

REVIEW OF SHIRE OF DENMARK TOWN PLANNING SCHEME NO. 3

Report prepared by Shire of Denmark August 2022

Background

The Shire of Denmark is located on the south coast of Western Australia, bordered by the Southern Ocean and approximately 400kms south of Perth. The Shire has an area of 1,860sq kms and is home to a diverse community who reside across the district, centred on the town sites of Denmark, Peaceful Bay and Nornalup. The Shire is located within the Great Southern administrative region.

The majority of the Shire's land area is included within state forest and conservation reserves. The next most predominant land use is rural farmland, which supports a diversity of agricultural and horticultural land uses. Other major sources of employment include education and training, tourism, and construction.

The Shire had an estimated 6,467 residents in 2021 (Australian Bureau of Statistics (ABS) Estimated Resident Population), having grown from 5,373 in 2011 and 4,325 in 2001.

Strategy Details

In October 2011 the Shire of Denmark adopted its current Local Planning Strategy (2011 LPS), providing direction for TPS3, local planning policies and planning decision making. The Strategy was endorsed by the WAPC in May 2012.

The intent of the Strategy is to provide direction for the growth and development of the Shire for the following 20 years, addressing a wide range of issues relevant to land use planning.

Scheme details

The Shire of Denmark Town Planning Scheme No. 3 (TPS3) was first gazetted on 25 March 1994. The Scheme was consolidated in 2003/04 and has been amended regularly since to reflect shifts in community needs and expectations.

In March 2013 the Council resolved to prepare a new local planning scheme (Local Planning Scheme No. 4 – LPS4) to modernise statutory planning controls, reflect current best practice and provide for the implementation of the 2011 Local Planning Strategy.

In 2015 the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) were introduced, resulting in fundamental changes to the way that local planning schemes were prepared and amended. With the introduction of these substantial changes to practice the preparation of a new local planning scheme was discontinued.

This Scheme Review Report has been prepared to meet the requirements for five-yearly review of the scheme as outlined in Part 6 of the Regulations.

Strategic Context

Local Planning Strategy Amendments

No amendments have been made to the 2011 Local Planning Strategy since its endorsement by the WA Planning Commission in June 2012.

Local Planning Scheme Amendments

The following amendments have been made to TPS3 since its gazettal:

AMDT NO	GAZETTAL DATE	SUMMARY
3	18/11/95	Adding Appendix 1 - Interpretations. Table On insert Relocated Dwelling. Adding a new Clause 5.31 - relocated Dwelling.
1	16/12/95	Appendix 6 - No 11. - Denmark Airport Estate - Plantagenet Location 6715, McIntosh Road, Denmark
16	23/7/96	Add to App 5 - Denmark Estate Lot 521
19	14/1/97	Appendix 6 - adding "16. Cussons road Special Rural Zone Denmark Pt Lot 401 Cussons Road, Denmark".
11	24/6/97	Appendix 2 - adding 14. Lot 411 Lapkos Road, Denmark. Appendix 2 - adding 15. Lot 57 Cnr. Ocean Beach Road & Campbell Road, Denmark. Part 6 - adding new clause 8.7 Delegation. Appendix 1 - adding new interpretation "Winery". Part 3 - adding "Winery" & use classes into Zoning Table.
14	12/1/96	Appendix 2 - adding Pt lot 613 Scotsdale Road, Denmark. Appendix 6 - adding A15. Golden Hill Special Rural Zone.
27	15/8/97	Appendix 14 - Adding No. 2 Warham Road, Special Residential Zone
33	26/8/97	appendix 13 - Adding "Pt Hay Location 1425, comprising Lot 102 Peppermint Way, Peaceful Bay" to Schedule of Tourist Zones.
28	3/10/97	Appendix 14 - adding No 3 - Reeves Special Residential Zone. Appendix 13 - adding Lot 337 South Coast Highway, Denmark (shown as Lot 21 on the Subdivision and Development Guide Plan).
21	21/10/97	Appendix 6 - adding A17. McLeod Road (west) Special Rural zone Denmark Lot 669 McLeod Road, Denmark.
22	21/10/97	Appendix 6 - adding A19. McLeod Road Special Rural Zone Denmark Lot 577 McLeod Road, Denmark
23	11/11/97	Appendix 13 - replace references to Lot 2 with "Lot 6". Appendix 13 - replace references to <i>Karri Tops Holiday Village</i> with <i>Karri Mia Resort</i> . Appendix 13 - renumber provisions from numbers (i), (ii),(iii),(iv),(v),(vi),(vii),(viii),(ix) and (x) to numbers (ii),(iii),(iv),(v),(vi),(vii),(viii),(ix),(x) and (xi) respectively. Appendix 13 - adding new provision (i). Appendix 13 - adding provision (xii)
37	14/11/97	Appendix 6 - adding "21. Myers Road Special Rural Zone".
47	19/12/97	Appendix 2 - adding "Pt. Denmark Location 940 South coast Highway Denmark" with additional use and conditions of additional use.
39	19/12/97	Appendix 13 - Tourist Zones - adding "4. Lot 6 of Plantagenet Locations 118 and 736 Ocean Beach Road" and uses and conditions of use.
42	13/2/98	Appendix 14 - adding "No. 5 Pt Lot 942 Warham Road, Special Residential Zone" and with proposed uses and special provisions.
49	29/5/98	Contents Page - adding "appendix 15 - Statutory Declaration - Ancillary "accommodation". Table 1 - amending by changing symbols for Boarding House in Commercial Zone from 'P' to 'SA', Caravan Park in Rural Zone from 'AA' to 'SA' and Holiday Accommodation in Residential zone from blank to 'SA'. Table 1 - adding new use class "Tree Felling" and inserting symbol 'AA' in all zone columns except Special Rural and Special Residential.

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		<p>Table 2 - amending by changing maximum plot ratio in commercial zone from A0.5:1" to A1.1", in Rural zone increasing front setback from A15 to 50" metres, and adding footnote "(C) This setback may be varied by Council where it is considered the depth, shape or topography of a lot warrants such a variation".</p> <p>Part 5 - adding new clauses 5.3.6.1 to 5.3.6.4.</p> <p>Part 5 - deleting clause 5.16(d).</p> <p>Part 5 - adding new clause 5.34 Disposal of Green Waste.</p> <p>Part 6 - deleting clause 6.1.2(d) and renumbering "(e), "(f)" and A(g)".</p> <p>Appendix 1 - deleting "four persons" and replacing with "six persons".</p> <p>Appendix 1 - altering interpretation of "Development".</p> <p>Appendix 1 - altering interpretation of "Holiday Accommodation".</p> <p>Appendix 1 - adding interpretation "Locality".</p> <p>Appendix 1 - adding interpretation "Tree Felling".</p> <p>Appendix 2 - adding additional use site No. "16. Lot 42 of Locations 3221 and 6967 South Coast Highway".</p> <p>Appendix 5 - deleting at zone No. 15 (Golden Hill Special Rural Zone) by deleting November 1994 and replacing with "May 1995".</p> <p>Appendix 6 - amending Special Rural Zone Number 13 (McNabb Road) by deleting Special Provision (vii) and inserting new (vii).</p> <p>Appendix 11 - amending Parking Standards at land use 15 Retail Shops from 1 per 12.5m2 to "1 per 40m2 gla (1)".</p> <p>Adding new Appendix 15 - Statutory Declaration - Ancillary Accommodation.</p> <p>Appendix 6 - including in column B proposed uses under the "Permitted at Council's Discretion" column for all Special Rural Zones by adding "Holiday Accommodation on the basis it is limited to accommodation which is solely within the dwelling".</p> <p>Appendix 2 - Schedule of Additional use Sites - renumber Site No 14 Lot 940 South Coast Highway to Site No 16.</p>
41	12/6/98	Appendix 14 - adding No. 4 Pt Lot 340 Mt Shadforth Road, Special Residential together with proposed uses and special provisions.
29	4/9/98	Appendix 6 - adding "20. Suttons Road Special Rural Zone; Part Lot 569 corner of Scotsdale and Sutton Roads, Denmark". Appendix 13 - adding "6. Pt Lot 569 Corner of Scotsdale and Sutton Roads, Denmark".
54	2/10/98	Appendix 1 - adding interpretation "Cellar Sales". Appendix 1 - altering interpretation "Winery" by inserting the words "and includes Cellar Sales" after the word "products". Table 1 - inserting use class "Cellar Sales" after "Caravan Park" as a "SA" classification in the Rural and Tourist zone columns.
35	23/10/98	Adding new Appendix 15 - Landscape Protection Zone and inserting special provisions relating to Landscape Protection Zone No. 1, Lot 1 of Pt Lot 414 and 420 Lapko Road, Denmark. Part 3 - inserting a new Clause "5.34 Landscape Protection Zone Provisions" and inserting a purpose and intent under this clause. Table 1 - introducing a new zone "Landscape Protection Zone" with the notation within the Landuse Classes "Refer to Appendix 15".
45	23/10/98	Appendix 15 - Landscape Protection Zone - adding "No. 2 Sunrise Road Landscape Protection Zone" under Particulars of Land, and inserting related provisions. Appendix 13 - adding "5 Portion of Lot 550 Cnr. South Coast Hwy & Sunrise Road Denmark" and related conditions of use.
43	20/10/98	Appendix 6 - adding "22 Myers Road Special Rural Zone - Lot 5 Myers Road, Denmark".
53	20/10/98	Appendix 2 - adding "18 Plantagenet Location 2320, South Coast Highway, Kent River".
48	22/1/99	Part 5 - adding new clause A5.3.7 Portions of Lots 671 and 672 Zimmermann Street@.
20	12/2/99	Appendix 6 - adding "18. Limbourne Road Special Rural Zone" together with relevant special provisions.
55	5/3/99	Appendix 2 - deleting Lot 411 from the Schedule of Additional use Sites. Appendix 13 (Tourist Zones) - adding "Portion of Lot 411 South Coast Highway, Denmark" to schedule with Tourist Uses and Conditions of Use.
51	25/5/99	Appendix 13 - adding "6. Pt Lot 14 & Lot 73 Inlet Drive, Denmark".
36	10/12/99	Appendix 14 - amending "1. Harington Break Special Residential Zone" by replacing existing Clause (c)(i), amending Clause (vi)(d) and adding Clauses (xvii) and (xviii). Appendix 6 - deleting "14. Harington Break Special rural Zone" and associated provisions.

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32	15/2/00	Appendix 2 - adding particulars of land "Lot 1, Loc 1976 and 5390 South Coast Highway" with relevant additional uses and conditions of use.
60	24/3/00	<p>Part 3 - alter second sub-clause "(h) A to read A(i)".</p> <p>Table 1 - adding new use class "Extractive Industry" after "Educational Establishment" and insert the symbol "AA" in the Rural Zone column.</p> <p>Part 5 - adding to clause 5.27 "5.27.3".</p> <p>Part 5 - renumbering second Clause "5.34", "Landscape Protection Zone Provisions" to read "5.35".</p> <p>Part 5 - in renumbered second clause 5.35 change references from "Appendix 15" to read "appendix 16" in sub clauses (c) and (d).</p> <p>Appendix 1 - adding new interpretation "Building Envelope".</p> <p>Appendix 1 - amending interpretation of "Horticulture".</p> <p>Appendix 1 - amend the interpretation of "Rural Pursuit" in part (a) to delete the words "vegetable, fruit".</p> <p>Appendix 2 - Schedule of Additional use Sites - In Site no. 1 delete the text in columns "A" and "B".</p> <p>Appendix 2 - Schedule of Additional use Sites - second site number 16 (Lot 42 South Coast Highway_ - amend to read Site Number "19".</p> <p>Appendix 6 - Zone Number 22 (Myers Road Special Rural Zone) - Special Provisions Column, Part iii)b), second dot point - delete the words "by clause 5.1 "Table 2 - Development Standards" where they first occur.</p> <p>Appendix 12 - Parking Design Standards - 1.90 degree parking - alter the dimensions for length of car bays from "5" to "5.5" twice and alter the distance dimension from "16.5" to "17.5".</p> <p>Appendix 13 - renumber the second Tourist Zone Number "6" (part lot 14 and lot 73 Inlet Drive) to be Number "8".</p> <p>Appendix 15 - renumber the second Appendix 15 (Landscape Protection Zone Provisions relating to Specified Areas) to be Appendix "16".</p>
61	7/4/00	Appendix 7 - amending Appendix 7 (Schedule of Places of Heritage Value) to delete current list of 41 places and insert list of 61 places in Council's Municipal Heritage Inventory.
63	31/10/00	Appendix 8 - amending Rural Multiple Occupancy Zone No. 1; Plantagenet Location 2005 Bell Road, William Bay by replacing existing Special Provision.
62	6/2/01	Appendix 6 - adding "23. Seaview Special Rural Zone for Plantagenet Location 5089 South Coast Highway, Denmark".
59	23/3/01	Part 5 - amending the existing clause 5.3.5
68	1/6/01	<p>Part 3 - inserting new zone "Professional office" within Clause 3.1.1.</p> <p>Part 3 - inserting a purpose and intent of the professional Office Zone as follows: "(j) Professional Office Zone - to provide for a mixture of residential and professional office uses where both low intensity professional office and associated commercial uses can coexist with residential uses, where the residential nature, amenity and density of the street can be maintained, where places of heritage value are protected and where the built form of the area is enhanced."</p> <p>Table 1 - inserting new column headed "Professional Office" with the following uses noted as follows: "Aged or Dependant Persons Dwelling - AA; Child Minding Centre - SA; Club Premises - SA; Consulting Rooms - P; Cottage Industry - AA; Grouped Dwelling - AA; Holiday Accommodation - SA; Home Occupation - AA; Office - P; Public Worship - SA; Relocated Dwelling - AA; Residential Building - AA; Restaurant - SA; Shop - IP; Single House - P".</p> <p>Table 2 - inserting into Clause 5.1 Development Standards new row relating to the Professional Office Zone.</p> <p>Part 5 - inserting new clause "5.36 Professional Office Zone Provisions".</p>
66	26/10/01	<p>Appendix 14 - adding "No. 6 Sprindale Beach Special Residential Zone".</p> <p>Appendix 13 - adding Tourist Zone area "Area 9 - Portion of Plantagenet Loc 1935 South Coast Highway, Sprindale Denmark".</p> <p>Appendix 2 - adding Additional Use area "Area 21. Portion of Plantagenet Loc 1935 South Coast Highway, Springdale Denmark".</p>
69	20/11/01	<p>Appendix 14 - amending Special Residential Provisions for Pn Lot 340 Mt Shadforth Road by: Deleting in Section (c)(i) "...Plan of Subdivision (Plan No. 91/22/14) Special Residential Zone No. 4 dated February 1998..." and substituting "<i>Plan of Subdivision (Plan No. 91/2219B) Special Residential Zone No. 4 dated September 2000...</i>".</p> <p>Deleting in Section (c)(iii), "The total number of lots shold be 42 with a 2,400m2 minimum area and average area of 6,600m2" and substituting "<i>The total number of lots should be 60 with a 2,400m2 minimum area and an average area of 4,200m2</i>".</p> <p>Amending Section (c)(v)a) by deleting sub-sections (i) and (ii) and substituting the following:</p>

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		<p>i) from the front of a lot: 10 metres</p> <p>ii) from the rear of a lot: 8 metres</p> <p>iii) from the side of a lot: 6 metres</p>
(Cont'd)		Deleting in Section (c)(xiv) "tree planting" and substituting "screen planting of endemic native vegetation consisting trees and understorey bushes together with acceptable verge tree planting".
72	29/1/02	Appendix 6 - adding "24. Limbourne Road Special Rural Zone" together with proposed uses and special provisions.
58	24/5/02	Appendix 14 - adding Special Residential Zone and provisions for "7. Weedon Hill Special Residential Zone, Lot 4 Ocean Beach Road, Weedon Hill". Adding Subdivision Guide Plan for Weedon Hill Special Residential Zone, Lot 4 Ocean Beach Road"
76	24/5/02	Table 1 - introducing new use class "Medical Centre" after Market and insert the symbol "AA" in the Commercial and Professional Office Zones columns. Part 5 - delete Clause 5.3.7. Part 6 - Insert new Clause "6.1.3 Amending or revoking planning consent". Part 6 - Inserting a new Clause "6.1.4 Unauthorised existing developments". Part 6 - adding an additional sentence after the first sentence of Clause 6.5.4 to read "The date of determination is to be the date given in the Notice of Approval/Refusal of Planning Consent". Appendix 7 - In Place No. 56 delete "Cnr Price/Mitchell Street" from Address column and insert "South Coast Highway".
75	9/7/02	Appendix 2 - inserting additional use site (No. 22) Portion Lot 5 Ocean Beach Road, Denmark to allow for "Private Institution".
73	1/4/03	Appendix 6 - delete reference in Special Provision (i) to Subdivision Guide Plan No. 9/43/6A and replace with revised Subdivision Guide Plan No. 00-55-04 WR. Appendix 6 - amending Special Provision (vi)(d). Appendix 6 - amending Special Provision (vi)(e). Appendix 6 - amending Special Provision (x). Appendix 13 - amend Site No. 6 Pt Lot 569, corner of Scotsdale Road and Sutton Roads by: Deleting reference in the Conditions of Tourist Use to Subdivision Guide and Tourist Development Plan (No. 92/43/6A) and replacing it with the revised Subdivision Guide & Tourist Development Plan No. 00-66-04 WR. Appendix 13 - amend Site No. 6 Pt Lot 569, corner of Scotsdale Road and Sutton Roads by: Amending condition ii) by deleting uses listed a) to h) and replacing with new uses. Appendix 13 - amend Site No. 6 Pt Lot 569, corner of Scotsdale Road and Sutton Roads by: amending condition xiii). Appendix 13 - amend Site No. 6 Pt Lot 569, corner of Scotsdale Road and Sutton Roads by: Inserting new additional conditions ix) and x) and renumbering the succeeding conditions consecutively.
79	30/5/03	Appendix 2 - inserting Additional Use Site '23. Pt Location 2035 Inlet Drive, Denmark' with specified additional uses and conditions of use.
85	3/9/04	Table 1 – introducing new use class "Gallery/Restaurant" after "Fuel Depot" and insert the symbol "SA" in the Tourist, Commercial, Professional Office, Rural and Rural Multiple Occupancy zones columns. Table 1 – introducing new use class "Home Business" after "Holiday Accommodation" and inserting the symbol "SA" in the Residential zone column. Table 1 – inserting the symbol "SA" in the Rural zone column for the use class "Public Amusement". Table 1 – introducing new class "Telecommunications Infrastructure" after "Tavern" and insert the symbol "AA" in the Residential, Tourist, Commercial, Industrial, Professional Offices, Rural and Rural Multiple Occupancy zones columns. Appendix 1 – adding interpretation "Gallery/Restaurant" after "Funeral Parlour". Appendix 1 – adding interpretation "Home Business" after "Holiday Accommodation".
		<p>Appendix 1 – adding interpretation "Telecommunications Infrastructure" after "Tavern".</p> <p>Appendix 1 – modifying interpretation of "Holiday Accommodation".</p> <p>Appendix 1 – modifying interpretation of "Restaurant".</p> <p>Appendix 6 – In Special Rural Zone No. 10 (Lantzke Road) introduce "Permitted at Council's Discretion Subject to Advertising (SA): . Gallery/Restaurant on the basis that it is limited to a maximum floor area of 900m².</p> <p>Appendix 16 – in Landscape Protection Zone – all areas so zoned in the proposed uses column adding the following: "Permitted at Council's Discretion Subject to Advertising (SA): . Gallery/Restaurant on the basis that it is limited to a maximum floor area of 250m²".</p> <p>Part 3 – introducing the zone description "SPECIAL RESIDENTIAL" after "INDUSTRIAL".</p>

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		<p>Part 5 – modifying Clause 5.3.5(a).</p> <p>Part 5 – modifying Clause 5.3.5(b).</p> <p>Part 5 – in Clause 5.3.6.1 inserting new clause number and heading “5.3.6 Ancillary Accommodation”.</p> <p>Part 5 – delete clause numbers “5.3.6.1”, “5.3.6.2”, “5.3.6.3” and “5.3.6.4” and replace with “(a)”, “(b)”, “(c)” and “(d)” respectively.</p> <p>Part 5 – delete “endorsed by the Shire Clerk” from Clause 5.4.2.</p> <p>Part 5 – In clause 5.4.2 delete “State” and replace with “WA”.</p> <p>Part 5 – In clause 5.5.2 delete “No” from last line.</p> <p>Part 5 – delete “Authority of WA” from line two and inset “Corporation” in Clause 5.9.</p> <p>Part 5 – in Clause 5.25.1 after “land” in line three insert “provided”.</p> <p>Part 5 – In Clause 5.30.3 delete “(i)” and “(ii)” and replace with “(a)” and “(b)”.</p> <p>Part 5 – In Clause 5.30.7 delete “(i)” and “(ii)” and replace with “(a)” and “(b)”.</p> <p>Part 5 – In Clause 5.30.8.2 delete “(i)”, “(ii)” and “(iii)” and replace with “(a)”, “(b)” and “(c)”.</p> <p>Part 5 – In Clause 5.30.10 delete “(i)” and “(ii)” and replace with “(a)” and “(b)”.</p> <p>Part 5 – In Clause 5.33 delete the numbers “5.33.1”.</p>
90	21/10/05	<p>Appendix 6 – amending provisions relating to specified areas for SR22 to include Proposed Uses “Holiday accommodation” and “Health Retreat” after “Rural Pursuit”.</p> <p>Appendix 6 – add new provision in SR22.</p> <p>Appendix 6 – changing Particulars of Land in SR22 from “Lot 5 Myers Road” to “Lots 80 & 81 Myers Road”.</p>
88	13/1/06	<p>Appendix 1 – introducing interpretation “Windfarm or Wind Energy Facility”.</p> <p>Appendix 17 – adding new schedule “Appendix 17 – Schedule of Public Use Reserves”.</p> <p>Part 2 – insert the words “Specific public use of reserves and associated conditions of use or development are set out in Appendix 17”.</p>
81	31/1/06	Appendix 16 – adding special provision area “4. Lot 2 Pt 4328 Lights Road, Denmark” together with proposed uses and special provisions.
87	28/3/06	Appendix 14 – adding Special Residential Zone 11 “Lot 341 Cussons Road West, Denmark” together with relative provisions.
77	2/5/06	<p>Appendix 1 – adding definition for “Community Purpose”.</p> <p>Appendix 16 – adding Landscape Protection Area “3. Peace Street Landscape Protection Zone – Lot 2 Peace Street, West Denmark” together with related proposed uses and special provisions.</p>
80	12/12/06	Appendix 14 - introducing special Residential Zone SRes 9 being "Lot 369 Kearsley Street, Denmark" together with proposed uses and special provisions.
93	9/2/07	Appendix 17 - adding Public Use Reserve "P2 3.5ha consisting of Lot 1079 and portion of Lot 1078 Scotsdale Road" together with relevant public use and conditions of public use.
91	24/7/07	Appendix 13 - inserting Tourist Zone "T10 Portion of Lot 14 South Coast Highway, cnr Tindale Road, Kent River" together with relevant uses and Conditions of Use.
78	23/1/09	Appendix 14 - amending Specified Area No. 9 by inserting in column 1 "Lot 371 Horsley Road, Denmark" and modifying relevant clauses as specified.
98	20/3/09	<p>Part 5 - adding subclauses (f) & (g) to Clause 5.3.5.</p> <p>Appendix 1 - adding definition for "Detailed Area Plan/s (DAP/s).</p>
89	30/10/09	Appendix 14 - adding Special Residential Zone No. 12 "Lot 999 Kearsley Road, Denmark and lot 106 McLean Road, Denmark".
105	20/11/09	Schedule 16 - adding Landscape Protection zone "5. Howe Road Landscape Protection Zone - Lots 101 & 103 Howe road, Denmark" together with proposed uses and special provisions.
109	9/2/10	<p>Amended viii, xi, xii and xiii of Appendix 13 – Schedule of Tourist Zones.</p> <p>Deleted the existing legal description of the land under the column entitled “Particulars of Land” and replacing it with “Lots 83, 84 and 85 Mt Shadforth Road, Denmark”.</p>
102	28/05/10	<p>Inserted “Lot 5 South Coast Highway, Denmark” into Appendix 13 – ‘Schedule of Tourist Zones’</p> <p>Inserted “McLean’s Mill Special Residential – Pt Lot 5 Cussons Road, West Denmark” into Appendix 14 – ‘Special Residential Zones’.</p>
108	03/07/10	Replaced Item T8 within Appendix XIII – Schedule of Tourist Zones.

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104	03/07/10	Modified Special Provisions i, iv, vi and x, within Appendix VI – Special Rural Zones no. 4 “Mt Shadforth Special Rural Zone”.
121	19/11/10	Replaced existing conditions (i), (iv), (vii), (ix), (x) and (xi) within Appendix No. XIII – Schedule of Tourist Zones Area T10. Inserted new conditions (xix), (xx), (xxi) and (xxii) into T10 within Appendix No. XIII – Schedule of Tourist Zones. Inserted “Caravan Park, private Recreation, Reception Centre, Gallery/Restaurant and Office and Shop (max 150m ²) into T10 Appendix No. XIII – Schedule of Tourist Zones.
106	23/08/11	Inserted Special Residential No. 13 into Appendix No. XIV – Special Residential Zones.
124	27/09/11	Inserted “Holiday home (standard)” and “holiday home (large)” into Table 1 – Zoning Table and Appendix 1 – Interpretations. Modified “Holiday Accommodation” within Appendix 1 – Interpretations. Inserted a new clause “5.38 Permissibility of Holiday Homes in the Special Residential, Special Rural and Landscape Protection zones.
125	01/05/12	Inserted clause 5.37 – Fire Protection and Bush Fire Control.
119	6/8/13	Renumbered clauses 5.3.5 (f) and (g) to 5.3.6 (a) and (b). Renumbered clause 5.3.6 to 5.3.7. Renumbered clause 5.3.7 to 5.3.8.
122	12/11/13	Inserted Special Residential Zone No. 15 into Appendix XIV – Special Residential Zone Provisions.
131	02/04/15	Deleted and replaced the information contained within ‘Appendix XIII – Schedule of Tourist Zones – Tourist Zone 1’,
137	22/05/15	Rezone No.1670 (Lot 3) South Coast Highway, Shadforth from ‘Rural’ to ‘Special Rural – SR 25’ and amend the Scheme maps accordingly. Insert Special Rural Zone No.25 provisions in Appendix VI – Special Rural Zone.
138	07/07/15	Rezone No.10 (Lot 402) Myers Road, Shadforth from ‘Rural’ to ‘Special Rural SR26’ and amend the Scheme maps accordingly. Insert Special Rural Zone No.26 provisions in Appendix VI- Special Rural Zone.
133	25/10/16	Rezone No. 1597 (Lot 1) Valley of the Giants Road, Bow Bridge from the ‘Rural’ zone to part ‘Tourist (T12)’ zone and part ‘Parks and Recreation’ local scheme reserve and amend the Scheme Maps accordingly. Appendix XIII – Schedule of Tourist Zones – Insert Tourist T12 provisions.
141	29/12/17	Inserted new ‘General Industry’ and ‘Special Use’ zones to Clause 3.1.1. Inserted Clause 3.1.3(k) – General Industry Zone. Inserted Clause 3.1.3(l) – Special Use Zone. Amended Table 1 – Zoning Table: <ul style="list-style-type: none"> • added the use class of ‘Caretaker’s Dwelling’; • added new ‘General Industry’ and ‘Special Use’ zones. Amended Table 2 – Development Standards by adding ‘General Industry’ and ‘Special Use’ zones. Added Clause 5.39 – General Industry Zone Provisions. Added Clause 5.40 – Special Use Zone Provisions. Added a new Appendix XVIII – Special Use Zones. Inserted Special Use (SU1) zone provisions in ‘Appendix XVIII – Special Use Zones’. Updated the Table of Contents accordingly. Added ‘General Industry’ and ‘Special Use’ zones to the Scheme Map legend accordingly as per the Scheme Amendment Map. Rezoned No. 99 (Lot 556) McIntosh Road, Hay from ‘Public Use’ reserve’ to ‘General Industry’ zone and amending the Scheme Map accordingly. Rezoned No. 652 (Lot 2) South Coast Highway, Hay from ‘Rural’ to part ‘General Industry’ zone and part ‘Special Use (SU 1)’ zone and amending the Scheme Map accordingly.
143	01/06/18	Rezone No. 6676 (Lot 150) South Coast Highway, Nornalup, from ‘Rural’ to ‘Residential (R5)’ zone. Amend scheme map accordingly
139	19/06/18	Amend the Scheme Map to remove the ‘Agricultural Research Station (AR)’ denotation over Lot 7648 Kernutts Road, Hay.
145	7/5/19	Removing Condition XXIV from the ‘Tourist (T1)’ zone provisions under Appendix XIII - Schedule of Tourist Zones.

Development activity in the local government area

Structure Plans

The following structure plans have been adopted by the Council and endorsed by the WAPC:

- [West Denmark Structure Plan](#) - approved by Council in 1996. This structure plan has been the basis from which all subsequent subdivision guide plans, scheme amendments and subdivision have been approved/endorsed.
- [Wishart Place Structure Plan and Amendment No. 1](#) – adopted by Council on 8 January 2002 and endorsed by WAPC on 27 December 2002. This Structure Plan has been the basis from which all subsequent subdivision guide plans, scheme amendments and subdivisions have been approved/endorsed.
- [McLean Road/Kearsley Road Local Structure Plan for Lots 348, 349 & 350 McLean/Kearsley & Mt Shadforth Roads](#) – adopted by Council on 25 March 2010 and the WAPC on 17 August 2010 and formed part of Scheme Amendment 106 which was approved by the Minister for Planning and subsequently gazetted on 23 August 2011. This Structure Plan has been the basis from which the subsequent scheme amendment and subdivisions have been approved/endorsed.
- [Horsley Road/Rockford Road Local Structure Plan](#) – initially approved by Council on 22 May 2007 and endorsed by WAPC on 18 May 2012 West Denmark Structure Plan – approved by Council in 1996. This structure plan has been the basis from which all subsequent subdivision guide plans, scheme amendments and subdivision have been approved/endorsed.
- [Lot 5 South Coast Highway Local Structure Plan](#) – approved by Council on 22 September 2009 and endorsed by WAPC on 11 December 2009. This structure plan has been the basis from which the subsequent subdivision proposal has been approved.
- [Weedon Hill Outline Development Plan](#) – approved by Council on 24 April 2001 and endorsed by the WAPC on 14 March 2002. This Structure Plan has been the basis from which the subsequent scheme amendment and subdivisions have been approved/endorsed.
- [Peaceful Bay Structure Plan](#) – approved by Council in August 2000 and endorsed by the WAPC in June 2001.

The following subdivision guide plans (now more accurately referred to as structure plans or local development plans) have been adopted by the Council and endorsed by the WAPC:

- [Special Residential Zone No. 1 - 'Harington Break' - Pt Lot 1\(Pt Loc 2015\) Harington Break \(30/04/2016\)](#)
- [Special Residential Zone No. 2 - 'Warham Road' - Pt Lot 336 & Pt Lot 1 \(Lot 339\) Warham Road \(29/04/2016\)](#)
- [Special Residential Zone No. 3 - 'Reeves' - Lot 337 South Coast Highway \(28/04/2016\)](#)
- [Special Residential Zone No. 4 - 'Mt Shadforth Road' - Pt Lot 340 Mt Shadforth Road \(27/04/2016\)](#)
- [Special Residential Zone No. 5 - 'Warham Road' - Pt Lot 942 Warham Road \(27/04/2016\)](#)
- [Special Residential Zone No. 6 - 'Springdale Beach' - Pt Loc 1935 South Coast Highway \(27/04/2016\)](#)
- [Special Residential Zone No. 7 - 'Weedon Hill' - Lot 4 Ocean Beach Road \(26/04/2016\)](#)
- [Special Residential Zone No. 9 - Lot 369 Kearsley Road and Lot 371 Horsley Road \(26/04/2016\)](#)

- [Special Residential Zone No. 11 - 'Cussons Road' - Lot 341 Cussons Road \(25/04/2016\)](#)
- [Special Residential Zone No. 12A - 'McLeans Mill' - Pt Lot 5 Cussons Road \(25/04/2016\)](#)
- [Special Residential Zone No. 12B - Lot 999 Kearsley Road & Lot 106 McLean Road \(25/04/2016\)](#)
- [Special Residential Zone No. 13 - 'Kearsley Road' - Pt Lot 348 & 349 Kearsley Road \(21/04/2016\)](#)
- [Special Residential Zone No. 15 - 'Warham Road' - Lots 632 & 1 Mt Shadforth Road and Pt Lot 355 Warham Road \(20/04/2016\)](#)
- [Special Rural Zone No. 1 - 'Springdale Heights' - Plantagenet Loc 7056 South Coast Highway \(30/04/2016\)](#)
- [Special Rural Zone No. 2 - 'Eaglemont Estate' - Lot 443, 2 of 442 and 555 McLeod and Mt Shadforth Road \(29/04/2016\)](#)
- [Special Rural Zone No. 3 - 'Monkey Rock' - Part Plantagenet Locations 2238 and 2086 Lights Road \(29/04/2016\)](#)
- [Special Rural Zone No. 4 - 'Mount Shadforth' - Lots 418, 419, Pt Lot 432, Lot 437 & 439 Mt Shadforth Road \(29/04/2016\)](#)
- [Special Rural Zone No. 5 - 'Kent River' - Part Plantagenet Loc 2176 South Coast Highway \(29/04/2016\)](#)
- [Special Rural Zone No. 6 - 'Lights Road' - Lot 57 of Plantagenet Loc 5429 Lights Road \(28/04/2016\)](#)
- [Special Rural Zone No. 7 - 'William Bay' - Lot 4 of Part Loc 2061 William Bay Road \(28/04/2016\)](#)
- [Special Rural Zone No. 8 - 'Randall Road' - Plantagenet Loc 3250 Randall Road \(28/04/2016\)](#)
- [Special Rural Zone No. 9 - 'Styx River' - Hay Loc 1521 Styx River Road \(28/04/2016\)](#)
- [Special Rural Zone No. 10 - 'Lantzke Road' - Lot 2 Part of Lots 375 and 376 Lantzke Road \(27/04/2016\)](#)
- [Special Rural Zone No. 11 - 'Denmark Airport Estate' - Plantagenet Loc 6715 McIntosh Road \(27/04/2016\)](#)
- [Special Rural Zone No. 12 - 'East River' - Lot 3 Plantagenet Loc 1880 East River Road \(27/04/2016\)](#)
- [Special Rural Zone No. 13 - 'McNabb Road' - Lot 345 McNabb Road \(27/04/2016\)](#)
- [Special Rural Zone No. 15 - 'Golden Hill' - Lot 1 East River Road and Part Lot 613 Scotsdale Road \(27/04/2016\)](#)
- [Special Rural Zone No. 16 - 'Cussons Road' - Part Lot 401 Cussons Road \(27/04/2016\)](#)
- [Special Rural Zone No. 17 - 'McLeod Road West' - Lot 669 McLeod Road \(27/04/2016\)](#)
- [Special Rural Zone No. 18 - 'Limbourne Road' - Lot 60 Loc 955 McLeod & Limbourne Roads \(27/04/2016\)](#)
- [Special Rural Zone No. 19 - 'McLeod Road' - Lot 557 McLeod Road \(27/04/2016\)](#)
- [Special Rural Zone No. 20 - 'Suttons Road' - Part Lot 569 Cnr Suttons and Scotsdale Roads \(27/04/2016\)](#)
- [Special Rural Zone No. 21 - 'Myers Road' - Lot 422 Myers Road \(27/04/2016\)](#)

- [Special Rural Zone No. 22 - 'Myers Road' - Lots 80 & 81 Myers Road \(27/04/2016\)](#)
- [Special Rural Zone No. 23 - 'Seaview' - Plantagenet Loc 5089 South Coast Highway \(27/04/2016\)](#)
- [Special Rural Zone No. 24 - 'Limbourne Road' - Lot 954 Limbourne Road \(27/04/2016\)](#)
- [Special Rural Zone No. 25 - 'South Coast Highway / Lapko Road' - No. 1670 \(Lot 3\) South Coast Highway \(27/04/2016\)](#)
- [Special Rural Zone No. 26 - 'No. 10 \(Lot 402\) Myers Road \(27/04/2016\)](#)
- [Landscape Protection Zone No. 1 - 'Lapko Road' - Lot 1 Lapko Road \(27/04/2016\)](#)
- [Landscape Protection Zone No. 2 - 'Sunrise Road' - Pt Lot 550 Sunrise Road \(27/04/2016\)](#)
- [Landscape Protection Zone No. 3 - 'Peace Street' - Lot 2 Peace Street \(27/04/2016\)](#)
- [Landscape Protection Zone No. 4 - Lot 2 Pt 4328 Lights Road \(27/04/2016\)](#)
- [Landscape Protection Zone No. 5 - 'Howe Road' - Lots 101 and 103 Howe Road \(27/04/2016\)](#)

Structure plans guiding development within the Shire are of varying ages and levels of consistency with current planning requirements.

Lot Creation

The following table contains data statistics from the Department of Planning, Lands and Heritage on lots within the Shire since December 2016:

Residential Lots

Quarter	Developer lodged application proposed lot	Application under assessment proposed lot at end of quarter	Conditional approvals Proposed lot	Stock of current conditional approvals proposed lot at end of quarter	Final approved lot
Dec 2016	0	0	2	485	0
Dec 2017	9	46	14	633	4
Dec 2018	0	2	0	443	1
Dec 2019	0	41	27	99	2
Dec 2020	3	44	0	95	0
Dec 2021	4	70	0	98	0

Commercial Lots

Quarter	Developer lodged application proposed lot	Application under assessment proposed lot at end of quarter	Conditional approvals Proposed lot	Stock of current conditional approvals proposed lot at end of quarter	Final approved lot
Dec 2016	0	0	0	4	0
Dec 2017	0	0	2	5	4
Dec 2018	0	0	0	9	0
Dec 2019	0	0	1	7	0
Dec 2020	0	0	0	0	0
Dec 2021	0	4	0	0	0

Industrial Lots

Quarter	Developer lodged application proposed lot	Application under assessment proposed lot at end of quarter	Conditional approvals Proposed lot	Stock of current conditional approvals proposed lot at end of quarter	Final approved lot
Dec 2016	0	0	0	2	0
Dec 2017	0	2	11	2	0
Dec 2018	0	0	0	3	7
Dec 2019	0	0	0	3	0
Dec 2020	0	0	0	2	0
Dec 2021	0	0	0	2	0

Rural Residential Lots

Quarter	Developer lodged application proposed lot	Application under assessment proposed lot at end of quarter	Conditional approvals Proposed lot	Stock of current conditional approvals proposed lot at end of quarter	Final approved lot
Dec 2016					
Dec 2017	0	31	0	64	0
Dec 2018	0	0	7	14	0
Dec 2019	0	2	24	31	0
Dec 2020	0	2	0	93	0
Dec 2021	0	0	0	79	0

Building Activity

The following table contains data for dwelling commencements since 2016/2017 within the Shire:

Financial Year	Building Permits issued for			Construction Value
	New Dwellings	Dwelling additions	Patio/carport/sheds	
2016/2017	68	36	63	\$28,991,884
2017/2018	46	38	51	\$17,442,163
2018/2019	41	31	51	\$17,503,200
2019/2020	39	27	54	\$16,019,617
2020/2021	65	31	53	\$24,684,638
2021/2022	53	34	67	\$25,934,191

The following table contains data for commercial and industrial zoned developments since 2016/2017 in the Shire:

Financial Year	Building Permits issued for		Construction Value
	Commercial & Industrial	Description of developments	
2016/2017	7	Additions & telecommunications towers	\$1,450,000
2017/2018	6	Telecommunications towers, art gallery & school extension	\$1,545,500
2018/2019	10	Consulting Rooms, Scout Hall, aircraft storage & chalets	\$1,484,560
2019/2020	5	Chalets, showrooms, school addition & toilet block	\$360,000
2020/2021	11	Classroom, office & sheds, convenience store additions, container deposit scheme shed, cellar door sales and storage, workshop, reception centre, café and holiday accommodation.	\$1,835,294
2021/2022	9	Additions, shop, café, caravan park extensions, holiday accommodation & function centre,	\$2,012,896

Other Development Information

The limited availability of wastewater servicing infrastructure and requirements of the Government Sewerage Policy are a significant constraint to the extension and infill of residential development in the Denmark Townsite.

In 2018 lots were released in the East Denmark Industrial Estate, a partnership between the Shire and Development WA. The estate was developed as a response to the shortage of industrial land in Denmark and the desire to relocate heavier industrial land uses out of the existing LIA. A further 17.3 hectares of land provides for the future expansion of the East Denmark Industrial Estate in a southerly direction. Water infrastructure and zoning shortcomings have limited development to date.

Population Change

The Shire had an estimated 6,422 residents in 2021 (Australian Bureau of Statistics (ABS) Estimated Resident Population (ERP)), having grown 6.72% from the population of 6,018 recorded in 2016. Historical population growth is shown in Figure 1 below.

The Shire's population grew at an average rate of 2.3% per year between 2006 and 2011 and again between 2011 and 2016, reducing to 1.3% between 2016 and 2021. A population of 6,506 residents could be assumed at June 2022 based on the average annual growth rate between 2016 and 2021.

Population growth in the Shire has long outstripped averages for regional Western Australia but has generally reflected growth trends for Western Australia overall. The Shire has grown in line with broader trends supporting lifestyle-driven migration to regional coastal areas, including the retiring baby-boomer generation.

Assessment of demographics indicates population growth is largely driven by retirees and by families with school aged children.

The Shire's population is relatively urbanised, with a significant proportion of residents housed within the Denmark townsite. Including the localities surrounding the Town Centre (Ocean Beach, Shadforth, Scotsdale and Hay), approximately 84.7% of the resident population lives within the south eastern corner of the Shire (ABS 2021) (refer Figure 2). The outlying rural settlements of Peaceful Bay and Nornalup have relatively few residents (accounting for 2.5% of the Shire's total population) with a high proportion of unoccupied dwellings reported in those locations (89.8% and 56.8% respectively) (ABS 2021)).

The Shire's population growth between 2016 and 2021 was most closely aligned to the WA Tomorrow 2019 Band D projection. On this basis the Shire has considered likely population growth between the Band C and Band E projections, resulting in a likely population of between 7,688 and 8,196 in 2036. This projected population growth will result in demand for an additional 754 to 1,057 homes, along with servicing infrastructure, located principally with the Denmark townsite. Community services will be required to provide for an additional 1,266 to 1,774 residents.

Figure 1 – Historical Population Growth

Year	Population (ABS Census)	Population (ABS ERP)	Annual Growth Rate	5 Year Average Annual Growth Rate	Regional WA Annual Growth Rate
2006	4797				
2007	4858		1.27%		0.85%
2008	4987		2.66%		2.34%
2009	5153		3.33%		2.47%
2010	5248		1.84%		1.76%
2011	5373		2.38%	2.30%	1.99%
2012	5593		4.09%	2.86%	2.50%
2013	5804		3.77%	3.08%	2.13%
2014	5872		1.17%	2.65%	0.07%
2015	5957		1.45%	2.57%	-0.45%
2016	6018		1.02%	2.30%	-1.00%
2017		6128	1.83%	1.85%	-0.08%
2018		6154	0.42%	1.18%	-0.13%
2019		6215	0.99%	1.14%	0.02%
2020		6371	2.51%	1.35%	0.53%
2021		6422	0.80%	1.31%	0.35%

*This resource is an adapted version of the material compiled and presented by .id, www.id.com.au. This material is a derivative of ABS Data that can be accessed from the website of the Australian Bureau of Statistics at www.abs.gov.au, and which data can be licensed on terms published on the ABS website.

Consultation

The Shire has undertaken preliminary consultation with the community to inform review of the local planning framework, took place between 15 July and 9 October 2020. The Shire received 8 written submissions building on work completed as part of preparing the *Denmark 2027* Strategic Community Plan. Preliminary consultation provided information about the community's desired direction for land use planning and development control, informed by 26 completed surveys and an estimated 80-100 attendees at four community workshops ('Conversation Cafes') held in Denmark (2), Nornalup and Peaceful Bay. A report summarising the outcomes of this consultation is attached.

Shire officers have also undertaken preliminary consultation with a number of state government agencies to ascertain and understand relevant planning and infrastructure concerns.

Further consultation will be undertaken in accordance with the requirements of the Regulations as part of review of the local planning strategy and scheme, as recommended by this report.

Agency	Response	Officer comment
Water Corporation	Yes	No major network changes proposed at this time but infrastructure planning should consider the needs of future land development. Special Control Areas to water and wastewater treatment plants preferred. Nornalup, Bow Bridge and Peaceful Bay are not currently serviced by Water Corporation.
Department of Biodiversity, Conservation and Attractions	Yes	Trail development and enhancement of parks attractions planned within existing reserves, sufficient building setbacks from managed reserves required, Tindale Rd currently in managed reserves.
Department of Communities	Yes	No major infrastructure changes proposed at this time, ongoing need to secure, develop and maintain public housing, support development of affordable housing and workers accommodation, including need for smaller housing.
Department of Education	Yes	Current schools are sufficient to meet forecast demand but confirm requirement for an additional primary school site in future.
Main Roads Western Australia	Yes	No major network changes proposed at this time but need to be consider impacts of future land development and optimise movement through Denmark Town Centre.
Department of Planning, Lands and Heritage	Working group	Ongoing assistance and advice provided through contribution of DPLH staff to Shire's working group.
Department of Primary Industries and Regional Development	Yes	No update to mapping of high quality agricultural land has occurred, concern with preserving agricultural land long-term, high land values in Denmark, sufficient small rural lots for agricultural variability.
Department of Water and Environmental Regulation	Yes	Water quality improvement plan being prepared for Wilson Inlet, support special control areas for public drinking water source areas, note requirements of Government Sewer Policy, preserving continuity of stream lines from dams important.
Western Power	Yes	No major infrastructure proposals at this time, sufficient existing network capacity, major land developments will require planning for, peak season demands highly variable (eg. Peaceful Bay and Nornalup/ Walpole).
Tourism WA		Denmark significant location, support initiatives to preserve tourism assets and landscape values, lack of 'trade ready' accommodation and high value food and beverage offerings.

Officer's comments

Local Planning Strategy 2011

Since the Shire's Local Planning Strategy was prepared in 2011 a substantial number of changes to state-level policy and legislation have taken place. The introduction of the Regulations has resulted in substantial changes to administrative processes for local planning strategies, while new and revised policies and guidelines have provided for changes in direction. For example, recent state planning policy changes relating to bushfire risk (2015), sewerage (2019), built environment (2019), basic raw materials (2021) and water (2021) have had a significant impact on planning and development outcomes within the Shire.

In 2016 the WAPC adopted the *Lower Great Southern Strategy* to provide direction for the development of planning strategies across the region.

In 2017 the Shire adopted *Denmark 2027*, a strategic community plan that details the community's vision and aspirations for the future of the district. This plan and the consultation undertaken during its preparation provided information about the community's preferred direction for our built environment, economy and management of natural assets which can inform town planning practice.

In late 2019 the Shire formed a working group to oversee review of the local planning framework, which recommended that a holistic review of the 2011 Local Planning Strategy occur in order to better reflect the current vision, values and needs of the community more appropriately.

In 2021 the Shire adopted the *Sustainable Tourism Strategy* to provide guidance for the development, management and promotion of tourism and related activities within the district. In 2021 the Shire also adopted the *Sustainability Strategy* to provide direction for improving sustainability practice across the organisation and within the community. Each of these strategies contain recommendations for changes to land use planning and development control that can be progressed within a new local planning strategy.

On the basis of the changes in community expectations, strategic direction, state policies and population that have occurred since 2011 this review recommends the preparation of a new local planning strategy.

Town Planning Scheme No. 3

Since the Shire's Town Planning Scheme was prepared in 1994 and consolidated in 2003 the entire context of town planning in Western Australia has changed, including the *Planning and Development Act 2005*, the Regulations, *State Planning Strategy*, *Lower Great Southern Strategy* and the majority of state planning policies and guidelines.

While ongoing amendments have assisted in keeping the TPS3 relevant, the scheme requires substantial remodelling to bring it into alignment with the current planning framework. The preparation of a new scheme will enable the Shire to address minor existing conflicts between the wording of scheme provisions and the deemed provisions of the Regulations (Schedule 2), as well as to improve alignment with the model provisions of the Regulations (Schedule 1).

TPS3 has not been holistically updated since the adoption of the 2011 Local Planning Strategy, *Denmark 2027* and other relevant Shire strategies, and as a result the scheme does not accurately reflect the Shire's strategic direction. The preparation of a new local planning strategy, as recommended by this report, will provide direction on contemporary community expectations and

address current issues. A new local planning strategy is likely to provide direction that will require implementation through updated local planning scheme and policies.

The diversity of development forms that have been proposed within the Shire are not well expressed through the scheme, which has a limited existing range of land uses classes. This has resulted in regular amendments to the scheme to introduce new use classes or revise definitions, as well as a significant number of site-specific amendments to introduce new development controls.

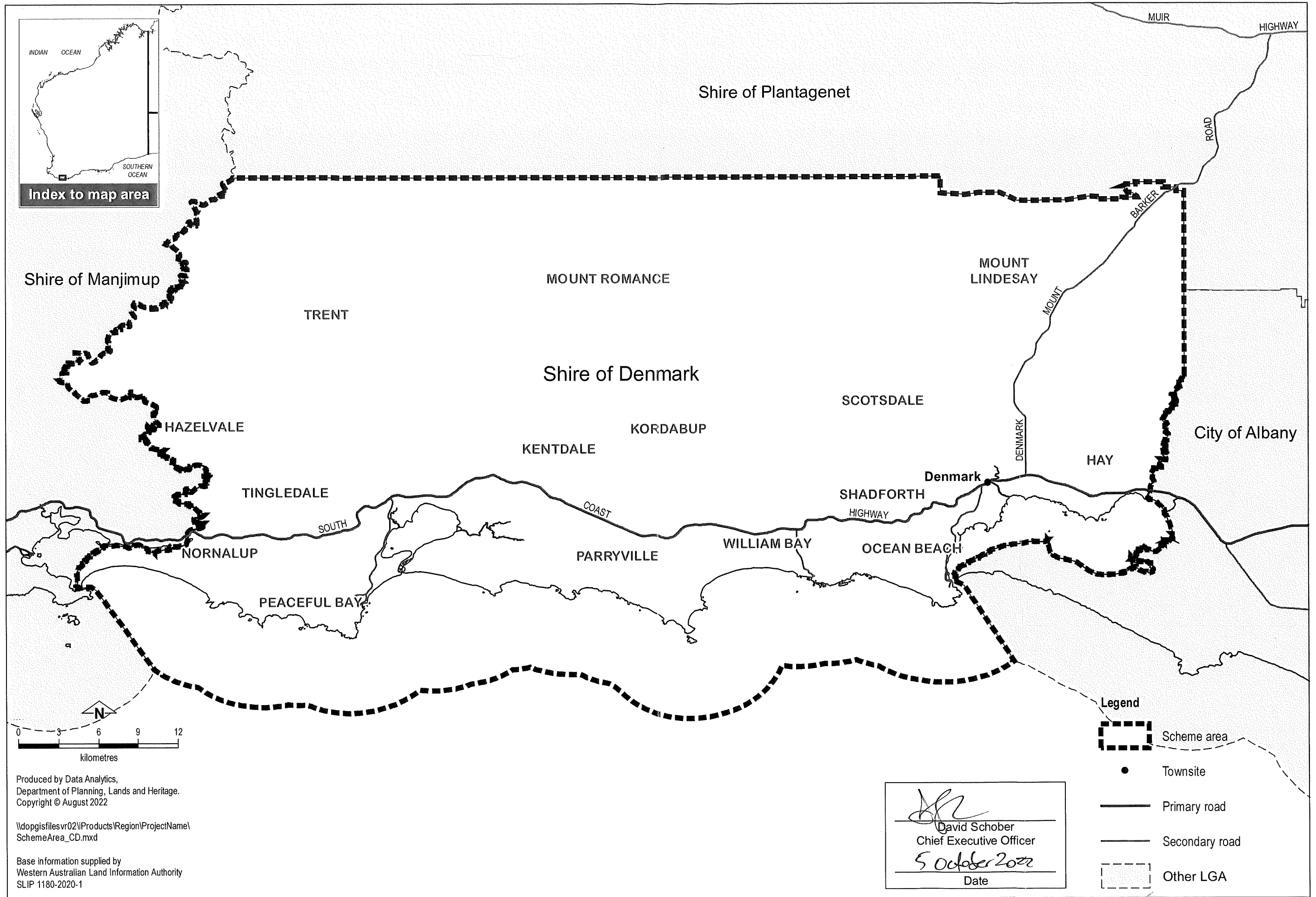
The preparation of a new local planning scheme would enable the Shire to address the administrative complexity of TPS3, providing for a more legible, consistent and defensible scheme text.

Recommendation

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that a new local planning strategy is prepared to replace the Shire's Local Planning Strategy 2011.

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that a new local planning scheme should be prepared and Town Planning Scheme No. 3 repealed upon the approval of the new scheme.

Local Planning Scheme No 4



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 SchemeArea_CD.mxd

Base information supplied by
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 SLIP 1180-2020-1

David Schober
 David Schober
 Chief Executive Officer
 5 October 2022
 Date

- Legend
- Scheme area
 - Townsite
 - Primary road
 - Secondary road
 - Other LGA

Scheme Area Map

ASL *ASL*