

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.

the Minister for Planning in writing that the granting of a mining lease or general purpose lease is contrary to the provisions of the Scheme and the Local Planning Strategy. In providing advice to the Minister for Mines on the suitability of Mining Operations, the local government will be guided by the permissibility of this use in the zoning table.

58. Signage and advertisements

- (1) All advertisements require an application for development approval, unless exempted by Supplemental Provision - Schedule A, Clause 61(1)(26) and Schedule 3 – Exempted Signage and Advertisements of this Scheme.
- (2) Advertisements that advertise goods or services which are not produced, displayed or offered for sale, or which is otherwise not relevant to, the land upon which the advertisement is located, are prohibited.
- (3) Despite subclause 58 (1) and (2), the local government will consider applications for development approval for advertisements on 'third party land' for a temporary period. The local government will have regard to Local Planning Policy 18 Signs and Advertisements.

Zone Development Standards

59. General zone development requirements

- (1) Development and subdivision within all Zones shall comply with the requirements of Schedule 1 and 2, the zoning table (Table 4) and the objectives for the zone as outlined in this Scheme.

60. Commercial Zone requirements

- (1) Notwithstanding the provisions of Table 4 - Zoning Table, fast food outlets or other land uses that include a 'drive-through service' are not permitted on those lots having frontage to Warren Road within the Commercial zone.
- (2) Buildings within the Commercial zone shall be designed to address the following -
 - (a) building facades:
 - (i) provide articulated frontages;
 - (ii) use a variety of complementary colours, materials and design features;
 - (iii) maximise the use of glazing and minimise blank walls to ensure unobstructed views to the street and public realm;
 - (b) respect and complement the architectural character and style of the locality and streetscape and create a cohesive and consistency of design with adjacent development, where appropriate;
 - (c) be of a human scale and form where the building interfaces with the street or public open space;
 - (d) designed to provide for passive surveillance which minimises opportunities for concealment and entrapment and considers the design principles in the WAPC's Designing Out Crime Planning Guidelines (2006) or any updates;
 - (e) development located on corner sites should incorporate landmark design elements to ensure the building is visually prominent in the streetscape to provide a sense of place;
 - (f) incorporates solar passive design principles;
 - (g) incorporates appropriate and attractive design features, such as verandahs or awnings, that provides protection from the weather, and are integrated with the architectural style of the proposed building and adjacent development;
 - (h) plant and infrastructure located on rooftops are unobtrusive where viewed from the street or publicly accessible areas (e.g. public open space); and
 - (i) integrates signage at an appropriate scale and design, which complements and enhances the character and amenity of the streetscape.

- (3) For the purpose of maintaining the existing streetscape, character and heritage significance of the Commercial zone, the local government may -
 - (a) require that on-site car parking bays be located at the rear of the development;
 - (b) require that access to car parking areas be provided from a secondary or rear street or right of way, where available; and/or
 - (c) reduce the required number of on-site car parking bays.
- (4) The local government may consider residential development where it can be demonstrated that it will not prejudice the Warren Street frontage at ground level.

61. Environmental Conservation zone

- (1) No further subdivision of lots will be supported except in considering the subdivision incentives contained within the Augusta Walpole Coastal Strategy set out at clause 68 Table 5.
- (2) Where a development application proposes a new building within 50 metres of land reserved as 'Environmental Conservation' or 'State Forest', the local government shall refer an application to the relevant management/conservation authority for comment. The local government may refer any development application for comment to the management/conservation authority of adjoining land or to the covenant agency where the land is subject to a conservation covenant.
- (3) Development shall be located to ensure no adverse impacts outside the boundary of the subject lot.
- (4) Development shall be designed and located to be compatible with and complementary to the landscape character of the locality, in particular, development shall not be sited on exposed dunes or in visually conspicuous positions.
- (5) Development and associated effluent disposal systems that comply with the relevant Government Sewerage Policy shall be setback from watercourses, wetlands and environmental assets in order to protect the sensitive environment of the area.
- (6) Agriculture-Extensive and Agriculture-Intensive land uses will only be supported where it can be demonstrated to the satisfaction of the local government that the use will not adversely impact the environmental and landscape values of the subject land.
- (7) Site and development requirements for the rural conservation areas identified by the Augusta Walpole Coastal Strategy are to be in accordance with clause 68, Table 5.

62. General Industry Zone requirements

- (1) Primary and secondary street setback areas shall be used only for the following purposes -
 - (a) an access driveway;
 - (b) parking areas, including the daily parking of vehicles by employees and customers;
 - (c) loading and unloading of vehicles;
 - (d) trade display; and
 - (e) landscaping.
- (2) Setback areas shall not be used for the parking of vehicles which are being wrecked or repaired, the storage of materials, products, by-products or wastes or the storage of fuel, except in underground fuel tanks.
- (3) A trade display may be conducted within the primary and secondary street setback areas, where the trade display -
 - (a) does not occupy more than one-fifth of the area of the street setback within which it is proposed to be located;
 - (b) is not located closer than 1.5 metres to a road reserve; and
 - (c) in the opinion of the local government, the trade display will not adversely impact the

Part 5 - Special control areas

72. Special control areas

- (1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.
- (2) The purpose, objectives and additional provisions that apply to each special control area is set out in Table 11.

Table 11
Special control areas in Scheme area

Name of area	Purpose	Objectives	Additional provisions
SCA1 – Development Control Area - Monaghan Street	To require further planning and the resolution of site specific planning issues prior to subdivision and/or development of the land.	<ol style="list-style-type: none"> (a) To conserve key environmental assets. (b) To assist in the protection of life and property from bushfire risks. (c) To provide a high level of amenity that is sympathetic to the context and topography. 	<p>Prior to development, subdivision, and/or construction of roads, the following planning matters are to be comprehensively addressed to the satisfaction of the local government –</p> <ol style="list-style-type: none"> (a) road design and construction; (b) bushfire management; (c) servicing; (d) environmental management/protection; and (e) any other planning consideration determined by the local government.
SCA2 – Development Control Area - Nannup Townsite Character	To regulate residential design to protect and enhance Nannup's historic built character.	<ol style="list-style-type: none"> (a) To retain Nannup's unique character and sense of place. (b) To provide a high level of amenity. (c) To create an attractive, desirable and responsive environment. (d) To require development to address the garden village and non-metropolitan context, topography, landscape values and the area's character and heritage. 	<ol style="list-style-type: none"> 1. The local government will have due regard to the local planning policy relating to the Nannup Townsite Character Area in determining development applications. This includes - <ol style="list-style-type: none"> (a) building form; (b) roof form; (c) standard of construction; (d) materials and details; (e) alterations and additions; (f) retaining walls, excavation and fill; (g) fencing; (h) open space, landscaping and tree retention; (i) bushfire risk; and (j) incidental structures. 2. Development approval within the SCA is only required in accordance with Schedule A - Supplemental provision 61(1)(25) of this Scheme. 3. Where an application for development approval is inconsistent with the local planning policy relating to the Nannup Townsite Character Area, the application is to justify how it addresses the objectives of SCA2.
SCA3 - Flood Prone Land	To minimise the risk to health and safety of people and potential for flood damage resulting from decisions relating to land use and development on defined river and watercourse floodplains in and near the Nannup townsite.	<ol style="list-style-type: none"> (a) To assist in the protection of life, property and community infrastructure from flood hazard (b) To assist the natural flood carrying capacity of floodplains by ensuring any use or development maintains the free passage and temporary storage of flood waters. (c) To protect water quality and waterways as natural 	<ol style="list-style-type: none"> 1. <u>Referral of Applications</u> The local government will consult with the Department of Water and Environmental Regulation (DWER) as required and have due regard to the advice and recommendations on any application for development approval in flood prone land. 2. <u>Development</u> <ol style="list-style-type: none"> (a) The local government shall not grant development approval to any development on land, or portion(s) thereof, which is shown on the Scheme Map as being flood prone land, unless it has made an assessment of –

resources in accordance with State Planning Policy No. 2 - Environment and Natural Resources Policy.

- i. the effect on the natural flood carrying capacity of floodplains (including the cumulative effect of individual developments) and ensuring the proposal maintains the free passage and temporary storage of floodwaters so as not to impact surrounding development;
- ii. how flood risk will be managed to ensure risk to health and safety of people and future development provides an acceptable level of flood protection that meets the objectives of the SCA;
- iii. the potential impact on water quality and outline any measures required to maintain and protect water quality and waterways as natural resources.

The local government may require supporting evidence to be undertaken at the proponent's cost.

(b) A person shall not carry out any development on land, or portion(s) thereof, identified as flood prone land on the Scheme Map, unless -

- i. the floor of any dwelling or other habitable building is, or will be, raised a minimum of 500 millimetres above the 1% Annual Exceedance Probability (AEP) flood level. Some critical infrastructure, such as schools or hospitals, may require a higher level of flood protection or be deemed inappropriate to be located in the floodplain; or
- ii. the base of the septic tank/leach drain system is to be a minimum 300mm above the 1% AEP flood level identified for the land and fitted with appropriate devices to prevent back flow of sewerage or ground water. This requirement may be removed if an approved alternative treatment unit is installed instead of a conventional septic tank/leach drain on-site sewerage disposal system;
- iii. where the proposed development is for residential purposes an engineering certification is to be submitted. This certification is to ensure that the dwelling has been designed taking into account the potential forces of flood waters;
- iv. where the proposed development is for residential purposes a licensed survey shall be submitted confirming the floor level height of the building compared to the identified flood level for the portion of the subject land. This survey is to be carried out and submitted for local government endorsement upon completion of the sand pad or stumping network of the proposed building. No further works on the proposed building are to be commenced until local government endorsement of the survey information has been given.

For the purposes of this clause, 'habitable building' means a building designed primarily for housing and/or overnight accommodation for persons.

			<p>(c) For land identified by the latest floodplain mapping available as being within the 5% AEP flood level, residential development (new dwellings and extension to existing dwellings) should be connected to the reticulated sewerage network unless the applicant suitably demonstrates to the satisfaction of the local government that-</p> <ul style="list-style-type: none"> i. On-site sewerage disposal can be accommodated to address human health and environmental risk; and ii. it is not feasible to connect to the reticulated sewerage network. <p>(d) Where proposals are received for the development of extensions or additions to existing residential development sited within a flood prone area, the requirements of subclause 2(b)(i) will be waived where such extensions/additions do not exceed 25 per cent of the floor area of the existing building.</p> <p>(e) Proposals for the development of tourist or commercial uses within flood prone land will be assessed by the local government having regard to the type, size and scale of the proposed development and the comments of the DWER which are to be sought and obtained prior to any decision being made.</p> <p>3. <u>Subdivision</u></p> <p>(a) Where land identified as being flood prone land is proposed to be subdivided, the local government shall recommend to the Western Australian Planning Commission that memorials be placed on newly created titles to ensure prospective purchasers are aware that the land may be prone to flooding.</p> <p>(b) The local government will only recommend to the Western Australian Planning Commission that it approve the creation of additional lots where:</p> <ul style="list-style-type: none"> i. lots are both suitable and capable for the intended purpose; ii. there is a suitable sized building envelope/building area located on each lot with manageable flood risk appropriate for development; iii. subdivision won't impact the flooding regime of the surrounding area; iv. safe evacuation in a flood emergency is possible; and <p>(f) lots will be appropriately serviced.</p>
SCA4 – Public Drinking Water Source Area	To identify and protect public drinking water source areas.	(a) Provide a basis for the protection of public drinking water resources through the control of land use or development, which has the potential to affect the quality of drinking water supplies for public use.	<ol style="list-style-type: none"> 1. All development in the special control area requiring planning approval shall be subject to the local government's discretion, notwithstanding that the use may be permitted elsewhere in the Scheme. 2. The local government shall refer all applications for planning approval to the Department of Water and Environmental Regulation for comment where that application is for a use which is identified as 'compatible with conditions' or 'incompatible' in the relevant priority classification in the Department of

		<p>treatment plant emissions are acceptable and meet the relevant regulations and standards beyond the boundary of the Waste Water Treatment Plant Buffer.</p> <p>(c) To provide for compatible land uses within the buffer.</p>	<p>3. In considering any development application, the local government shall have regard to -</p> <p>(a) the Water Corporation's advice in relation to compatible land uses within the SCA5; and</p> <p>(b) the potential odour impact of the wastewater treatment plant and whether the proposal is compatible with the existing and proposed future use of the plant, and</p> <p>(c) the requirements of the <i>Environmental Protection Act 1986</i> and Schedule 1 of the <i>Environmental Protection Regulations 1987</i>.</p>
SCA6 – Heritage Area	To conserve and protect the cultural heritage significance of the Nannup town centre.	To ensure that new buildings, alterations and additions to existing buildings and associated development can be accommodated within the Nannup town centre without adversely affecting the area's historic heritage significance and amenity.	<p>1. Notwithstanding clause 58(1), development approval is required for signs which are inconsistent with Local Planning Policy <i>LPP18 Signs and Advertisements</i> and inconsistent with Local Planning Policy <i>LPP19 Heritage Conservation</i>.</p> <p>2. The local government will have regard to relevant Local Planning Policies including <i>LPP8 Nannup Main Street Heritage Precinct</i>, <i>LPP13 Car Parking and Vehicular Access</i>, <i>LPP18 Signs and Advertisements</i> and <i>LPP19 Heritage Conservation</i>.</p>
SCA7 – General Landscape Values Area	To promote the conservation and enhancement of significant natural and man-made landscapes including the preservation of significant vegetation, prominent landforms and view corridors.	<p>(a) To identify areas of significant landscape value and adopt provisions to protect these values from visually obtrusive development.'</p> <p>(b) To encourage development to fit into the natural, visual and physical characteristics of the land, particularly topography.</p> <p>(c) To encourage the retention of vegetation and preservation of the natural topography of the land.</p> <p>(d) To support small scale, low key development where the site layout, location of buildings and provision of services is appropriate to the site's natural, visual and physical features.</p> <p>(e) To discourage development considered likely to intrude upon, or not be compatible with, the landscape character and landscape qualities of the area.</p> <p>(f) To encourage rural landscape improvements including rehabilitation or revegetation.</p>	<p>1. A person shall not, without the approval of the local government, carry out any development, including -</p> <p>a) the erection, demolition or alteration of any building or structure (not including farm fencing, wells, bores or troughs and minor drainage works ancillary to rural pursuits;</p> <p>b) clearing of land or removal of trees; and</p> <p>c) the erection of advertising signs.</p> <p>2. The clearing of remnant vegetation to accommodate the establishment of a tree farm will not be permitted.</p> <p>3. Any proposed development may be required to be located within a building envelope to the satisfaction of the local government.</p>

Schedule 2 - Car Parking Table

Clauses 32 & 59

Land Use	Minimum Car Parking Requirements
Abattoir	As determined by the local government.
Agriculture - extensive	As determined by the local government.
Agriculture - intensive	As determined by the local government.
Airfield	As determined by the local government.
Amusement parlour	1 bay per 40m ² nla.
Ancillary dwelling	In accordance with the Residential Design Codes.
Animal establishment	1 bay per employee plus 1 visitor bay.
Animal husbandry - intensive	1 bay per employee plus 1 visitor bay.
Art gallery	As determined by the local government.
Bed and breakfast	1 bay for guest bedroom or accommodation unit in addition to the residential requirement in accordance with the Residential Design Codes.
Betting agency	1 bay per 40m ² nla.
Brewery	1 bay per employee plus 1 bay per 4 seats used for drinking and/or dining areas.
Bulky goods showroom	1 bay per 100m ² of nla.
Camping ground	1 bay per site plus 1 additional bay for every 4 sites for visitor parking.
Caravan Park	1 bay per site plus 1 additional bay for every 4 sites for visitor parking.
Caretaker's dwelling	As determined by the local government.
Child care premises	1 bay per employee plus 1 bay per 10 children the premises is designed and approved to accommodate.
Cinema/theatre	1 bay per 4 seats, or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Civic use	1 bay per 4 seats, or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Club premises	1 bay per 4 seats, or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Commercial vehicle parking	1 bay per commercial vehicle that the premises is designed and approved to accommodate.
Community purpose	1 bay per 4 seats, or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Consulting rooms	3 bays per health practitioner.
Convenience store	1 bay per 40m ² nla.
Corrective institution	As determined by the local government.
Educational establishment	As determined by the local government.
Exhibition centre	1 bay per 4 seats, or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Family day care	2 bays in addition to the residential requirement in accordance with the Residential Design Codes.

Fast food outlet	1 bay per 4 seats or 1 bay per 40m ² nla, whichever is the greater plus a car queuing area sufficient to accommodate 5 cars where drive through facilities are included.
Fuel depot	1 bay per employee plus 1 visitor bay.
Funeral parlour	1 bay per employee. Where a chapel or assembly area is included, 1 bay per 4 seats, or 1 bay for every 4 persons the building is designed and approved to accommodate, whichever is the greater.
Garden centre	1 bay per 100m ² of sales or display area.
Grouped dwelling	In accordance with the Residential Design Codes.
Holiday accommodation	In accordance with the Residential Design Codes for grouped dwellings for areas subject to the Residential Design Codes or 1 bay per accommodation unit, chalet/cabin plus 1 visitor bay for every 4 accommodation units or chalets/cabins for areas not subject to the Residential Design Codes.
Holiday house	In accordance with the Residential Design Codes for single house.
Home business	1 bay per employee in addition to the residential requirement in accordance with the Residential Design Codes.
Home occupation	1 bay in addition to the residential requirement in accordance with the Residential Design Codes.
Home office	No additional requirement over and above the residential requirement in accordance with the Residential Design Codes.
Home store	1 bay per 40m ² nla in addition to the residential requirement in accordance with the Residential Design Codes.
Hospital	1 bay per 4 beds plus 1 bay per employee.
Hotel	1 bay per 40m ² nla, plus 1 bay per accommodation unit plus a car queuing area sufficient to accommodate 5 cars where drive through facilities are included.
Independent living complex	1 bay per dwelling plus 1 bay per 4 dwellings for visitor parking
Industry - cottage	1 bay per 50m ² nla, or 1 bay per employee, whichever is the greater.
Industry - extractive	As determined by the local government.
Industry - light	1 bay per 100m ² nla or 1 bay per employee whichever is greater.
Industry - rural	1 bay per employee plus 1 visitor bay.
Liquor store - large	1 bay per 40m ² nla plus a car queuing area sufficient to accommodate 5 cars where drive through facilities are included.
Liquor store - small	1 bay per 40m ² nla plus a car queuing area sufficient to accommodate 5 cars where drive through facilities are included.
Lunch bar	1 bay per 40m ² nla.
Marine filling station	1 bay per 100m ² nla or 1 bay per employee whichever is greater.
Market	As determined by the local government.
Medical centre	3 bays per health practitioner.
Mining operations	As determined by the local government.
Motel	1 bay per bedroom or accommodation unit plus 1 bay for 40m ² nla for floor space other than used for accommodation purposes.
Motor vehicle, boat and caravan sales	1 bay per 100m ² of nla plus 1 bay per vehicle service/work bay.
Motor vehicle repair	1 bay per 100m ² of nla plus 1 bay per vehicle service/work bay.

Motor vehicle wash	1 bay per employee, plus 1 bay per wash bay, plus queuing area sufficient to accommodate 1 car per wash bay.
Multiple dwelling	In accordance with the Residential Design Codes.
Nature based camp	1 bay per site plus 1 additional bay for every 4 sites for visitor parking.
Nightclub	1 bay for every 4 persons the premises is designed and approved to accommodate.
Office	1 bay per 40m ² of nla.
Park home park	1 bay per park home site, plus 1 bay per 10 park home sites for visitor parking, plus 1 bay per employee.
Place of worship	1 bay per 4 seats, or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Reception centre	1 bay per 4 seats, or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Recreation - private	1 bay per 4 seats, or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Renewable energy facility	As determined by the local government.
Repurposed dwelling	In accordance with the 'Single House' requirements of the Residential Design Codes.
Residential aged care facility	In accordance with the relevant dwelling type under the Residential Design Codes.
Residential building	1 bay per bedroom plus 1 bay per 4 bedrooms for visitor parking.
Resource recovery centre	1 bay per employee plus 1 visitor bay.
Restaurant/cafe	1 bay per 40m ² of nla.
Restricted premises	1 bay per 25m ² nla.
Roadhouse	1 bay per employee, plus 1 bay per vehicle service/work bay plus bays for additional uses including convenience store.
Rural home business	1 bay per employee in addition to the residential requirement in accordance with the relevant dwelling type in the Residential Design Codes.
Rural produce store	1 bay per 40m ² nla in addition to the residential component.
Rural pursuit/hobby farm	As determined by the local government.
Second-hand dwelling	In accordance with the Residential Design Codes for a single house.
Serviced apartment	In accordance with the Residential Design Codes for grouped and/or multiple dwelling.
Service station	2 bays per service bay plus 1 bay per 40m ² of nla.
Shop	1 bay per 40m ² of nla. Minimum 3 bays per tenancy.
Single house	In accordance with the Residential Design Codes.
Small bar	1 bay per 40m ² nla.
Tavern	1 bay per 4 seats, or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater plus 1 bay per accommodation unit plus a car queuing area sufficient to accommodate 5 cars where drive through facilities are included.
Telecommunications infrastructure	As determined by the local government.
Tourist development	1 bay per accommodation unit, plus 1 visitor bay for every 4 accommodation units plus 1 bay per employee.

Trade display	1 bay per 100m ² nla.
Trade supplies	1 bay per 100m ² nla.
Transport depot	1 bay per employee in addition to any commercial vehicle parking bays that the premises is designed and approved to accommodate.
Tree farm	As determined by the local government.
Veterinary centre	3 bays per consulting room and/or veterinary health practitioner, or 1 bay per 40m ² nla, whichever is the greater.
Warehouse/storage	1 bay per 100m ² nla.
Waste disposal facility	As determined by the local government.
Waste storage facility	As determined by the local government.
Winery	1 bay per employee, plus 1 bay per 4 seats or 1 bay for every 4 persons the premises is designed and approved to accommodate, whichever is the greater.
Workforce accommodation	In accordance with the relevant dwelling type under the Residential Design Codes.

Note: 1. 'nla' means 'net lettable area' as defined in Schedule 2 of the Deemed Provisions.

2. Floorspace areas 'open to the public' include, but are not limited to, reception areas and staff areas having a customer service function (e.g. public counter).

Policy Number:	LPP 011
Policy Type:	Local Planning Policy
Policy Name:	Development in Flood Risk Areas
Policy Owner:	Chief Executive Officer

Authority: Shire of Nannup Local Planning Scheme No.3

OBJECTIVES

To restrict the subdivision of land within flood risk areas.

To limit more intensive development within flood risk areas.

DEFINITIONS

Flood Risk Areas:

Relates to that land as identified by the Department of Water as being within the '1 in 25 Average Recurrence Interval (ARI) Floodplain' and the '1 in 100 ARI Floodplain' as set out in the *Blackwood River Flood Study* or other flood risk land as advised by the Department of Water.

POLICY

This policy applies to individual flood risk land within the district.

The local government will take a precautionary approach to flood risk.

The local government recognises there is a significant difference in allowing a house and an outbuilding (shed) on a historically created lot, which is completely in flood risk areas, compared to now creating additional new lots in the flood risk areas.

The local government does not support subdivision that will create further flood risk lots unless a suitable sized building envelope/suitable building area are located outside of the 1 in 100 ARI floodplain.

The local government seeks to ensure that new lots are both suitable and capable for the intended purpose.

The local government requires that applicants suitably demonstrate a site's suitability and capability for subdivision and associated development which includes addressing flood risk. This includes addressing matters set out in clause 6.2.1 of the Scheme.

The local government will have regard to the Scheme, relevant State Planning Policies, the *Blackwood River Flood Study*, information provided by the applicant and as appropriate advice from the Department of Water to determine applications.

Related Policies:	
Related Procedures/ Documents:	
Delegation Level:	CEO, Building Surveyor, Development Services Officer
Adopted:	OM 09 June 1994
Reviewed:	OM 25 January 2018

Extract from Local Planning Strategy

Shire of Nannup Local Planning Strategy

Strategy

The local government's strategy is to:

- S53) ensure sufficient land is allocated to meet current and future demand for industrial development;
- S54) encourage development and diversification of existing industrial areas that will strengthen and broaden the economic base of the Shire and provide employment opportunities whilst minimising impacts on surrounding areas;
- S55) encourage the on-going operation of the Nannup timber mill;
- S56) encourage and facilitate employment generating development which will contribute to the economic and social well-being of the Shire; and
- S57) minimise land use conflict between industrial and sensitive land uses and ensure that there are adequate buffers. Where appropriate, provide for the establishment of appropriate landscaping and screening buffers.

Actions

The local government will:

- C33) rename the 'Industry' Zone as 'General Industry' in LPS4;
- C34) recognise the land to the east of the existing industrial estate on Sexton Way is required for future industry (General and Light Industry). A structure plan and amendment to the Local Planning Scheme will be required prior to industrial subdivision and development that addresses matters including:
 - i. impacts/emissions (including noise, dust and other impacts) meeting relevant environmental standards, to the satisfaction of EPA Guidelines;
 - ii. vehicle movement, off-street car parking, stormwater management, wastewater disposal and other servicing;
 - iii. bushfire planning, hazard separation and management;
 - iv. effluent disposal capability; and
 - v. consideration of the suitability of rural enterprise (composite residential/light industrial) within the light industrial area, which addresses the requirements of section 6.2 of the *Rural Planning Guidelines* and serves as an interface to the adjacent future residential.
- C35) consider caretaker dwellings subject to adequate separation and amenity between dwelling and business activities;
- C36) protect the Nannup timber mill having regard to its economic significance and to allow a range of compatible uses and value adding timber/associated industries that provide increased employment opportunities and activity; and
- C37) require further detailed investigations and a structure plan in the event that the Nannup timber mill has surplus land, relocates or closes.

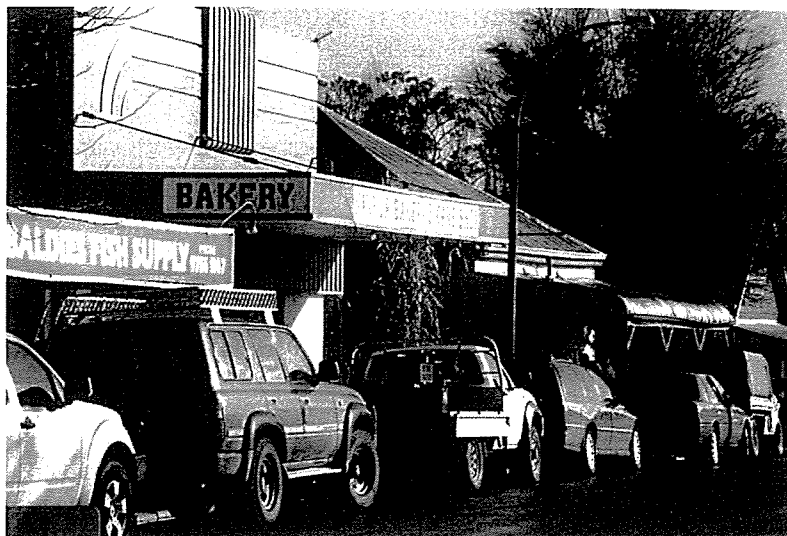
5.3 Town Centre

Aims

The aims are to:

- A41) ensure the Nannup town centre remains the principal commercial/retail centre for the Shire;

- A42) provide for wide ranging uses including shopping, office and commercial development together with social, recreational, community, tourist, entertainment and residential activities to service the Shire along with visitors and tourists;
- A43) require a high standard of design which is sympathetic to its historic qualities; and
- A44) support and enhance the town centre as a well-designed local activity centre.



Nannup Main Street

Strategy

The local government's strategy is to:

- S58) support a wide range of appropriate land uses and mixed use development;
- S59) provide for a consolidated, accessible, safe, attractive and vibrant town centre;
- S60) promote increased integration between the town centre and the Blackwood River;
- S61) protect and enhance the visual and heritage elements of the town centre;
- S62) promote Warren Road as the focus for activity and development;
- S63) ensure that development and open areas are of high quality, achieve a unified theme and promote the retention of features which enhance its appearance and sense of identity;
- S64) ensure that development conforms to any Local Planning Policy or Townscape Plan adopted by the local government; and
- S65) support appropriate signage; however not support a proliferation of signs that detract from the area's amenity.

Actions

The local government will:

- C38) delete the 'Mixed Use' Zone in the preparation of LPS4 and zone these sites as 'Commercial';
- C39) retain the 'Commercial' zone in the preparation of LPS4;
- C40) review the range of permitted and discretionary uses in the Commercial Zone generally seeking to accommodate a wide range of appropriate uses; and
- C41) continue to implement, and seek to appropriately fund the implementation of adopted townscape and master plans for the town centre.