

CITY OF KARRATHA
LOCAL PLANNING SCHEME NO. 8

Amendment No. 60 Omnibus Amendment

Explanatory Notes for Advertising

Contents

Introduction	3
New Development Standards and Land Use Permissibility	4
Consistency with Planning and Development (Local Planning Schemes) Regulations 2015 .	9
Supplemental Provisions.....	9
Land Use and General Definitions.....	12
Minor Modifications	13
Mapping Modifications	14

Introduction

An Omnibus Amendment is proposed where there are multiple, usually unrelated amendments proposed to the Scheme Text and Maps. This Omnibus Amendment proposes a number of amendments that:

- Introduce new development standards and land use permissibility;
- Removes some development standards;
- Brings the Scheme in line with State legislation;
- Updates definitions and supplemental provisions; and
- Amend Scheme Maps.

The purpose of these explanatory notes are to assist in understanding the amendments proposed to the Scheme. The explanatory notes have been divided into groups, where the reason for the amendments are similar.

The reference numbers in each table correspond to the reference numbers in the Scheme Amendment Report. It is recommended that you read these explanatory notes in conjunction with the Scheme Amendment Report.

If you have any questions or require any additional information, please email City of Karratha's Development Services on development.admin@karratha.wa.gov.au.

New Development Standards and Land Use Permissibility

The following table contains detailed information about the amendments that propose changes put forward by City officers as individual proposals in their own right. The proposed amendments described below propose new development standards, the removal of development standards and introduce new land use permissibility. The intention of this table is to outline the amendments to the Scheme and explanation on the changes.

Ref No.		Existing Local Planning Scheme No. 8										Proposed Scheme Amendment																																																																																																																																																																																																																																			
		Legend Removing Replacing New										Legend Removing Replacing New																																																																																																																																																																																																																																			
Part II – Reservations																																																																																																																																																																																																																																															
2.2		Clause 4.3 (c) “Adopt the principles and policies of the Burrup Peninsula Land Use and Management Strategy”										Clause 4.3 (c) “Regard is given to the principles, policies and values of the Burrup Peninsula Land Use and Management Strategy and Burrup and Murujuga National Park Management Plan (as amended)”																																																																																																																																																																																																																																			
Part III – Zones																																																																																																																																																																																																																																															
3.2 & 3.8		Notes for “Clause 3.2.3: <div>1. The development approval of the local government is required for the development of land in addition to any approval granted for the use of the land. In normal circumstances one application is made for both the use and development of land.</div> <div>2. The local government will not refuse a (P) use because of the unsuitability of the use for the zone but may impose conditions on the use of the land to comply with any relevant development standards or requirements of the Scheme, and may refuse to impose conditions on a development of the land.</div> <div>3. In considering an (A) use, the local government will have regard to clause 64 and Part 9 of the deemed provisions.</div> <div>4. The local government must refuse to approve any (x) use of land.”</div>										Notes for Clause 3.2.2: <div>1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances 1 application is made for both the carrying out of works on, and the use of, land.</div> <div>2. Under clause 61 of the deemed provisions, certain works and uses are exempt from the requirement of development approval.</div> <div>3. Clause 67 of the deemed provisions deals with the consideration of applications for development approval by the local government. Under that clause, development approval cannot be granted for development that is a class X use in relation to the zone in which the development is located, except in certain circumstances where land is being used for a non-conforming use.”</div>																																																																																																																																																																																																																																			
3.4		Urban Development and Industrial Development “Development and use of land shall have due regard to an approved structure plan”										Urban Development and Industrial Development “Development and use of land shall have due regard to an approved structure plan or local development plan”																																																																																																																																																																																																																																			
3.5 & 3.6 & 3.7		Land Use Permissibility to be removed: <table><tr><th colspan="2" rowspan="2">Zoning Table</th><th rowspan="2">Residential</th><th rowspan="2">Town Centre</th><th rowspan="2">Commercial</th><th rowspan="2">Tourism</th><th rowspan="2">Mixed Business</th><th rowspan="2">Strategic Industry</th><th rowspan="2">Industry</th><th rowspan="2">Rural</th><th rowspan="2">Rural Residential</th><th colspan="4">City Centre</th></tr><tr><th>Precinct 1 Retail Core</th><th>Precinct 2 Commercial</th><th>Precinct 3 Entertainment</th><th>Precinct 4 Accommodation</th></tr><tr><td>14</td><td>Motel</td><td>X</td><td>D</td><td>D</td><td>D</td><td>X</td><td>X</td><td>X</td><td>A</td><td>A</td><td>A</td><td>A</td><td>D</td><td>D</td></tr><tr><td>19</td><td>Short Stay Accommodation</td><td>A</td><td>D</td><td>X</td><td>D</td><td>X</td><td>X</td><td>X</td><td>I</td><td>A</td><td>D</td><td>D</td><td>D</td><td>P</td></tr><tr><td>30</td><td>Tourist Resort</td><td>X</td><td>D</td><td>X</td><td>P</td><td>X</td><td>X</td><td>X</td><td>A</td><td>X</td><td>X</td><td>A</td><td>A</td><td>A</td></tr><tr><td>50</td><td>Motor Vehicle and/or Marine Service Station</td><td>X</td><td>A</td><td>A</td><td>A</td><td>A</td><td>I</td><td>D</td><td>A</td><td>X</td><td>A</td><td>D</td><td>X</td><td>X</td></tr><tr><td>60</td><td>Community Use</td><td>A</td><td>D</td><td>D</td><td>D</td><td>X</td><td>X</td><td>X</td><td>X</td><td>I</td><td>D</td><td>P</td><td>D</td><td>D</td></tr></table>										Zoning Table		Residential	Town Centre	Commercial	Tourism	Mixed Business	Strategic Industry	Industry	Rural	Rural Residential	City Centre				Precinct 1 Retail Core	Precinct 2 Commercial	Precinct 3 Entertainment	Precinct 4 Accommodation	14	Motel	X	D	D	D	X	X	X	A	A	A	A	D	D	19	Short Stay Accommodation	A	D	X	D	X	X	X	I	A	D	D	D	P	30	Tourist Resort	X	D	X	P	X	X	X	A	X	X	A	A	A	50	Motor Vehicle and/or Marine Service Station	X	A	A	A	A	I	D	A	X	A	D	X	X	60	Community Use	A	D	D	D	X	X	X	X	I	D	P	D	D	New Land Use Permissibility, and terms to replace what was removed: <table><tr><th colspan="2" rowspan="2">Zoning Table</th><th rowspan="2">Residential</th><th rowspan="2">Town Centre</th><th rowspan="2">Commercial</th><th rowspan="2">Tourism</th><th rowspan="2">Mixed Business</th><th rowspan="2">Strategic Industry</th><th rowspan="2">Industry</th><th rowspan="2">Rural</th><th rowspan="2">Rural Residential</th><th colspan="4">City Centre</th></tr><tr><th>Precinct 1 Retail Core</th><th>Precinct 2 Commercial</th><th>Precinct 3 Entertainment</th><th>Precinct 4 Accommodation</th></tr><tr><td>14</td><td>Tourist and Visitor Accommodation</td><td>X</td><td>D</td><td>X</td><td>P</td><td>X</td><td>X</td><td>X</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td><td>A</td></tr><tr><td>19</td><td>Commercial Vehicle Parking</td><td>A</td><td>X</td><td>X</td><td>X</td><td>P</td><td>P</td><td>P</td><td>D</td><td>D</td><td>X</td><td>X</td><td>X</td><td>X</td></tr><tr><td>30</td><td>Renewable Energy Facility</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>D</td><td>D</td><td>D</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td></tr><tr><td>35</td><td>Brewery</td><td>X</td><td>A</td><td>A</td><td>A</td><td>A</td><td>X</td><td>D</td><td>A</td><td>X</td><td>A</td><td>A</td><td>A</td><td>A</td></tr><tr><td>36</td><td>Convenience Store</td><td>X</td><td>P</td><td>P</td><td>I</td><td>D</td><td>X</td><td>I</td><td>X</td><td>X</td><td>P</td><td>P</td><td>P</td><td>P</td></tr><tr><td>50</td><td>Service Station</td><td>X</td><td>A</td><td>A</td><td>A</td><td>A</td><td>I</td><td>D</td><td>A</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td></tr><tr><td>53</td><td>Small Bar</td><td>X</td><td>A</td><td>A</td><td>A</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>D</td><td>D</td><td>D</td><td>A</td></tr></table>										Zoning Table		Residential	Town Centre	Commercial	Tourism	Mixed Business	Strategic Industry	Industry	Rural	Rural Residential	City Centre				Precinct 1 Retail Core	Precinct 2 Commercial	Precinct 3 Entertainment	Precinct 4 Accommodation	14	Tourist and Visitor Accommodation	X	D	X	P	X	X	X	A	A	A	A	A	A	19	Commercial Vehicle Parking	A	X	X	X	P	P	P	D	D	X	X	X	X	30	Renewable Energy Facility	X	X	X	X	X	D	D	D	X	X	X	X	X	35	Brewery	X	A	A	A	A	X	D	A	X	A	A	A	A	36	Convenience Store	X	P	P	I	D	X	I	X	X	P	P	P	P	50	Service Station	X	A	A	A	A	I	D	A	X	X	X	X	X	53	Small Bar	X	A	A	A	X	X	X	X	X	D	D	D	A
Zoning Table		Residential	Town Centre	Commercial	Tourism	Mixed Business	Strategic Industry	Industry	Rural	Rural Residential	City Centre																																																																																																																																																																																																																																				
											Precinct 1 Retail Core	Precinct 2 Commercial	Precinct 3 Entertainment	Precinct 4 Accommodation																																																																																																																																																																																																																																	
14	Motel	X	D	D	D	X	X	X	A	A	A	A	D	D																																																																																																																																																																																																																																	
19	Short Stay Accommodation	A	D	X	D	X	X	X	I	A	D	D	D	P																																																																																																																																																																																																																																	
30	Tourist Resort	X	D	X	P	X	X	X	A	X	X	A	A	A																																																																																																																																																																																																																																	
50	Motor Vehicle and/or Marine Service Station	X	A	A	A	A	I	D	A	X	A	D	X	X																																																																																																																																																																																																																																	
60	Community Use	A	D	D	D	X	X	X	X	I	D	P	D	D																																																																																																																																																																																																																																	
Zoning Table		Residential	Town Centre	Commercial	Tourism	Mixed Business	Strategic Industry	Industry	Rural	Rural Residential	City Centre																																																																																																																																																																																																																																				
											Precinct 1 Retail Core	Precinct 2 Commercial	Precinct 3 Entertainment	Precinct 4 Accommodation																																																																																																																																																																																																																																	
14	Tourist and Visitor Accommodation	X	D	X	P	X	X	X	A	A	A	A	A	A																																																																																																																																																																																																																																	
19	Commercial Vehicle Parking	A	X	X	X	P	P	P	D	D	X	X	X	X																																																																																																																																																																																																																																	
30	Renewable Energy Facility	X	X	X	X	X	D	D	D	X	X	X	X	X																																																																																																																																																																																																																																	
35	Brewery	X	A	A	A	A	X	D	A	X	A	A	A	A																																																																																																																																																																																																																																	
36	Convenience Store	X	P	P	I	D	X	I	X	X	P	P	P	P																																																																																																																																																																																																																																	
50	Service Station	X	A	A	A	A	I	D	A	X	X	X	X	X																																																																																																																																																																																																																																	
53	Small Bar	X	A	A	A	X	X	X	X	X	D	D	D	A																																																																																																																																																																																																																																	

Ref No.	Existing Local Planning Scheme No. 8	Proposed Scheme Amendment														
		59	Civic Use	A	D	D	D	D	X	D	X	X	D	P	D	D
		60	Community Purpose	A	D	D	D	X	X	X	X	I	D	P	D	D
		65	Family Day Care	D	D	D	X	X	X	X	D	D	X	X	X	D
		75	Art Gallery	X	A	A	A	A	X	X	A	A	D	D	P	P
		76	Cinema/Theatre	X	A	A	A	A	X	X	A	X	D	D	P	P
		79	Exhibition Centre	X	A	A	A	A	X	X	A	X	D	D	P	P
3.9	<p>Clause 3.2.5 “If the use of land for a particular purpose is not specifically mentioned in the zoning table and cannot reasonably be included in the definition of one of the development categories the local government may determine:</p> <p>a) That the use is not consistent with the objectives and purposes of the particular zone or precinct and is, therefore, not permitted, or</p> <p>b) By absolute majority that the proposed use may be consistent with the objectives and purposes of the zone and/or the precinct objectives and an application for development approval should be determined in accordance with clause 64 and Part 9 of the deemed provisions”</p>	<p>Clause 3.2.5 “The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –</p> <p>(a) Determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or</p> <p>(b) Determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or</p> <p>(c) Determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.”</p>														
3.12		No.	Description of Land	Special Use									Conditions			
		SU3	Lot 1 Wagari Drive, Baynton	<p>The following uses are:</p> <p>‘P’ uses: Single House Grouped Dwelling Multiple Dwelling</p> <p>‘D’ uses: Child Care Premises</p> <p>‘I’ uses: Office</p>									<p>(1) Residential density shall be R60.</p> <p>(2) All development is to comply with the provisions of any approved Local Development Plan over the site.</p>			
Part V – General Development Requirements																
5.11	Appendix 6 in the existing Scheme restricts use of Lot 4 Jager Street, Roebourne to Caretakers Dwelling. The intention is to prevent the use of Caretakers Dwelling from Lot 4.	<p>To address this issue, it is recommended that the following clause be introduced:</p> <p>Clause 5.8.3 “Notwithstanding the permissible land uses prescribed in the zoning table for Industry, Caretakers Dwelling are not permitted on Lot 4 Jager Street, Roebourne.” This proposed change was recommended by the DPLH.</p>														
5.13	Clause 5.8.8 “The local government, in considering applications for subdivision/amalgamation shall not recommend approval of battleaxe lots, or lots in the Industry or Industrial Development zones which are below 2000m² unless it can be demonstrated that the lot(s) will comply with the Draft State Sewerage Policy (or alternative adopted Policy) to the satisfaction of the Department of Health ”	Clause 5.8.8 “The local government, in considering applications for subdivision/amalgamation shall not recommend approval of battleaxe lots, or lots in the Industry or Industrial Development zones which are below 2000m².”														
5.17	Clause 5.13.2 “The local government shall require developments to include safe and convenient parking facilities at identified common destinations for cycling trips. General requirements for the location and design of these facilities at these locations are provided within the City's Bikeplan. The local government shall have regard to local prevailing conditions when implementing these design guidelines ”	Clause 5.13.2 “The local government shall require developments to include safe and convenient parking facilities at identified common destinations for cycling trips. The provision of bicycle parking facilities shall be in accordance with the ratios set out in Australian Standard AS2890.3. These can be varied if the applicant can demonstrate a lower demand or extenuating circumstances.”														
5.18	Clause 5.13.3 “ When considering applications for development approval, the level of provision of bicycle parking facilities shall be in accordance with the ratios set down in the City's Bikeplan or															

Ref No.	Existing Local Planning Scheme No. 8			Proposed Scheme Amendment				
	Australian standard AS2890.3 (whichever is higher). These may be varied if the applicant can demonstrate a lower demand or extenuating circumstances.”							
5.19	Clause 5.14 (c) “if freestanding, a caretakers dwelling is required to be transportable, a moveable dwelling is not to be permitted as a caretakers dwelling for either permanent or temporary occupation”			Reference to “moveable dwellings” (caravans) has been removed from the Scheme. Caravan approvals are administered through the Caravan Parks and Camping Grounds Act 1995 and by the City’s Environmental Health team.				
5.20	Clause 5.15 (c) “a moveable dwelling is not to be permitted as drivers accommodation”							
Appendix 3 – Car Parking Requirements								
10.3	NO.	DEVELOPMENT	CAR PARKING REQUIREMENTS	These land uses are no longer referenced in our Zoning Table and are removed from Appendix 3 – Car Parking Requirements.				
	5	Drivers Accommodation	At the local governments discretion.					
	10	Motel	One per accommodation room, plus one per every five rooms for visitors and staff.					
	15	Short-Stay Accommodation	One bay per single bedroom, one and one half bays per two bedroom unit, one and three quarter bays per three bedroom unit, and two and two bays per four bedroom unit.					
	17	Tourist Resort	At the local government’s discretion.					
	25	Industry – Cottage	At the local government’s discretion.					
	38	Wind Energy Facility	At the local government’s discretion.					
	45	Motor Vehicle and/or Marine Service Station	One per motor vehicle repair bay, one per 20 square metres of net lettable sales area, one per six square metres of dining space, one per employee and in the case of marine service station at the local government’s discretion.					
	69	Prison	At the local government’s discretion.					
10.4	These are new land use definitions being introduced as part of this amendment. Car parking requirements relevant to each land use is introduced into Appendix 3.			NO.	DEVELOPMENT	CAR PARKING REQUIREMENTS		
				17	Tourist and Visitor Accommodation	At the local government’s discretion.		
				30	Renewable Energy Facility	At the local government’s discretion.		
				37	Brewery	One bay per 40 square metres		
				38	Convenience Store	One per 20 square metres of net lettable area.		
				52	Service Station	One per motor vehicle repair bay, one per 20 square metres of net lettable sales area, one per six metres of dining space and one per employee.		
				55	Small Bar	One bay per 20 square metres of bar and lounge area and One bay per 10 square metres of restaurant.		
				61	Civic Use	At the local government’s discretion.		
				64	Corrective Institution	At the local government’s discretion.		
				67	Family Day Care	At the local government’s discretion.		
				76	Art gallery	One per three square metres of gallery space.		
				77	Cinema/Theatre	At the local government’s discretion.		
				79	Exhibition Centre	One per three square metres of exhibition space.		
10.5	NO.	DEVELOPMENT	CAR PARKING REQUIREMENTS	NO.	DEVELOPMENT	CAR PARKING REQUIREMENTS		
	24	Hire Service (Industrial)	One per 100 square metres of display area and one per employee, plus at the local government’s discretion the provision of oversized vehicle bays	24	Hire Service (Industrial)	One per 100 square metres of display area and one per employee, plus at the local government’s discretion the provision of commercial vehicle bays		
Appendix 4 – Additional Uses								
11.2	These Additional Uses are being added to lots where the land use is normally not permitted in the base classification.			Additional Use Entry No.	Description of Land	Base Classification	Additional Uses	Special Conditions

Ref No.	Existing Local Planning Scheme No. 8	Proposed Scheme Amendment				
		A10	Portion of Reserve No. 32465 (being Part of Lot 91 on Deposited Plan 091834)	Strategic Industry	Recreation – Private	<p>1. The recreation – private use shall be limited to a yacht/sailing club.</p> <p>2. Any development is subject to application for development approval by the local government.</p>
		A11	Lot 1953 (30-32) Balmoral Road, Karratha	City Centre – Commercial	Service Station	The Additional Use specified shall be deemed to be a ‘D’ use for the purposes of the Scheme.
		A12	Lot 1437 (15) Warambie Road, Karratha	City Centre – Commercial	Service Station	The Additional Use specified shall be deemed to be a ‘D’ use for the purposes of the Scheme.
		A13	Lot 1076 (13-15) Searipple Road, Karratha	City Centre – Commercial	Service Station	The Additional Use specified shall be deemed to be a ‘D’ use for the purposes of the Scheme.
		A14	Lot 1 Wagari Drive, Baynton	Residential R60	‘P’ Use Multiple Dwelling ‘D’ Use Child Care Premises ‘I’ Use Office	<p>1. All development is to comply with the provisions of any approved Local Development Plan over the site.</p>

Appendix 5 – Structure Plan Areas

12.8	Development Area	Description of Land	Base Zoning	Structure Plan Special Conditions	<p>These Structure Plans are being revoked as part of this amendment. There does not need to be this level of development guidance over these lots. It is recommended that these development areas are removed from Appendix 5 – Structure Plan Areas.</p>
	DA9	Baynton (Central) Baynton Drive (West)	Urban Development	<p>1. Structure Plan adopted to guide subdivision, land use and development.</p> <p>2. To provide for residential development, recreation, primary school & community uses.</p> <p>3. The City may require the preparation and approval of Local Development Plans as a condition of subdivision or prior to the approval of development of lots abutting public open space or drainage reserves to ensure an appropriate interface and surveillance over such reserves.</p> <p>4. An Urban Water Management Plan, prepared to the satisfaction of the Department of Water, will be required prior to subdivision or development of the land.</p>	
				<p>Applicable Density Code R40</p> <p>Preparation of a Structure Plan which addresses –</p>	

		DA40	Lot 617 Shadwick Drive, Millars Well	Urban Development	<div>1. Setback variations</div> <div>2. Building articulation and orientation to adjoining reserves and Dampier Road</div> <div>3. Fencing controls</div> <div>4. Building height to be limited to two storeys</div> <div>5. A written response to and plan for Traffic, Parking and Public Access Management taking into account access to Shadwick Drive through to Bathgate Road and safe shared pedestrian and cycle access at no cost to the local government and to the satisfaction of the CEO.</div>	
12.9	Currently subject to Development Area 9 Dampier Road, Baynton West, Karratha Structure Plan, Development Area 40 Lot 617 Shadwick Drive, Millars Well Structure Plan and Development Area 45 Lot 613 Wotherspoon Road, Millars Well Structure Plan					

Ref No.		Existing Local Planning Scheme No. 8			Proposed Scheme Amendment			
12.10	No Development Area covers this lot. It is largely undeveloped and the City considers it appropriate to implement these Structure Plan conditions. These conditions reflect the existing Structure Plan over this lot.				Development Area	Description of Land	Base Zoning	Structure Plan Special Conditions
					DA58	Lot 9000 Bowerbird Drive, Nickol	Urban Development	i. Structure Plan adopted to guide subdivision, land use and development. ii. To provide for residential development.
Appendix 6 – Restricted Use								
13.2	No.	Description of Land	Restricted Use		“There are no restricted uses which apply to the Scheme”			
	1	Lot 4 Jager Street	Caretakers Dwelling					

Consistency with Planning and Development (Local Planning Schemes) Regulations 2015

Supplemental Provisions

The Omnibus amendment primarily aims to ensure that the City of Karratha Local Planning Scheme No. 8 is consistent with the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations 2015). Clause 61 of the deemed provisions outlines development which is exempt from development approval. Local Planning Schemes can prescribe additional exemptions through “Supplemental Provisions”.

The tables below outlines the proposed amendment to Supplemental Provisions of the Scheme. Where an amendment is to remove a Supplemental Provision, it is because it has been duplicated in Clause 61 of the deemed provisions. Where the amendment moves the existing Supplemental Provisions into a table format, this is to bring the Scheme in line with the format of the Regulations 2015.

This table is to be read alongside Section 8 of the Scheme Amendment Report.

Ref. No.	Amended Clauses of the Scheme	Reasons for Amendment		
Section 8 of the Scheme Amendment Report	To be removed: <ul style="list-style-type: none"> Clause 61(1)(l) Clause 61(1)(m) Clause 61(1)(n) Clause 61(1)(p) Clause 61(1)(u) Clause 61(1)(v) Clause 61(1)(x) Clause 61(1)(zd) Clause 61(1)(zf) 	These exemptions are prescribed in Clause 61(1) of the deemed provisions of the Regulations 2015 and are not required to be duplicated in the Scheme. It is recommended these are removed.		
	To be removed: <ul style="list-style-type: none"> Clause 61(1)(k)(ii) 	This Clause is a duplication of Clause 5.16 in the Scheme.		
	To be removed: <ul style="list-style-type: none"> Clause 61(1)(r) 	This is covered under the <i>Caravan Parks and Camping Grounds 1997</i> and is not required to be duplicated in the Scheme.		
	To be removed: <ul style="list-style-type: none"> Clause 61(2)(i) 	This land use is no longer exempt under the Zoning Table of the Scheme.		
	The exemptions in the Scheme remain the same, but are moved into a table format to bring in line with the Regulations 2015: <ul style="list-style-type: none"> Clause 61(1)(k) Clause 61(1)(o) Clause 61(1)(q) Clause 61(1)(t) Clause 61(1)(w) Clause 61(1)(y) Clause 61(1)(za) Clause 61(1)(zb) Clause 61(1)(zc) Clause 61(1)(ze) 		Column 1 Works	Column 2 Conditions
		22	The development of land in a reserve	1. Where such land is held by the local government or a public authority 2. Where the proposed development is for the purpose for which the land is reserved under the Scheme
		23	The erection of a boundary fence in areas not covered by the R Codes	1. The works comply with the City of Karratha Fencing Local Law
		24	The development of land in a rural setting	1. Where there is an approved structure plan 2. The development is in accordance with the approved structure plan
		25	An anemometer	1. If located on a site for less than three years 2. Where located in a residential area: <ul style="list-style-type: none"> a. Less than 14 metres in height above the ground b. Less than five metres in height is attached to a building

Ref. No.	Amended Clauses of the Scheme	Reasons for Amendment			
		26	Buildings or works associated with a circus or carnival	Compliance with the publication <i>Circuses: code of practice for the conduct of circuses in Western Australia</i>	
		27	A temporary structure or sea container	For construction purposes and located on a site for which a building licence has been granted.	
		28	A satellite dish	Where the diameter of the satellite dish does not exceed 1200 millimetres	
		29	An antenna	1. The antenna is not located within the primary street setback 2. The antenna is not located within one metre of any property boundary 3. The antenna is not greater than 14 metres in height above the ground or five metres in height if attached to a building.	
		30	Solar collectors	1. Are physically attached to a building 2. Does not form part of a minor utility installation or utility installation	
		31	(a) the carrying out of any mining operations authorised under the Mining Act 1978; (b) the doing of any lawful act, incident or conducive to mining operations; (c) any activity that is exempt from the requirement of development approval under any State Agreement Act		
		<u>Advice Note</u> Where any mining operations, as that term is defined in section 8 of the Mining Act 1978, or any lawful act, incident or conducive to mining operation, or any activity under a State Agreement, within the terms of the exemption in item 33 above, is exempt from the requirement of development approval, assessment of the proposal from a planning perspective and may nevertheless be required under the State Agreement or State Agreement Act, or for the purpose of a determination under the Mining Act 1978 or pursuant to a grant, approval or permit under that Act. If so, the proposal must be submitted to the local government to give due consideration to the effects and planning significance of the activity so as to enable informed comment to be given to the State or the relevant agency.			
	Introduce new exemption to development approval.		Column 1 Works	Column 2 Conditions	
		32	The installation of, or alterations to, shade sales	the works are not located in a heritage protected place	
	The exemptions in the Scheme remain the same, but are moved into a table format to bring in line with the Regulations 2015: <ul style="list-style-type: none">Clause 61(2)(g)		Column 1 Use	Column 2 Zones	Column 3 Conditions

Ref. No.	Amended Clauses of the Scheme	Reasons for Amendment				
	<ul style="list-style-type: none"> Clause 61(2)(h) 	10	Street trading	All zones	If approved under the City of Karratha Activities in Thoroughfares and Public Places and Trading Local Law	
		11	The keeping of bees	Rural	1. The land is outside a gazetted townsite 2. The works comply with the City of Karratha Animals, Environment and Nuisance Local Law	

Land Use and General Definitions

The intention of this Scheme Amendment is primarily to make the City of Karratha Local Planning Scheme No. 8 consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations 2015) and the Residential Design Codes (R Codes). These changes are required by the State Government.

There are other proposed amendments in addition to definition changes. These changes relate to minor corrections to the Scheme Map and Text, updates to the Scheme Text to align with the Regulations 2015 and to introduce new land use and development provisions into the Scheme.

This table is to be read alongside Section 9 of the Scheme Amendment Report.

Ref. No	Groups of Terms	Updating to reflect amended term in Regulations 2015		
9.1	Terms to be <u>introduced</u>	<ul style="list-style-type: none"> Commercial Vehicle Parking 		
3.10 & 9.2 & 9.6 & 10.1 & 10.3	Terms proposed to be <u>removed</u> as they are no longer referenced in the Scheme or are defined in the <i>Planning and Development Act 2005</i> , Regulations 2015 or R Codes	<ul style="list-style-type: none"> Absolute Majority Aged Person Aquaculture Battleaxe Access Leg Building Car Park Community Use Dependent Person 	<ul style="list-style-type: none"> Development Dwelling Factory Unit Development Heritage Council Industry – Cottage Inventory Landscaping or Landscaped Lot 	<ul style="list-style-type: none"> Moveable Dwelling Policy Manual Public Purpose, Development or Use For Publicly Owned Land Shipping Container Structure Plan Subdivision
9.3 & 9.5	Terms proposed to be <u>amended</u> to have the same definition as prescribed in the Regulations 2015	<ul style="list-style-type: none"> Abattoir Car Park Child Care Premises Education Establishment Family Day Care Home Business 	<ul style="list-style-type: none"> Home Occupation Hotel Industry Industry – Light Market Medical Centre 	<ul style="list-style-type: none"> Precinct Reception Centre Recreation – Private Restaurant Restricted Premises Tavern
3.11 & 9.4 & 9.6 & 10.2	Terms proposed to be <u>replaced</u> to be consistent with the Regulations 2015	<ul style="list-style-type: none"> Motor Vehicle and/or Marine Service Station Oversized Vehicle Motel, Short-Stay Accommodation, Tourist Development and Tourist Resort Wind Energy Facility 	<u>Replaced with</u>	<ul style="list-style-type: none"> Service Station Commercial Vehicle Tourist and Visitor Accommodation Renewable Energy Facility

Minor Modifications

The intention of this Scheme Amendment is primarily to make the City of Karratha Local Planning Scheme No. 8 consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations 2015) and Residential Design Codes (R Codes). These changes are required by the State Government. The table below sets out the proposed changes to make it easier to review the amendments.


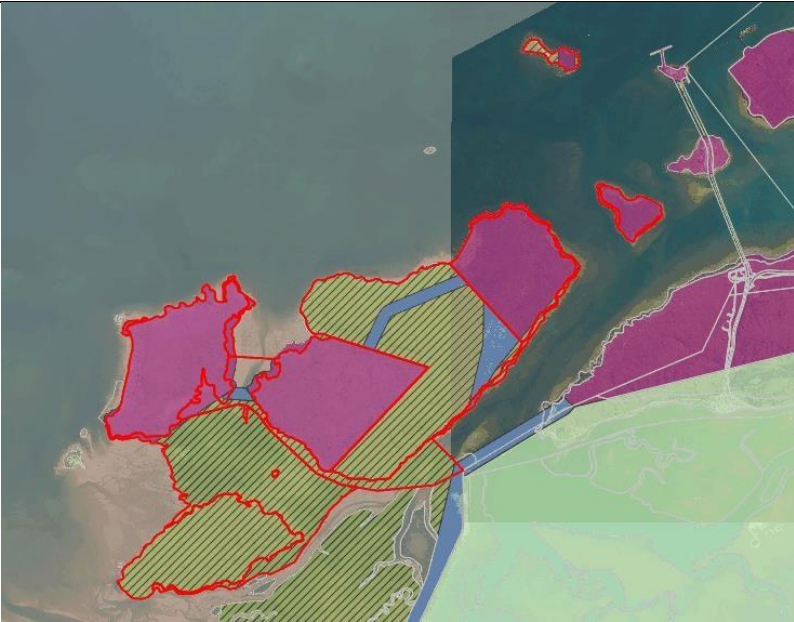
There are other proposed amendments that form the Omnibus Amendment. These amendments include updating definitions and terms, address minor errors in the Scheme Text and Maps and introduce development standards and new land use permissibility's. These amendments can be viewed in the Scheme Amendment Report and other explanatory notes.


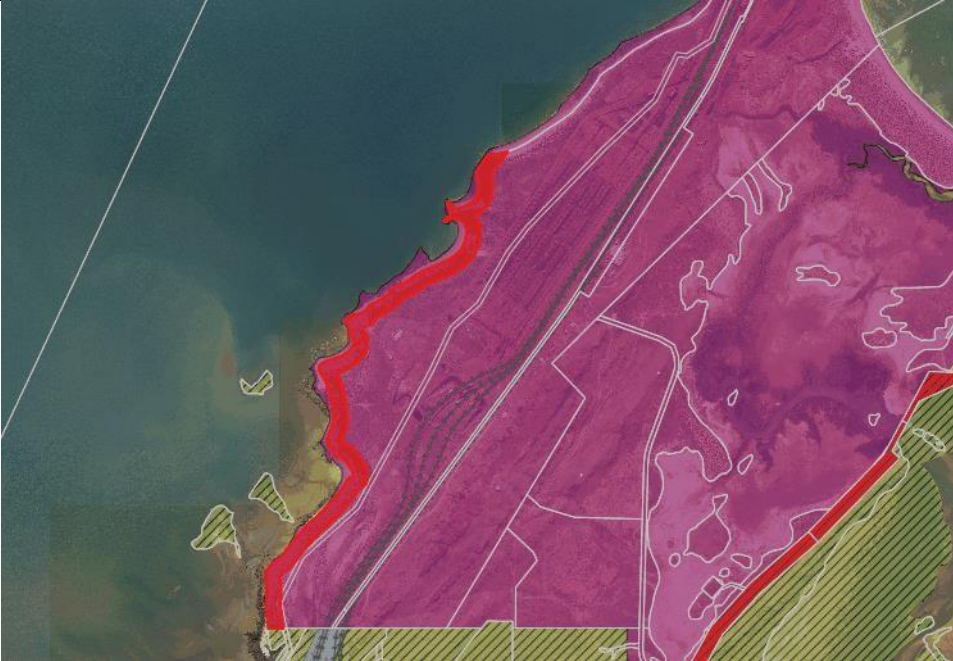
Ref. No	Relevant Clause	Reason for Amendment
1.1 3.6 4.1 5.2 5.3 6.1 6.2	<ul style="list-style-type: none"> Clause 1.9.2 Zoning Table (Home Occupation) Clause 4.1.2 Clause 5.3.2 Clause 5.3.3 Clause 6.2.3.3 Clause 6.2.3.3 – Notes 	Remove clause to be aligned with the R Codes and Regulations 2015, which is required by the State Government.
3.3 5.1 5.4 5.5 5.7 5.12 5.14 5.15	<ul style="list-style-type: none"> Zoning Table (Urban Development and Industrial Development) Clause 5.3.1 Clause 5.4.1 Clause 5.4.3 Clause 5.6.2 Clause 5.8.7 Clause 5.8.9 Clause 5.9.2 	The existing Scheme only references Structure Plans as a statutory guide to subdivision and development. State legislation has introduced Local Development Plans as another statutory guide for built form only. The proposed changes are recommended to include reference to Local Development Plans, as well as Structure Plans as statutory guides within the Scheme.
5.1 5.5 5.6 5.8 5.9 5.10 5.12	<ul style="list-style-type: none"> Clause 5.3.1 Clause 5.4.3 Clause 5.6.1 Clause 5.7.3 Clause 5.7.4 Clause 5.8.1 Clause 5.8.7 	The existing Scheme refers to a Policy Manual in all these clauses. The City does not have a Policy Manual as such. The proposed changes are recommended to remove reference to the Policy Manual.
3.1 3.7 5.16 7.1 11.1 13.1	<ul style="list-style-type: none"> Clause 3.2.2 Clause 3.2.5 Clause 5.11.3 Clause 6.11.3 Clause 3.4.1 Clause 3.5.1 	The proposed changes are recommended to amend existing clauses in the Scheme or introduce new clauses into the Scheme to be consistent with the Regulations 2015, which is required by the State Government.
15.1 15.2 15.3 15.4 15.5	<ul style="list-style-type: none"> Clause 3.1 Table 1 Title Clause 4.10 (b) Clause 6.7.1 Clause 6.8 	Minor spelling errors.



Mapping Modifications



This table identifies the lots that will be subject to rezoning as part of this amendment. The rezoning is for a variety of reasons, such as, to reflect the future intentions of the lots, to designate residential zoning and density coding to developed residential areas, to prescribe additional uses on the Scheme maps and to amend minor errors.

The purpose of the rezoning can be determined by referring to the reference number in the Scheme Amendment Report.


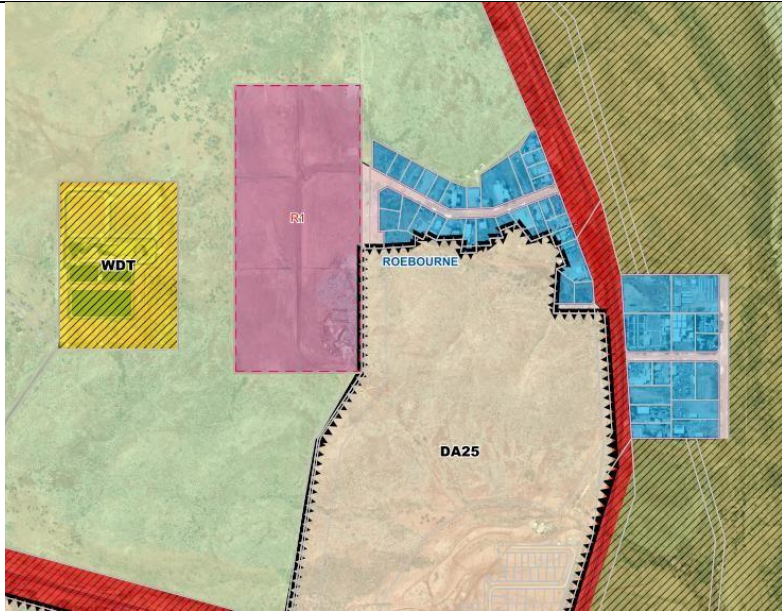
Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
Part II – Reservations			
2.1		Telecommunications Reserve	Conservation, Recreation and Natural Landscapes
2.3		Strategic Industry and Infrastructure	Conservation, Recreation and Natural Landscapes



Ref. No	Existing Local Planning Scheme No. 8		Current Zoning	Proposed Zoning
2.3			No zoning	Conservation, Recreation and Natural Landscapes
11.3			Strategic Industry	Additional Use 10 – Recreation Private



Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
11.4		City Centre – Commercial	Additional Use 11 – Service Station
11.5		City Centre – Commercial	Additional Use 12 – Service Station



Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
11.6		City Centre – Commercial	Additional Use 11 – Service Station
12.1 – 12.5		Urban Development	Residential, Special Use, Public Purposes: Community and Public Purposes: Education.



Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
12.6		Urban Development	Residential
12.7		Urban Development	Residential


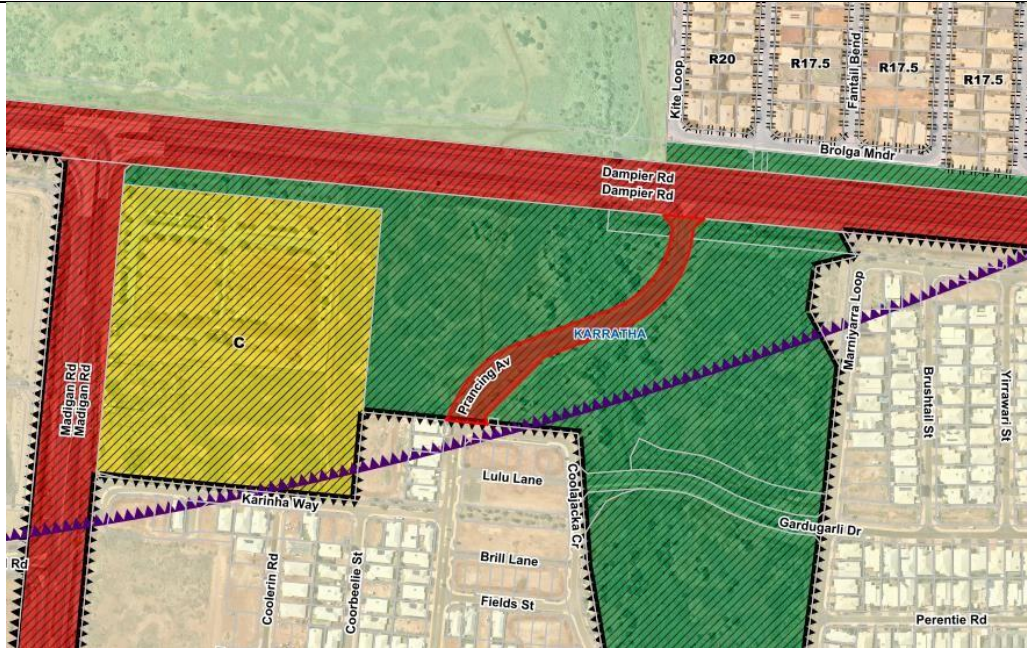
Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
12.11		Urban Development	Urban Development – Development Area 58
13.3		Industry – Restricted Use	Industry

Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
14.1		Parks, Recreation and Drainage	Residential
14.2		Parks, Recreation and Drainage	Local Road


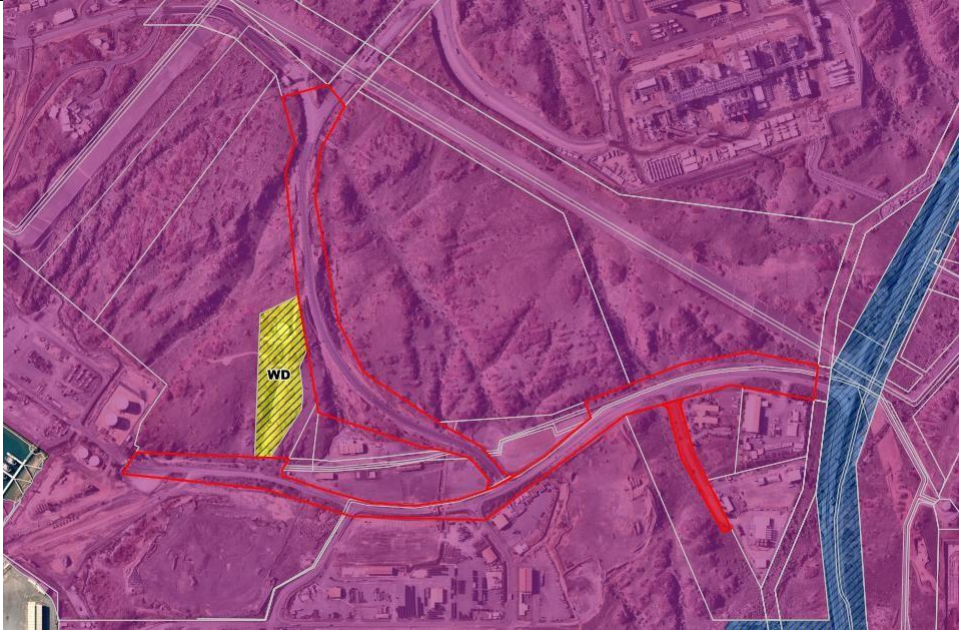
Ref. No	Existing Local Planning Scheme No. 8		Current Zoning	Proposed Zoning
14.3			Tourism	Parks, Recreation and Drainage
14.4			Parks, Recreation and Drainage	Local Road



Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
14.5		Residential	Public Purpose: Health
14.6		City Centre – Commercial	Parks, Recreation and Drainage

Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
14.7		Residential	Local Road
14.8		Local Road	Residential

Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
14.9		Residential	Parks, Recreation and Drainage
14.10		Parks, Recreation and Drainage	Local Road

Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
14.11		Parks, Recreation and Drainage	Local Road
14.12		Urban Development	Parks, Recreation and Drainage

Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
14.13		Urban Development	Local Road
14.14		Strategic Industry	Local Road

Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
14.15		Parks, Recreation and Drainage	Public Purpose: Waste Disposal and Treatment
14.16		Parks, Recreation and Drainage, Public Purpose: Hospital and Public Purpose: Education	Local Road

Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
14.17		Parks Recreation and Drainage	District Road

Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
14.18		Local Road	Industrial Development

Ref. No	Existing Local Planning Scheme No. 8	Current Zoning	Proposed Zoning
14.19		Industrial Development	Industrial Development – Development Area 24

