

Attachment 11.1.8

EXTRACT FROM LOCAL PLANNING SCHEME NO.4

Part 3 - Zones and use of land

16. Zones

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows -

Table 3 - Zone objectives

Zone name	Objectives
Commercial	<ul style="list-style-type: none"> • To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres. • To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. • To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.
Environmental Conservation	<ul style="list-style-type: none"> • To identify land set aside for environmental conservation purposes. • To provide for the preservation, maintenance, restoration or sustainable use of the natural environment.
General Industry	<ul style="list-style-type: none"> • To provide for a broad range of industrial, service and storage activities which by the nature of their operations, should be isolated from residential and other sensitive land uses. • To accommodate industry that would not otherwise comply with the performance standards of light industry. • Seek to manage impacts such as noise, dust and odour within the zone.
Priority Agriculture	<ul style="list-style-type: none"> • To identify land of State, regional or local significance for food production purposes. • To retain priority agricultural land for agricultural purposes. • To limit the introduction of sensitive land uses which may compromise existing, future and potential agricultural production.
Residential	<ul style="list-style-type: none"> • To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Rural	<ul style="list-style-type: none"> • To provide for the maintenance or enhancement of specific local rural character. • To protect broad acre agricultural activities such as cropping, and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. • To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.

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

camping ground means premises that are a camping ground as defined in the *Caravan Parks and Camping Grounds Act 1995*;

caravan park means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1);

caretaker's dwelling means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant;

car park means premises used primarily for parking vehicles whether open to the public or not but does not include -

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) any premises in which cars are displayed for sale;

child care premises means premises where -

- (a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1), other than a family day care service as defined in that section, is provided; or
- (b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided;

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

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

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

commercial vehicle parking means premises used for parking of one or 2 commercial vehicles but does not include -

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) parking of commercial vehicles incidental to the predominant use of the land;

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

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

convenience store means premises -

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

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

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

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

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

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

- (a) without further preparation; and

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

motel means premises -

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

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

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

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

motor vehicle wash means premises primarily used to wash motor vehicles;

nature based park means premises used for a nature based park as defined in the *Caravan Parks and Camping Grounds Regulations 1997*;

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

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

park home park means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997*;

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

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

recreation - private means premises that are -

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

renewable energy facility means premises used to generate energy from a renewable energy source and includes any building or other structure used in, or relating to, the generation of energy by a renewable resource. It does not include renewable energy electricity generation where the energy produced principally supplies a domestic and/or business premises and any on selling to the grid is secondary;

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

residential aged care facility means a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent person which, as well as accommodation, includes:

- (a) appropriate staffing to meet the nursing and personal care needs of residents;
- (b) meals and cleaning services;
- (c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and land uses for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care and an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility;;

residential building has the meaning given in the R-Codes;

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

restaurant/cafe means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided;

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*

Schedule 1 - Zone Development Requirements

Clause 59

Zones and Land Use	Minimum Lot Area	Minimum Effective Frontage (m)	Max Plot Ratio	Minimum Setbacks (m)			Minimum Landscaping (m ² %) <i>Refer to Clause 38</i>	Building Height (m) <i>Refer to Clause 39</i>	Other Requirements
				Front	Rear	Side			
Commercial	N/A	N/A	2.0	Nil	Nil	Nil	5%	12m	Where an R40 coding applies, residential development is to be connected to a reticulated sewerage network.
Environmental Conservation	N/A	N/A	N/A	20	20	20	N/A	9m	
General Industry	N/A	N/A	N/A	6	Nil	Nil	5%	12m	
Priority Agriculture	N/A	N/A	N/A	20	20	20	N/A	N/A	
Residential	In accordance with the Residential Design Codes								
	Where no R-Code is stipulated			6	5	3	In accordance with the Residential Design Codes for Category B.		
Rural	N/A	N/A	N/A	20	20	20	N/A	N/A	
Rural Residential	1ha	N/A	N/A	20	10	10	N/A	9m	

These setbacks are where a lot does not have a designated building envelope. Where a building envelope exists development is required to be within that envelope.

5.4 Tourism

Aims

The aims are to:

- A45) encourage the development of a wide range of tourist and recreation facilities, tourist accommodation and activities for visitors in appropriate locations within and near the Nannup townsite and in the rural areas of the Shire that appropriately address bushfire planning, environmental assets, landscape qualities and compatibility with adjoining land uses; and
- A46) encourage the establishment of businesses, which attract and promote the Nannup townsite and the Shire as a tourist destination.

Strategy

The local government's strategy is to:

- S66) support a range of tourism development (accommodation, facilities and activities) in appropriate locations which respect to bushfire and flood risk, land use compatibility and servicing considerations;
- S67) ensure that tourism/recreation use and development are managed, located, designed and sited which conserves and enhances environmental assets and landscape qualities;
- S68) encourage development which recognises the architectural style and scale of development within the Nannup townsite and the Shire;
- S69) support the development of tourist attractions on Crown land where appropriate;
- S70) support low-key tourist and recreational uses in areas classified as 'Activity Node' on the Strategy Plans subject to appropriately addressing environmental, servicing, landscape and other planning considerations as per the *Augusta Walpole Coastal Strategy* i.e. 'Activity Node';
- S71) support public coastal access in areas classified as 'Coastal Access Point' on the Strategy Plans subject to appropriately addressing environmental, servicing, landscape and other planning considerations as per the *Augusta Walpole Coastal Strategy* i.e. 'Coastal Access Point';
- S72) require major tourist accommodation proposals in rural areas (in excess of six chalets or occupancy of 24 or more people) other than for camping, to be subject to an amendment to the scheme;
- S73) not support tourist and recreational development, beyond low-key activities such as bed and breakfast establishments, for lots that do not have direct access to a constructed public road e.g. forestry track; and
- S74) develop a Tourism Strategy for the Shire.



Foreshore Park Totems

Actions

The local government will:

- C42) introduce a 'Tourism' Zone into LPS4 with relevant sites currently zoned as 'Special Use' changed to 'Tourism';
- C43) seek a 'Special Use' zoning for caravan park sites where the predominant use is for caravanning and camping;
- C44) have regard to the definitions and recommendations of the *Tourism Planning Taskforce Report 2006* and *Planning Bulletin No. 83/2011 Planning for Tourism* in preparing LPS4;
- C45) support a Blackwood River Valley iconic tourist attraction including supporting the feasibility of an iconic tourist attraction (possibly adventure based);
- C46) maintain and develop high quality tourist related facilities including public toilets, foreshores, parks and reserves and streetscapes; and
- C47) examine opportunities for the development of trails in and around Nannup.

6.0 INFRASTRUCTURE, TRANSPORTATION AND COMMUNITY SERVICES

6.1 Hard Infrastructure

Aims

The aims are to:

- A47) seek the timely provision of infrastructure to service the demands of growing communities and to facilitate planned growth;
- A48) seek increased energy security and diversification in order for the Shire and the local economy to be more resilient; and
- A49) seek to address environmental and public health through the extension of the infill sewerage program.

Strategy

The local government's strategy is to:

- S75) maximise existing infrastructure through efficient and effective management;

Legend


- Crown Land and DPaW Managed Land
- Conservation, Recreation & Landscape Protection
- Rural
- Priority Agriculture
- Tourism
- Rural Residential
- Activity Node
- Community Purposes
- Major Road
- Walking / Cycling Track
- Major River
- Landscape Values Area
- Public Drinking Water Source Area (existing)
- Public Drinking Water Source Area (proposed)
- Shire Boundary

0km 6km

1 : 80,000 @ A1
1 : 160,000 @ A3

↑ north

For more information, contact the Shire of Nannup
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Post: PO Box 11, Nannup WA 6275
Phone: (08) 9756 1018
Fax: (08) 9756 1275
Email: nannup@nannup.wa.gov.au



Support additional overtaking lanes and upgrading of Vasse Highway

Investigate walking/cycling track between Nannup and Margaret River.

No further Rural Residential or Rural Smallholding subdivision supported at Jalbarragup or Darradup.

Investigate trails and recreational opportunities in and around Nannup and connections to the South Coast and other areas.

Subject to resolving funding and associated landowner support, progressively secure public legal and practical vehicular access on the same alignment.

Secure legal and practical vehicular access between Balingup - Nannup Road and Cundinup South Road.

Low key tourist uses and uses complementary to agriculture and the landscape are supported in the Blackwood Valley, if relevant planning considerations are addressed.

Existing Millstream Catchment Area
Proposed Millstream Catchment Area

Consider tourism and recreation potential of old golf course and adjoining area.

Consider iconic tourist attraction in Blackwood Valley subject to addressing feasibility and environmental impacts.

NANNUP TOWNSITE
see 'STRATEGY PLAN NANNUP TOWNSITE AND SURROUNDS'

Our Community Statement:

We are a unique Shire that role models sustainability, friendliness, and we are proud of and engage with our heritage, festivals and events. We embrace innovation and encourage investment to attract visitors and create opportunities for our residents. We have a charming historic town centre, which we value and our future development will be in keeping with this unique character. We are surrounded by nature, which we strive to celebrate and protect. Our leaders listen to the community, are transparent, and act with integrity.

Our Community

We role model sustainability, friendliness, and we are proud of and engage with our heritage, festivals and events.

- We will retain our pride in being a small, unique and friendly town that is a vibrant and engaging place to live
- We respect and value our aged, and we seek to ensure they are supported
- Youth and young families are important and we will focus on making Nannup a great place to grow up where families can thrive

Our Economy

Well planned, managed, sustained growth is the key to Nannup's future.

- We will grow our economy in ways that add value to our community and create diverse opportunities for our residents
- We will work together to attract people, investment and innovation to our Shire
- Our Shire will be recognised as an important source of food production for Western Australia, and we will support the agriculture sector to grow and diversify

Our Built Environment

Keep the charm and fabric of Nannup while expanding infrastructure, housing and amenity.

- We will protect and enhance the charm and fabric of our unique Shire
- We will develop the amenity and housing in line with the existing character of the town
- We will provide quality planning outcomes for community benefit through quality consultation
- We will advocate to increase the coverage of our communication systems

Our Natural Environment

We are surrounded by nature, which we strive to celebrate and protect.

- We will protect, manage and enhance our natural assets, including our forests, managed bushland, rivers, agriculture and our pristine coastline
- We will continue to ensure that our built environments exist in harmony with our natural landscapes
- We will strive to transition to cleaner sources of energy, and to incorporate and support environmental sustainability through our built environment, our economy, and to create unique experiences for our visitors.

Our Shire

We listen to our community, are transparent, and act with integrity.

- We will listen to, engage and partner with our community leaders and groups, including the Traditional Owners, the Wardandi and Bibbulmun people
- We will support our community groups and encourage them to work together
- We will communicate the plans and decisions of the Shire with our residents, and seek input and insight from all our diverse groups
- We will strive to make decisions and deliver outcomes that are in the best interest of the majority of the community

OUR ECONOMY:

WELL PLANNED, MANAGED, SUSTAINED GROWTH IS THE KEY TO NANNUP'S FUTURE.

FOCUS POINT	STRATEGIES	SHIRE RESPONSIBILITY
<p>2.1 THE BIG PICTURE</p> <p>We will grow our economy in ways that add value to our community and create diverse opportunities for our residents</p>	Encourage economic growth by supporting and advocating research, innovation and development initiatives, in collaboration with local industry	Facilitate
	Work collaboratively with State and Federal Government agencies to position the Shire as a location of choice for contracts and investment	Advocate
	Attract and support new industry, businesses and employment into our Shire, and develop existing industries	Facilitate
	Promote the Shire as being a Small Business Friendly Local Government by working with the Small Business Development Corporation to provide support for business sustainability	Advocate Facilitate
<p>2.2 TOURISM AND ATTRACTION</p> <p>We will work together to attract people, investment and innovation to our Shire</p>	Support tourism providers to enable visitors to experience all that Nannup has to offer	Deliver Facilitate
	Deliver marketing and branding initiatives for our Shire and Region to attract visitors, and to promote regional experiences, produce and services	Deliver Facilitate
	Increased and varied trails throughout the district, and promoted as a unique point of attraction for visitors	Advocate
<p>2.3 AGRICULTURE</p> <p>Our Shire will be recognised as an important source of food production for Western Australia, and we will support the agriculture sector to grow and diversify</p>	Collaborate with industry to reduce barriers to growth and diversification for growers, farmers and producers	Partner
	Support agriculture by encouraging local consumption, establishing and supporting local distribution channels and promoting the Shire as a premium food destination	Advocate

Policy Number:	LPP 012
Policy Type:	Local Planning Policy
Policy Name:	Tourist Accommodation in Rural Areas
Policy Owner:	Chief Executive Officer

Authority:

Shire of Nannup Local Planning Scheme No.3

OBJECTIVE

To approve high quality tourist accommodation in the non-urban areas whilst conserving the rural character and primary production values of the District.

DEFINITIONS

Nil

POLICY

Introduction

With regard to the broad objectives of this Policy the following specific objectives for the approval of tourist accommodation are:

- 1) To minimise conflict between rural and non-rural landowners.
- 2) To establish suitable guidelines and controls for tourist accommodation to ensure that development approval does not become a basis for future unplanned urban development with consequent demands on the local government for additional services.
- 3) To establish suitable guidelines and controls for tourist accommodation outlining minimal infrastructure standards required by the local government for development approval to be granted.
- 4) To encourage links between tourist accommodation and established rural pursuits so as to diversify economic base and retain development at a low key nature.

As set out in Local Planning Scheme No.3, in particular in the Zoning Table or in the Schedules for certain land, various types of tourist accommodation can be considered in most zones.

Guidelines for the Assessment and Approval of Tourist Accommodation

In determining an application, the local government will consider matters set out in clause 10.2 of the Scheme along with Scheme provisions relating to the zone. Depending on the site, key matters include:

- traffic safety and impact;
- access from a suitably dedicated and constructed public road;
- servicing;
- environmental impacts;
- fire management and impacts;
- visual impacts;
- appropriate setbacks and buffers to other uses;
- capability of the land for agriculture and rural pursuits;
- capability of the land to accept the use, by reason of soil type and stability; and
- density and scale of the proposed development.

Standard conditions

Standard conditions which will be imposed on Development Approvals for tourist accommodation are generally:

- 1.1. The preparation of plans to comply with the Building Code of Australia and the issuing of a Building Permit. Demonstration that satisfactory arrangement can be made for effluent disposal.
- 1.2. The design and materials of the tourist accommodation is to generally blend into the landscape of the area.
- 1.3. The position of access to the development on to the public road to be located in a position and of a standard satisfactory to the local government. This may require the dedication and upgrading of the public road to the satisfaction of the local government at the cost of the applicant.
- 1.4. Provision being made for fire protection to the satisfaction of the local government.
- 1.5. Tourist accommodation must be provided with a source of potable water for drinking and cooking purposes. Development applications should include preliminary details regarding the water source, storage and distribution conditions or treatment methods proposed.

Notes

Prior to occupation of the tourist accommodation, evidence of water supply suitability must be provided. In most cases supporting evidence of chemical and microbiological sample analysis, conducted by a NATA (National Association of Testing Authorities) approved laboratory will be required to show compliance with current Australian drinking water guidelines. Further routine sampling may be required by the local government to ensure compliance with the *Health (Miscellaneous Provisions) Act 1911*.

These are standard conditions and it is to be noted that additional conditions may be imposed on a development approval if there is a need to address a particular circumstance.

Rating

If the development of tourist accommodation changes the predominant use of a lot from a rural agricultural base to a non-agricultural base the local government may change the rating of such a lot from Un-Improved Value to Gross Rental Value.

Related Policies:	LPP 004 Bed and Breakfast HLT 5 Bed & Breakfast LPP 020 Developer and Subdivider Contributions LPP 021 Bush Fire Management
Related Procedures/ Documents	
Delegation Level:	CEO, Development Services Officer
Adopted:	OM 24 September 1992
Reviewed:	OM 25 January 2018