may be reviewed should the local government consider it appropriate, having regard to matters including the rate of development in the area and the degree of development potential still existing. The estimated infrastructure costs shown in the cost apportionment schedule will be reviewed at least annually.

SCHEDULE 13 - DEVELOPMENT CONTRIBUTION PLANS

No.	Description of Land	Infrastructure to which cost sharing arrangements relate	Cost sharing arrangement
		approved Furnissdale West Structure Plan. 100% of the total cost to acquire the land, design, develop and/or improve the land including earthworks, reticulation, landscaping, grassing of key areas, pathways, weed control, revegetation, fencing, mosquito control and maintenance for two summers. **4. Administration Costs** 4.1 Costs to administer the Development Contribution Plan including: Cost to prepare, obtain approval, administer and review the Developer Contribution Plan, Development Contribution Plan report and Cost Apportionment Schedule during the period of operation including legal expenses, valuation fees, survey fees, conveyancing fees, bank charges, audit fees, office and sundry costs, cost of design and cost estimates, local government staff salaries and on-costs, computer software or hardware required for the purpose of administering the plan.	

APPENDIX I - INTERPRETATIONS

As provided for in Clause 1.7 to this Scheme, the following terms, unless the context otherwise requires, shall have the respective meanings and interpretations set out hereunder:

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

Absolute Majority of the Council - means a majority of the total number of members for the time being of the Council whether present and voting or not. *AMD 301 GG 18/5/18*

Act - means the *Town Planning and Development Act, 1928* (as amended).

Aged or Dependent Persons Dwelling - means a dwelling used for the accommodation of a person who is aged 55 years or over or for a person with a recognized form of handicap requiring special accommodation provisions for independent living or special care. *AMD 144 GG 16/1/01*

Alternative Energy Facility - means land used to generate energy using resources that can be rapidly replaced by an ongoing natural process. Renewable energy resources include the sun, wind, ocean, water flows, organic matter and the earth's heat. It includes any building or other structure or thing used in or in connection with the generation of energy by a renewable resource. It does not include a renewable energy facility principally used to supply energy for an existing use of the land. ..... *AMD 301 GG 18/5/18*

Amusement Parlour - means premises —

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

AMD 322 GG 26/05/2026

Art Gallery - means premises —

(a) that are open to the public; and
(b) where artworks are displayed for viewing or sale;

AMD 322 GG 26/05/2026

Ancillary Accommodation – DELETED BY AMD 322 GG 26/05/2026

Ancillary Dwelling – means self-contained dwelling on the same site as a dwelling which may be attached to, integrated with or detached from the dwelling.

AMD 322 GG 26/05/2026

Artificial Canal Waterway - means an artificial channel for navigational, ornamental and recreational purposes. ..... *AMD 298 GG 18/08/17*

Aquaculture - means any fish farming operation for which a fish farm licence issued pursuant to the provisions of Part V of the Fisheries Act 1905 (as amended) and the Fisheries Regulations 1938 (as amended) is required. *AMD 37 GG 3/11/95*

Approved Ground Level - means the land surface to which filling or excavation may be carried out subsequent to the approval to commence development.

Bank - means a building used for the keeping, lending, exchanging etc, of money.

Betting Agency - means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003;*

AMD 322 GG 26/05/2026

Bird Sanctuary - means any building or premises used for the purpose of rearing, displaying or rehabilitation of birds and wildlife. The premises may include aviaries, auditoriums, and a veterinary Clinic. *AMD72GG3/9/96*

Boat Hire - means land and/or buildings used for the display and hire of boats and may include a small workshop. *AMD72GG3/9/96*

Boat Lifter - means a structure supported by pylons that mechanically lifts a vessel or watercraft out of the water on a submersible frame for storage purposes. *AMD 298 GG 18/08/17*

Boat Ramps - means any ramp which is, or which may be, used for the purpose of launching or landing a vessel pursuant to the provisions of the jetties Act 1926. *AMD 84 GG 5/1/96*

Boating Facility - means a boat lifter, davit, floating boat dock, fixed jetty, floating jetty or similar structure or apparatus used primarily for the berthing, mooring or raising of vessels and watercraft. *AMD 298 GG 18/08/17*

Brewery - means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the *Liquor Control Act 1988*. *AMD 304 GG 23/10/18*

Building - includes buildings of all Classes other than Class 10b as classified in the Building Code of Australia 1988. *AMD 100 GG 7/3/97*

Building Envelope - means the area of land within which all buildings and effluent disposal facilities on a lot must be contained. *AMD 296 GG 27/02/18*

Building Line - shall have the same meaning as is given to it in the Act, via - *AMD 100 GG 7/3/97*

"building line" means the line between which and any public place or public reserve a building may not be erected, fixed by a local authority or the Commission, as the case may be, and shown on or described in a plan for a town planning scheme approved by the Minister or the Metropolitan Region Scheme made by the Commission and includes a building line or a new building line prescribed by a by-law of any local authority.

Bulky Goods Showroom - means premises —

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

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

AMD 322 GG 26/05/2026

Cabin - means a building that –

(a) is an individual unit other than a chalet; and
(b) forms part of –

  (i) tourist and visitor accommodation; or
  (ii) a caravan park; and

(c) if the unit forms par of a caravan park – is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

AMD 329 GG 17/04/2026

Camping Area - means an area set aside for the parking of caravans in conformity with the *Caravan and Camp Regulations, 1961*, made pursuant to the provisions of the *Health Act, 1911* (as amended) and the Local Government Model By-law (Caravan Parks) No 2 made pursuant to the powers conferred by the *Local Government Act 1961* (as amended) and any amendments to those Regulations or to that Model By-law.

Canal Estate - means a development or subdivision proximate to a canal. For planning purposes any development within 100 metres of a canal or proposed canal shall be deemed to be part of a canal estate unless the Minister shall determine some other distance for that estate.

Canal Frontage - means the outer or water side edge of the canal wall associated with land.

AMD 298 GG 18/08/17

Canal Wall - means a retaining wall constructed in a canal estate to retain land adjacent to the canal frontage. ..... *AMD 298 GG 18/08/17*

Canine Supply Outlet – means a building or use that provides goods or services to the canine industry.

AMD 184 GG 24/6/05

Caravan Park – 'has the same meaning as in the *Caravan Parks and Camping Grounds Act 1995'* which is 'caravan park means an area of land on which caravans, or caravans and camps are situated for habitation.' ..... *AMD 235 GG 02/07/2010*

Car, Boat, Caravan & Agricultural Equipment Sales - means land and buildings used for the display and sale of cars, boats, caravans or agricultural equipment, whether new or secondhand but does not include a workshop.

Car, Caravan Hire - means land and/or buildings used for the display and hire of cars or caravans and may include a small workshop. *AMD 72 GG 3/9/96*

Caretaker's Dwelling - means a building used as a dwelling by a person having the care of the building, plant, equipment or grounds associated with an industry, business, office or recreation area carried on or existing on the same site. *AMD 100 GG 7/3/97*

Car Park - means a site or building used primarily for parking private cars or taxis whether as a public or private car park but does not include any part of a public road used for parking or for a taxi rank, or any land or buildings on or in which cars are displayed for sale.

Cattery - means the use of an approved building constructed in accordance with the Health Act Model By-Laws Series 'A'; Part One - General Sanitary Provisions (as amended) for the purpose of keeping more than three (3) cats over the age of three (3) months for reward or profit.

AMD 100 GG 7/3/97

Chalet - means a building that —

(a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
(b) forms part of –
    (i) tourist and visitor accommodation; or
    (ii) a caravan park;
    and
(c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

AMD 329 GG 8/04/2026

Child Care Premises – means premises where –

(a) An education and care services as defined in the Education and Care Services National Law (West Australia) section 5(1), other than a family day care service as defined in that section, is provided; or

(b) A child care service as defined in the *Child Care Services Act 2007* section 4 is provided.

AMD 100 GG 7/3/97 AMD 321 GG 16/06/23

Cinema/Theatre - means premises where the public may view a motion picture or theatrical production; *AMD 322 GG 26/05/2026*

Civic Building - means a building designed or intended to be used by government departments, statutory bodies representing the Crown, or councils as offices of for administrative or other like purposes.

Club Premises - means premises used by a legally constituted club or association or other body of persons united by a common interest;

AMD 322 GG 26/05/2026

Commercial Vehicle - means a vehicle whether licensed or not which is used or designed for use for business, trade or commercial purposes, or in conjunction with a business, trade or profession, and without limiting the generality of the foregoing includes any utility, van, truck, trailer, tractor and any wheeled attachment to any of them, or any wheeled article designed to be an attachment to any of them, and any bus or omnibus or any earthmoving machine whether self-propelled or not. If a truck, prime mover or other vehicle is attached to a trailer, semi-trailer or any other attachment, each trailer, semitrailer or any other attachment is to be regarded as a separate commercial vehicle.

A loaded combination such as a bobcat, forklift or other vehicle, or attachment loaded on a truck, trailer or other attachment is to be regarded as a separate commercial vehicle. The term shall not include a vehicle designed for use as a passenger car or a van, utility or light truck which is rated by the manufacturer as being suitable to carry loads of not more than 1.5 tonnes.

AMD 240 GG 30/04/10

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

AMD 322 GG 26/05/2026

Consulting Rooms - means a building or part of a building (other than a hospital) used in practice of his profession by a legally qualified medical practitioner or dentist, or by a physiotherapist, a masseur or a person ordinarily associated with a medical practitioner in the investigation or treatment of physical or mental injuries or ailments.

Convenience Store - means premises —

a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and

b) operated during hours which include, but may extend beyond, normal trading hours; and

c) the floor area of which does not exceed 300 m² net lettable area;

AMD 322 GG 26/05/2026

Convention Centre - means premises or buildings wherein meetings and conferences are held and may include areas for meetings, displays, receptions and small kitchens. *AMD 72 GG 3/9/96*

Davit - means a crane-like mechanical device usually fitted with arms used for suspending, lifting or lowering watercraft, which can be mounted on a canal landing or jetty. *AMD 298 GG 18/08/17*

Deck - means an unroofed, open platform which may or may not be connected to a dwelling.

AMD 298 GG 18/08/17

Development - shall have the same meaning as is given to it in the Acts Amendment (Heritage Council) Act 1990, viz - *AMD 100 GG 7/3/97*

"Development" - means the development or use of any land, including any demolition, erection, construction, alteration or addition to any building or structure on the land and the carrying out on the land of any excavation or other works and, in the case of a place to which a Conservation Order made under section 59 of the *Heritage of Western Australia Act 1990* applies, also includes any act or thing that -

(a) is likely to change the character of that place or the external appearance of any building; or
(b) would constitute an irreversible alteration of the fabric of any building.

Drive-In Theatre - means an open air cinema that makes provision for the audience or spectators to view the entertainment while seated in motor vehicles.

Dry Cleaning Agency - means a building at which the public may lodge and receive articles for dry cleaning and where in some instances, subject to the provisions of the Health Act, a limited amount of dry cleaning may be carried out on the premises.

Dry Cleaning Premises - means a building or buildings used for the dry cleaning of clothing and other articles involving the use of chemicals which may not be used within shops and other premises in close proximity one with the other.

Educational Establishment - means premises used for a school, higher education institution, business college, academy or other educational institution. *AMD 321 GG 16/06/23*

Equestrian Training Facility - means land and equipment used or intended to be used for private or commercial purposes for the training or exercising of horses or the training of riders in the art of horsemanship or in the care of horses. *AMD 72 GG 3/9/96*

Exhibition Centre - means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum;
AMD 322 GG 26/05/2026

Existing Use - means use of any land or building for the purpose for which it was lawfully used immediately prior to the gazettal date of the Scheme, in accordance with the conditions set out in Part VIII - Non-Conforming Use of Land.

Extractive Industry - includes the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals or similar substance from the land, also the manufacture of products from those materials when the manufacture is carried out on the land from which any of those materials is extracted or on land adjacent thereto.

Factory Unit - means each portion of a factory tenement building which is designed or adapted for occupation as a separate undertaking and factoryette shall have the same meaning.

Family Day Care Centre - means land and buildings used for the purpose of providing a child care service for children in a private dwelling in a family or domestic environment in accordance with the *Community Services (Child Care) Regulations 1988*. *AMD 74 GG 27/10/95*

Fixed Jetty - means a structure fixed into the bed of the waterway, generally consisting of wooden or steel piles and a walkway platform, used primarily to attach vessels or watercraft to.
AMD 298 GG 18/08/17

Floating Boat Dock - means a vessel or watercraft mooring device, generally attached to a fixed or floating jetty, of which a vessel or watercraft is driven onto in order to raise it above the waterway
AMD 298 GG 18/08/17

Floating Jetty - means a structure, generally attached to piles and which floats on top of the waterway, used primarily to attach vessels or watercraft to. *AMD 298 GG 18/08/17*

Floor Area - means:

(a) with respect to a storey - the gross area of that storey measured over the enclosing walls, if any, and such portions of the party walls as belong to that building; and
(b) with respect to a room - the gross area of the room measured within the finished surfaces of the walls, and includes the area occupied by any cupboards or other built-in furniture, fixtures or fittings.

Food Outlet - means premises, without a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten —
a) without further preparation; and
b) primarily off the premises.

AMD 322 GG 26/05/2026

Food Outlet with Drive-through Facility – means a food outlet designed or used for the sale and serving of goods direct to persons driving or seated in motor vehicles.

AMD 322 GG 26/05/2026

Freeway - means a road classed as a Primary Regional Road in the Peel Region Scheme and which is planned to a freeway standard with grade separated interchanges where direct access is restricted from adjacent property. *AMD 220 GG 20/3/08*

Freeway Service Centre - means premises with access directly from a Freeway used for:

AMD 220 GG 20/3/08

(a) The retail sale of petroleum products, motor vehicle accessories and goods or an incidental convenience retail nature; and
(b) Emergency breakdown repairs and only one service/lubrication bay for the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles, (excluding premises used for a transport depot, panel beating, spray painting, major repairs of wrecking); and
(c) The sale of food and drinks for the travelling public and its consumption on the premises and where seating is provided for patrons, but does not included the sale or consumption of alcohol under the Liquor Licensing Act 1988; and
(d) Advertising road safety messages.

Fuel Depot - means a depot for storage or bulk sale or solid or liquid gaseous fuel, but does not include a service station.

Funeral Parlour - means land and building occupied by undertakers where bodies are stored and prepared for burial or cremation.

Garden Centre - means land and buildings used for the display and sale of plants and seeds, domestic gardening goods and implements, and prefabricated garden sheds.

AMD 37 GG 3/11/95

Gazettal Date - means the date on which notice of the approval of the Minister to this Town Planning Scheme is published in the Government Gazette.

Gross Floor Area - means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls excluding lift shafts, stairways, machinery and plant rooms, car parks and spaces used for the loading and unloading of goods. ..... *AMD 100 GG 7/3/97*

Grouped Dwelling - means a dwelling that is one of a group of two or more dwellings on the same lot, such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise. *AMD 225 GG 25/1/08*

Hardware Outlet - means land or buildings used for the sale or display of building materials, plumbing, gardening, household goods, tools and other related goods. *AMD 100 GG 7/3/97*

Health Centre - means a maternity or x-ray centre, a district clinic, a masseur's establishment, or a medical clinic.

Health Retreat - means a health centre including buildings used or equipped for physical fitness, exercises and treatments at which or in conjunction with which, accommodation is provided for patrons or clients. *AMD 72 GG 3/9/96*

Health Studio - means a building designed and equipped for recreation and sporting activities and includes outdoor recreation if especially approved by Council.

Helipad - means land used for the purpose of landing, take-off and short term storage of helicopters. *AMD 72 GG 3/9/96*

Hire Outlet - means land or buildings used for the hire of plant and equipment for the building and construction industry, such as trailers, scaffolds, machines and ladders. *AMD 100 GG 7/3/97*

Holiday Accommodation – DELETED BY AMD 329 GG 17/04/2026

Home-Based Trade means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which: *AMD 202 GG 27/2/09*

(a) is located on a property greater than 5,000m^2
(b) does not employ more than 2 people not members of the occupier's household;
(c) will not cause injury to or adversely affect the amenity of the neighbourhood;
(d) does not occupy an area greater than 200 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 traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood;
(g) does not involve the use of an essential service of greater capacity than normally required in the zone;
(h) does not involve the parking or storing of freezer/refrigerated type vehicles that are require the cooling system to be operational;
(i) does not involve the parking of more than one truck for each employee/employer with a total of no more than two trucks at any one time.

Home Business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession – *AMD 202 GG 27/2/09; AMD 302 GG 06/02/18*

(a) does not involve employing more than 2 people who are 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 50m²;
(d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet;
(e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood;
(f) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
(g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

Home Occupation – means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that – *AMD 202 GG 27/2/09; AMD 302 GG 06/02/18*

(a) does not involve employing a person who is not a member of the occupier's household; and
(b) will not cause injury to or adversely affect the amenity of the neighbourhood;
(c) does not occupy an area greater than 20m²; and
(d) does not involve the display on the premises of a sign with an area exceeding 0.2m²; and
(e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
(f) does not –
    i. require a greater number of parking spaces than normally required for a single dwelling; or
    ii. result in an increase in traffic volume in the neighbourhood; and

(g) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
(h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
(i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

Home Office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation – *AMD 202 GG 27/2/09; AMD 302 GG 06/02/18*

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

Hospital - means any building or part of a building whether permanent or otherwise in which persons are received and lodged for medical treatment or care.

Hosted Short-Term Rental Accommodation - means accommodation for not more than four (4) adults or one family in an establishment containing a maximum of two (2) guest bedrooms and one (1) guest bathroom, located under the main roof of the dwelling house.
AMD 71 GG 19/9/95; AMD 329 GG 17/04/2026

Hotel - means premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1988 including any betting agency on the premises;
AMD 322 GG 26/05/2026

Industry - means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes - *AMD 301 GG 18/5/18*

(a) the storage of goods;
(b) the work of administration or accounting;
(c) the selling of goods by wholesale or retail;
(d) the provisions of amenities for employees;
(e) incidental purposes.

Industry - Cottage - means a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which: *AMD 100 GG 7/3/97; AMD 202 GG 27/2/09*

(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 is it 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 - General - means an industry other than a cottage, extractive, hazardous, light, noxious, rural or service industry. *AMD 100 GG 7/3/97*

Industry - Hazardous - means an industry which, when in operation and when all measures proposed to minimise its impact on the locality have been employed (including measures to isolate the industry from existing or likely future development on other land in the locality), would pose a significant risk in relation to the locality, to human health, life or property, or to the biophysical environment. Examples of such industry include oil refineries and chemical plants but would generally exclude light, rural or service industries. *AMD 100 GG 7/3/97*

Infant Welfare Clinic - means premises used for the purpose of accommodating children in need of special care of medical attention.

Institutional Building - means a building used or designed for use wholly or principally for the purpose of:

(a) a hospital or sanatorium for the treatment of infectious or contagious diseases;
(b) a home or other institution for care of State Wards, orphans or persons who are physically or mentally handicapped;
(c) a penal or reformative institution;
(d) a hospital for treatment or care of the mentally sick; or
(e) any other similar use.

Institutional Home - means a residential building for the care and maintenance of children, the aged or the infirm, and includes a benevolent institution, but does not include a hospital or a mental institution.

Intensive Agriculture - means the use of land for the purposes of trade, commercial reward or gain, including such buildings and earthworks, normally associated with the following: *AMD 37 GG 3/11/95*

(a) the production of grapes, vegetables, flowers, exotic and native plants, fruit and nuts;
(b) the establishment and operation of plant and fruit nurseries;
(c) the development of land for irrigated fodder production and irrigated pasture (including turf farms);
(d) the keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production), and other livestock in feed lots, including cattle feed lots, or the development of land for this purpose;
(e) dairy milking sheds;
(f) the development of land for the keeping, rearing or fattening of other livestock above those stocking rates recommended by the Department of Agriculture for the applicable pasture type and grazing systems, in consultation with surrounding farmers;
(g) aquaculture.

Inundated Areas - means areas where the maximum groundwater level is at the surface.
AMD 236 GG 17/02/17

Kennel *means land and buildings used for the purposes of keeping, breeding, training, rearing and/or boarding of dogs and does not include the keeping of dogs by a landowner as domestic pets.*
AMD 299 GG 15/9/17

Land - includes air stratum titles, messages, tenants and hereditaments and any estate in the land, and houses, buildings, works and structures, in or upon the land.

Landscape Supplies - means an establishment engaged in the sale of woodchips, logs, rocks, sand, stone, paving slabs and other items intended for landscaping purposes. *AMD 100 GG 7/3/97*

Laundromat - means any land or building open to the public, in which washing machines, with or without provision for drying clothes, are available for use. *AMD 100 GG 7/3/97*

Licensed Restaurant – DELETED BY AMD 322 GG 26/05/2026

Light Industry - means an industry:

(a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause any injury to or prejudicially affect the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise; and
(b) the establishment of which will not, or the conduct of which does not, impose an undue load on any existing or projected service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like service.

Liquor Store - DELETD BY AMD 322 GG 26/05/2026

Liquor Store — Large - means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of more than 300 m^2;

AMD 322 GG 26/05/2026

Liquor Store — Small - means premises the subject of a liquor store licence granted under the Liquor Control Act 1988 with a net lettable area of not more than 300 m^2;

AMD 322 GG 26/05/2026

Lodging House - means a building or structure permanent or otherwise in which provision is made for boarding or lodging more than four persons, exclusive of family members of the keeper thereof, for hire of reward but the term does not include:

(a) premises used as a boarding school approved under the *Education Act, 1928*; or
(b) a building containing flats.

AMD 329 GG 17/04/2026

Lot - has the meaning given to it in and for the purposes of the Act, and allotment has the same meaning.

Market means premises used for the display and sale of goods from stalls by independent vendors;

AMD 322 GG 26/05/2026

Manure Facility - means the processing of excrement, especially of animals, or other natural or artificial substance for fertiliser. *AMD 301 GG 18/5/18*

Marina – means premises at which berths or pens, and fuelling, servicing, repairing, storage (including storage on land) and other facilities for boats are provided, with our without the sale of boating gear and equipment, and includes all jetties, piers, embankments, quays and moorings and all offices and store rooms used in connection with the Marina. *AMD 104 GG 26/08/11*

Medical Clinic - means premises in which facilities are provided for the practice of more than one medical practitioner or dental practitioner, physiotherapist, chiropractor or masseur.

Milk Depot - means a depot to which milk is delivered for distribution to consumers but in which milk is not processed or pasteurised.

Minister - means the Minister for Planning or such other member of Executive Council as is for the time being charged by the Governor with the administration of the Act.

Mooring pile - means a pile, whether wooden or steel, used to secure a vessel or watercraft by attaching the vessel or watercraft to the pile. *AMD 298 GG 18/08/17*

Motel – DELETED BY 329 GG 17/04/2026

Motor Repair Station - means land and buildings used for or in connection with mechanical repairs and overhauls including tyre recapping, retreading, panel beating, spray painting and chassis reshaping.

Motor Vehicle Wrecking - means the dismantling of motor vehicles and machinery of all kinds and the storage of vehicles awaiting dismantlement and also vehicle parts and accessories. The expression also includes scrap metal yards.

Multiple Dwelling - means a dwelling of more than one dwelling on a lot where any part of a dwelling is vertically above part of any other, but does not include a Grouped Dwelling. *AMD 225 GG 25/1/08*

Museum - means a place preserving and exhibiting works of nature, art, curiosities, etc, also any collection of such objects.

Nightclub means - premises the subject of a nightclub licence granted under the *Liquor Control Act 1988;* *AMD 322 GG 26/05/2026*

Non-Conforming Use - means the use of land which, though lawful immediately prior to the coming into operation of this Scheme, is not in conformity with the Scheme.

Noxious Industry - means an industry in which the process involved constitutes an offensive trade within the meaning of the *Health Act, 1911* (as amended) but does not include fish shops or dry cleaning establishments.

Office - means the conduct of administration, the practice of a profession, carrying on of agencies, banks, typist and secretarial services and services of a similar nature, or, where not conducted on the site thereof, the administration of, or the accounting in connection with an industry.

Open Air Display - means the use of land as a site for the display and/or sale of goods and equipment.

Outbuilding - means a building a Class 10a as classified in the Building Code of Australia 1988.
AMD 19 GG 26/11/93

Owner - in relation to any land includes the Crown and every person jointly or severally, whether at law or in equity; who

(a) is entitled to the land for any estate fee simple in possession; or
(b) is a person to whom the Crown has lawfully contracted to grant the fee simple of the land; or
(c) is a lessee or licensee from the Crown; or
(d) is entitled to receive the rents and profits thereof whether as a beneficial owner, trustee, mortgagee in possession or otherwise.

Park Home - means a movable dwelling, not being a vehicle as defined under the *Road Traffic Act 1974* (as amended) but constructed and maintained on its own chasses and wheels and capable of mobility at all times although stabilised by jacks and provided with skirtings and being so designed and constructed as to permit independent occupancy for dwelling purposes. *AMD 100 GG 7/3/97*

Park Home Park – means premises used as a park home park as defined in the Caravan Parks and Camping Grounds Regulations 1997 Schedule 8;
AMD 322 GG 26/05/2026

Petrol Filling Station - means the land and buildings used for the supply of petroleum products and automotive accessories.

Place of Natural Beauty - means the natural beauties of the area, including lakes and other inland water banks of rivers, foreshores or harbours (frontal dunes) and other parts of the sea, hill slopes and summits and valleys.

Place of Worship - means premises used for religious activities such as a chapel, church, mosque, synagogue or temple;
AMD 322 GG 26/05/2026

Private Club – DELETED BY AMD 322 GG 26/05/2026

Private Hotel - means land and buildings in respect of which a limited hotel licence has been granted under the provisions of the *Liquor Act, 1970* (as amended).

Private Recreation - means the use of land for parks, gardens, playgrounds, sports arenas, or other grounds for recreation which are not normally open to the public without charge.

Professional Offices - means any building used for the purpose of his profession by an accountant, architect, artist, author, barrister, chiropodist, consular official, dentist, doctor, engineer, masseur, nurse, physiotherapist, quantity surveyor, solicitor, surveyor, teacher (other than a dancing teacher or a music teacher), or town planner and "professional person" has a corresponding interpretation.

Public Amusements – DELETED BY AMD 322 GG 26/05/2026

Public Assembly - Place of - means any land or buildings used as a special place of assembly, including grounds for athletics, all sports grounds with spectator provision, racecourses, trotting tracks, stadia or showgrounds.

Public Recreation - means the use of land for a public park, public gardens, foreshore reserve, playground or grounds for recreation, which are normally open to the public without charge.

Public Utility - means any works or undertaking constructed or maintained by a public authority or municipality as may be required to provide water, sewerage, electricity, gas, drainage, communication or other similar services.

Public Worship - Place of – DELETED BY AMD 322 GG 26/05/2026

Radio/Television Installation - means land, structures and buildings used for the relay or transmission of radio, telephone and television signals and includes provision for the generation of, or conversion of power supplies for these purposes.

Reception Centre - means any land or buildings used for functions on formal or ceremonial occasions, but not for unhosted use for general entertainment purposes. *AMD 125 GG 9/10/98*

Recreation – Private means premises that are —

(a) used for indoor or outdoor leisure, recreation or sport; and

(b) not usually open to the public without charge;

AMD 322 GG 26/05/2026

Refinery Water – is a liquid used or produced in Alcoa's alumina refining process. The Refinery Water is characterised by varying composition and concentration which can vary with time, season and variations in the refining process. However, the Refinery Water typically contains caustic and water as the main components. *AMD 281 GG 24/01/14*

Research Centre - means land and buildings used to undertake research including the experimental development of new products or services**.** *AMD 301 GG 18/5/18*

Research Centre - *Rural* - means land and buildings used as a research centre related to agriculture. *AMD 301 GG 18/5/18*

Residential Building - means a building, other than a dwelling house or flats designed for use of human habitation together with such outbuildings as are ordinarily used herewith, and the expression includes a hostel, an unlicensed hotel designed primarily for residential purposes and a residential club.

Residential Hotel – DELETED BY AMD 329 GG 17/04/2026

Residue Storage Areas – are cells within which residue mud is deposited for indefinite storage. *AMD 281 GG 24/01/14*

Restaurant/Cafe - means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licensed under the *Liquor Control Act 1988*. *AMD 304 GG 23/10/18*

Retirement Village – DELETED BY AMD 322 GG 26/05/2026

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

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

(b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or

(c) smoking-related implements;

AMD 322 GG 26/05/2026

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

(a) a full range of automotive repair services;
(b) wrecking, panel beating and spray painting services;
(c) transport depot facilities;
(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12month period;
(e) facilities for being a muster point in response to accidents, natural disasters and other emergencies. *AMD 7 GG 8/6/90; AMD 329 GG 17/04/2026*

Rural Industry - means an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop, servicing plant or equipment used for rural purposes in the locality.

Rural Produce Stalls - means land or buildings used or adapted for use for the purposes of retail or produce grown on the subject lot only and should generally not exceed 50m^2 of retail floor area. *AMD 37 GG 3/11/95*

Rural Pursuit - means agriculture, animal husbandry, arboriculture and silviculture without irrigation, and hydroponics, but not including any use defined as Intensive Agriculture. *AMD 37 GG 3/11/95*

Rural Worker's Dwelling – means a dwelling which is located upon land on which there is already erected a single house, where:

(a) The dwelling is occupied by persons engaged in intensive agriculture, rural industry, rural pursuit, stables or winery on the same land;
(b) Only one such dwelling is located on a lot, and all applications for additional dwellings are dealt with on an individual basis via a report to Committee and Council; and
(c) All such dwellings are located within close proximity to the existing single house and share services where practical. *AMD 228 GG 24/09/10*

Saddlery - means a building used by a saddler for the manufacture and sale of saddles, trappings and ancillary goods. ..... *AMD 37 GG 3/11/95*

Sawmill - means a mill or premises where logs or large pieces of timber are sawn but does not include joinery works unless logs or large pieces of timber are swan therein.

Service Industry - means a light industry operating on land and within buildings having a retail shop front and in which goods may be manufactured only for sale on the premises or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced.

Service Station - means land and buildings used for the supply of petroleum products and automotive accessories and includes greasing, tyre repairs and minor mechanical repairs.

Shade Sail Structure - means an unenclosed structure covered in a cloth-like material which may or may not be attached to a dwelling. *AMD 298 GG 18/08/17*

Shop – DELETED BY AMD 322 GG 26/05/2026

Shop – Large – means premises greater than 1500m² NLA other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services. *AMD 322 GG 26/05/2026*

Shop – Small - means no greater than 1500m² NLA other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services. *AMD 322 GG 26/05/2026*

Showrooms – DELETED BY AMD 322 GG 26/05/2026

Small Bar - means premises the subject of a small bar licence granted under the Liquor Control Act 1988; 'tavern',

AMD 322 GG 26/05/2026

Sports Ground - means any land used for any sport but does not include land within the curtilage of a dwelling, if not used commercially.

Stables - means land and buildings used for the housing and keeping of horses.

Stabilised Surface Level - means the land surface level established by the development of a canal estate.

Stockfeed Supplier - means land and buildings used for the storage and sale of fodder and ancillary goods. ..... *AMD 37 GG 3/11/95*

Storage Premises - means land and buildings used for the secured storage of household items or commercial goods and equipment, but does not include any sale or display for sale on the premises. ..... *AMD 60 GG 16/12/94*

Structure - means a building of Class 10b as classified in the Building Code of Australia 1988.
AMD 100 GG 7/3/97

Take Away Food Outlet – DELETED BY AMD 322 GG 26/05/2026.

Tavern - means land and a building or buildings in respect of which a Tavern Licence has been granted under the provisions of the *Liquor Act, 1970* (as amended).

Theme Park - means any buildings or land used for amusement open to the public based upon a theme. This may include but not be limited to the following: parks, equestrian activities, skating rinks and art in the park, etc. *AMD 72 GG 3/9/96*

Tourist and Visitor Accommodation

(a) means a building, or a group of buildings forming a complex, that –

  (i) is wholly managed by a single person or body; and
  (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
  (iii) may include on-site services and facilities for use by guests; and
  (iv) in the case of a single building –
  Contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and

(b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager, but

(c) does not include any of the following –

  (i) an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
  (ii) a caravan park;
  (iii) hosted short-term rental accommodation;
  (iv) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
  (v) a park home park;
  (vi) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);
  (vii) a road house;
  (viii) workforce accommodation.

AMD 329 GG 17/04/2026

Trade Display - means the controlled and moderate display of goods for advertisement as approved by Council.

Transport Depot - means land used for the garaging of road motor vehicles used or intended to be used

for carrying goods for hire or reward or for any consideration, or for the transfer of goods from one such motor vehicle to another of such motor vehicles and includes maintenance and repair of vehicles.

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.* *AMD 299 GG 15/9/17*

Warehouse - means any building or enclosed land, or part of a building or enclosed land, used for storage of goods and the carrying out of commercial transactions involving the sale of such goods by wholesale.

Winery - means premises used for the production of viticultural produce and which may include the sale of the produce. *AMD 160 GG 7/5/02*

Wineshop - means land and a building or buildings in respect of which a Wine House Licence has been granted under the provisions of the *Liquor Act, 1970* (as amended).

Wood Yard - means an area on which coke and coal are stored, or on which wood is stored, sawn, or cut for use as domestic firewood and on which no coke, coal or wood is stored, or wood or timber, swan or cut, for any other purpose.

APPENDIX II - ADDITIONAL USES

AMD 38 GG 4/2/94

No.	Description of Land	Additional Use	Conditions
1	Lot 268 Field Street, Pinjarra *AMD 122 GG 22/9/98*	Place of Public Worship	
2	Lot 157 Pinjarra Road, Furnissdale *AMD 168 GG 16/12/03* *AMD 283 GG 21/08/15*	Medical Clinic	1. At the time of development, arrangements should be made for reciprocal rights of access across Lot 157 to provide coordinated vehicular access to those lots between Ronlyn and Furnissdale Roads so as to act as a service road, avoiding the need for individual access off Pinjarra Road.
3.	Lot 64 (41) Wilson Road, Pinjarra *AMD 170 GG 3/2/04;* *AMD 304 GG 23/10/18*	Brewery Winery Restaurant/café Reception centre Caretaker's dwelling	1. The primary objective behind permitting the additional uses on the site is to provide for a small scale development in a garden setting for a wine, beer, cider or spirits making operation accompanied by premises for the consumption of food and drinks, receptions and the sale of produce made on site. 2. A Winery is to be dealt with as 'P' (permitted) use in accordance with the provisions of the Scheme. 3. A Brewery, Restaurant/café and Reception centre are to be dealt with as 'AA' (discretionary) uses in accordance with the provisions of this Scheme. 4. A Caretaker's dwelling is to be dealt with as an 'I' (incidental) use in accordance with the provisions of this Scheme. 5. Development associated with the additional uses is to be confined to the most north western one hectare portion of the land. 6. In considering any application for new development the local government is to have particular regard to and may impose conditions relating to: a) the scale, siting and design of any development; b) the impact of the development on the landscape character of the area; c) the number of people capable of being accommodated on the site at any one time; d) the hours of operation; e) the nature of any

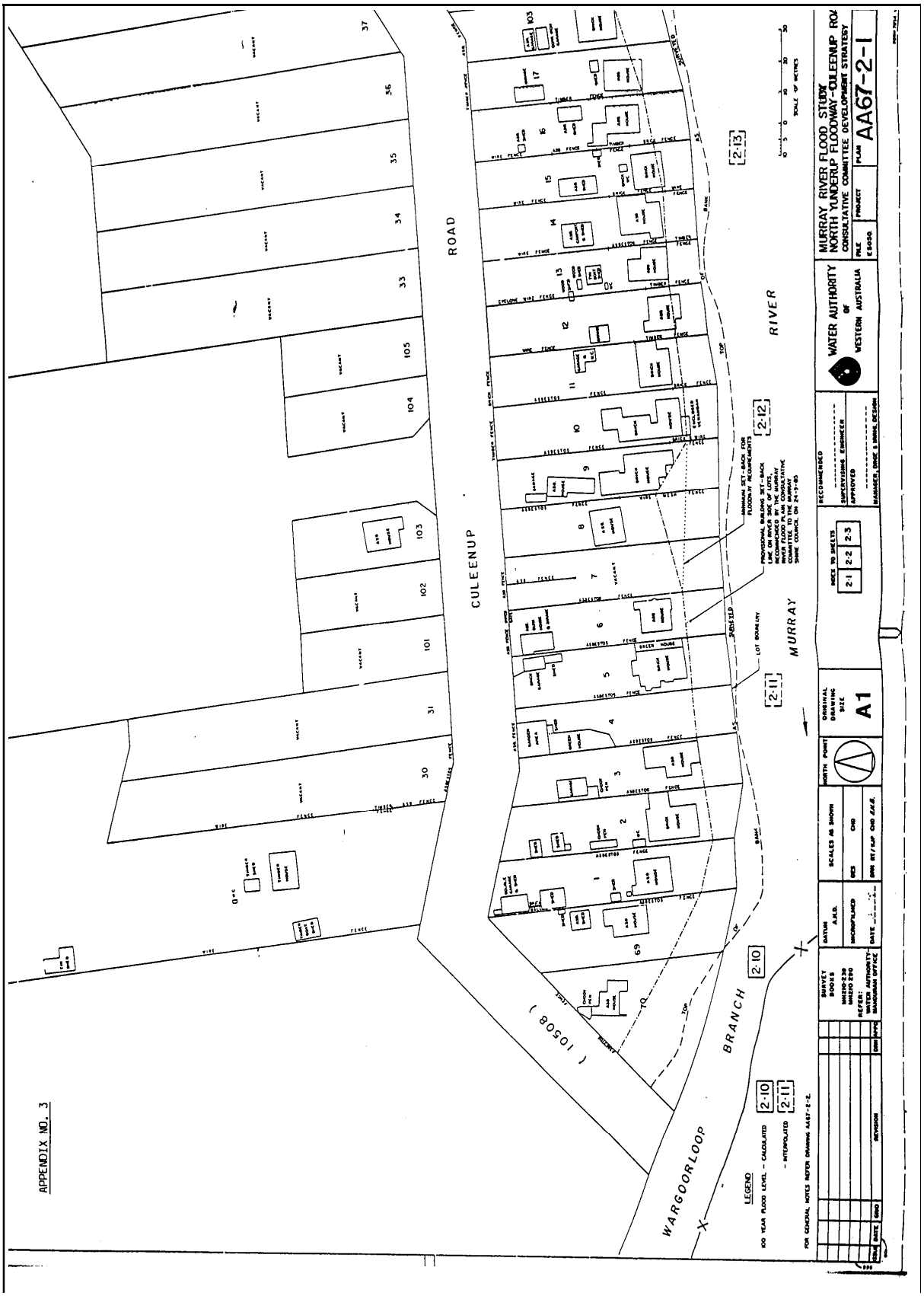
APPENDIX II - ADDITIONAL USES (Cont'd)

				entertainment that may be provided on the premises; f) the impact of the development on the amenity of the area; g) the retention and provision of trees and landscape areas to complement the landscape character of the development; h) details of the proposed servicing of the premises including water supply, waste management and effluent disposal. i) Bushfire protection and development standards as required by State Planning Policy 3.7 – Planning in Bushfire Prone Areas. 7. No vehicular access to the site is permitted from Pinjarra Road.
No.	Land Particulars	Base Zoning	Additional Uses	Development Control Conditions
4	Lot 56 Watson Drive, Barragup *AMD 213 GG 27/3/07* *AMD 322 GG 26/05/2026*	Additional Use: Shop Restaurant/Café Office Consulting Room Medical Clinic Hardware Outlet Open air Display Warehouse and Storage		1. No development shall occur within the 10 metre Pinjarra Road widening reserve; 2. The additional uses listed shall be deemed 'P' uses for the purpose of the Scheme, with the exception of 'Shop' which shall be deemed an 'D' use; 3. All vehicular access shall be provided via Watson Drive or the extension to Douglas Place. No vehicle access is permitted from Pinjarra Road; 4. At the subdivision development stage, Council shall require the landowner to create an 18 metre wide right-of-way to facilitate the future extension of Douglas Place through to Watson Drive; and 5. All development is to be connected to reticulated sewer.

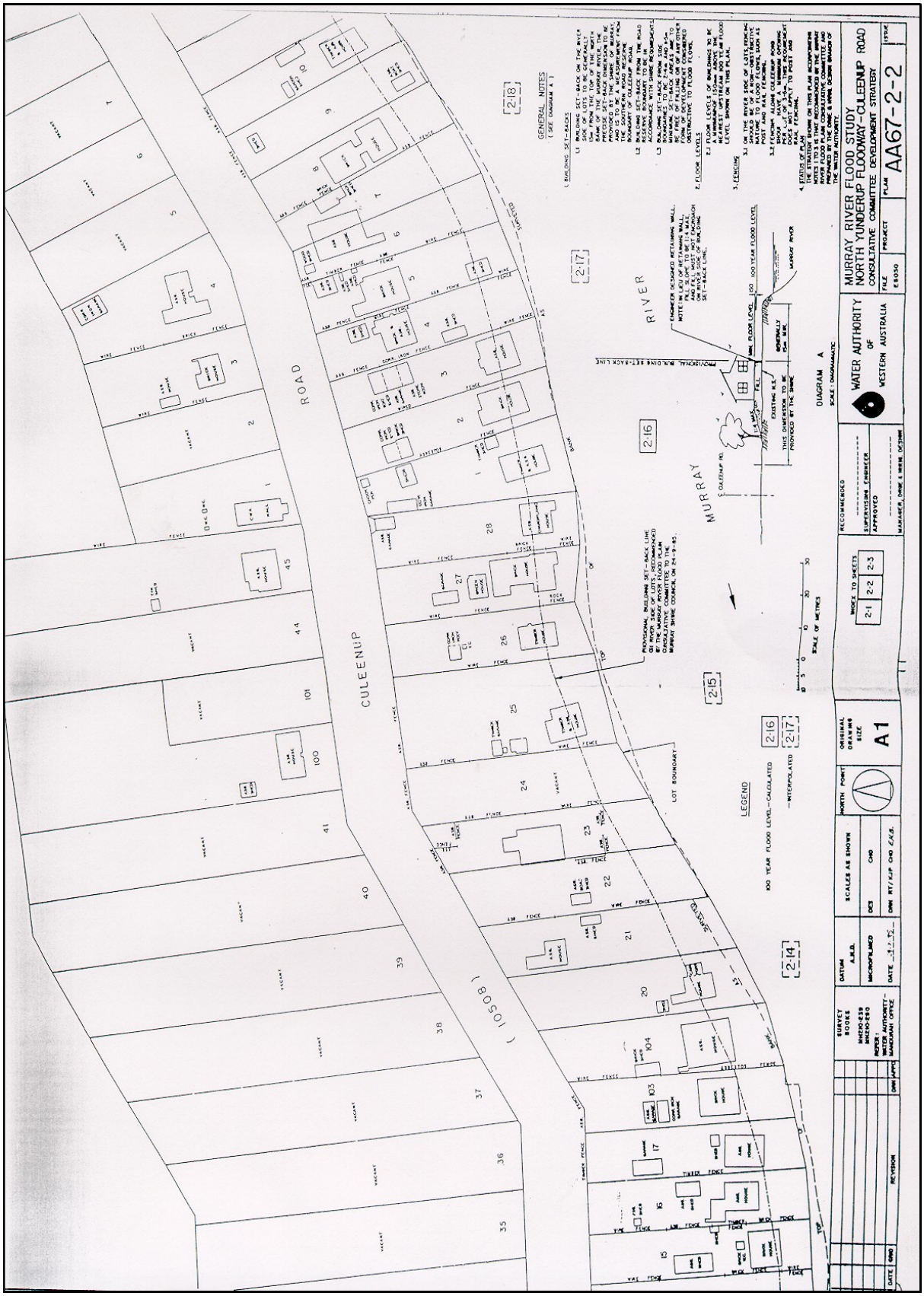
APPENDIX II - ADDITIONAL USES (Cont'd)

5	Lots 112 and 113 James Street, Lot 502 Roe Avenue and Lot 6001 Pinjarra Road, Pinjarra. *AMD 322 GG 26/05/2026*	Shop – Large (A)	1. Development should have an appropriate interface to adjacent residential areas and the public realm to be responsive to the character and context of the locality, in terms of height, bulk, scale, articulation and appearance. 2. All service areas are to be appropriately screened from the public realm to address visual and noise impacts 3. All tenancies fronting Pinjarra Road to be glazed to a minimum of 50% of the frontage below the verandah/awning line. 4. Development is to be supported by an approved Operational Noise Management Plan and Acoustic Report. 5. Development is to be supported by a landscape statement that includes a tree protection plan.

(Sheet 1)


APPENDIX NO. 3
CULEENUP ROAD
MURRAY RIVER
WARGOORLOOP BRANCH
MURRAY RIVER FLOOD STUDY
NORTH YUNDERUP FLOODWAY-CULEENUP RD
CONSULTATIVE COMMITTEE DEVELOPMENT STRATEGY
WATER AUTHORITY OF WESTERN AUSTRALIA
AA67-2-1
A1
LEGEND
100 YEAR FLOOD LEVEL - CALCULATED
- INTERPOLATED
2·10
2·11
2·12
2·13

(Sheet 2)


MURRAY RIVER FLOOD STUDY
NORTH YUNDERUP FLOODWAY-CULEENUP ROAD
CONSULTATIVE COMMITTEE DEVELOPMENT STRATEGY
WATER AUTHORITY OF WESTERN AUSTRALIA
AA67-2-2
A1
CULEENUP ROAD
MURRAY RIVER
LEGEND
100 YEAR FLOOD LEVEL-CALCULATED
INTERPOLATED
LOT BOUNDARY
GENERAL NOTES
DIAGRAM A
SCALE OF METRES

(Sheet 3)


MURRAY RIVER FLOOD STUDY
NORTH YUNDERUP FLOODWAY - CULEENUP ROAD
CONSULTATIVE COMMITTEE DEVELOPMENT STRATEGY
WATER AUTHORITY OF WESTERN AUSTRALIA
AA67-2-3
LEGEND
CULEENUP
ROAD
MURRAY
RIVER
(105081)
2·23
2·22
2·21
2·20
2·19
A1

APPENDIX 5-1 - BOUNDARIES OF THE BARRAGUP, FURNISSDALE AND COGRUP SPECIAL RURAL ZONE

AMD 212 GG 27/3/07

