

APPENDIX B – PROPOSED CHANGES TO ZONES & RESERVES

Zone	Current	Proposed change and justification
Residential	<ul style="list-style-type: none"> • To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development. 	<p>Modify zone objectives</p> <p>Review of the objectives is required to assist improved alignment of the zone objectives with the R-Codes. It is suggested that this may include clearer reference to the residential density code and objectives of the medium density policy component of the R-Codes.</p>
Rural	<ul style="list-style-type: none"> • To provide for the maintenance or enhancement of specific local rural character. • To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. • To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. • To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. • To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses. 	<p>Modify zone objectives</p> <p>It is suggested that objectives be modified to:</p> <ul style="list-style-type: none"> • Refer to amenity rather than character to ensure consistency with the use of amenity in the objectives of other zones and in the deemed provisions. • Ensure that the objectives as currently worded do not imply that rural industry can only occur if it is incidental or ancillary to agricultural activities (such as cropping and grazing). • Broaden the scope of the third objective by removing reference to sensitive areas and natural valleys.

Zone	Current	Proposed change and justification
Rural Residential	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 1 ha to 4 ha. • To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land. 	<p>Modify zone objectives</p> <p>It is suggested that objective 1 be modified to make reference to applicable State Planning Policy as <u>State Planning Policy 2.5 - Rural planning</u> provides criteria and controls around subdivision of rural residential lots. The objectives should also recognise that the zone provides for low density residential uses.</p>
Rural Smallholdings	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 4 ha to 40 ha. • To provide for a limited range of rural land uses where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land. • To set aside areas for the retention of vegetation and landform or other features which distinguish the land. 	<p>Modify zone objectives</p> <p>Similar to above it is suggested that objective 1 be modified to make reference to applicable State Planning Policy as <u>State Planning Policy 2.5 - Rural planning</u> provides criteria and controls around subdivision of rural smallholding lots. The objectives should also recognise that the zone provides for low density residential uses.</p>
Strategic Industry	To designate industrial sites of State or regional significance.	<p>Modify zone objectives</p> <p>The current objective is not that useful in assisting the assignment of permissibility of land uses to the zone. It is suggested that additional objectives consistent with SPP 4.1 be included to address principles related to:</p> <ul style="list-style-type: none"> • Accommodating high intensity industries of state significance. • Accommodating supporting infrastructure. • Co-location of compatible and complimentary land uses. • Incorporate impact areas within the zone that require suitable and appropriate integration with surrounding compatible zones, reserves and land uses.

Zone	Current	Proposed change and justification
Local Centre	No current zone / objectives.	<p>Add zone</p> <p>Based on the review of SPP4.2 Activity Centres, the WAPC has formed a position that a local centre warrants an individual zone. It is intended that a local centre provide for the incidental and convenience needs of the local community (within a walkable catchment) primarily through land uses such as convenience store, shop – small, liquor store – small, fast food outlet / lunch bar, restaurant/café, small bar. It is suggested that objectives for the local centre zone address principles related to:</p> <ul style="list-style-type: none"> • Providing for the local community's incidental and convenience needs of goods and services, consistent with this level of the activity centre hierarchy as outlined in the applicable State planning policy. • Ensuring that development is of a scale compatible with surrounding development and does not adversely impact on adjoining residential areas. • Providing for a pedestrian-dominant streetscape where the primary focus of activity is on the street, the public realm and public open spaces. • Prioritise walking, cycling and public transport access to and within the centre. • Ensuring the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.
Neighbourhood Centre	No current zone / objectives	<p>Add zone</p> <p>Based on the review of SPP4.2 Activity Centres, the WAPC has formed a position a neighbourhood centre warrants an individual zone. It is intended that a neighbourhood centres provide a local focal point for daily</p>

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		<p>to weekly household shopping needs, community facilities and a small range of other convenience services. A neighbourhood centre may provide for land uses allowed in a local centre, plus the additional land uses of Shop – large, liquor store – large, market, restricted premises, amusement parlour, educational establishment, recreation – private, small bar, tavern, office – small, medical centre, art gallery.</p> <p>It is suggested that the objectives for the neighbourhood centre zone address the following principles:</p> <ul style="list-style-type: none"> • Providing a focal point for accommodating the local community’s daily to weekly household shopping needs, community facilities, small range of convenience services and local employment consistent with this level of the activity centre hierarchy as outlined in the applicable State planning policy. • Ensuring that development is of a scale compatible with surrounding development and does not adversely impact on adjoining residential areas. • Providing for a pedestrian-dominant streetscape where the primary focus of activity is on the street, the public realm and public open spaces. • Providing a focus for integrated and well-designed medium density housing and mixed used development. • Prioritise walking, cycling and public transport access to and within the centre. • Ensuring the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.

Zone	Current	Proposed change and justification
Centre	<ul style="list-style-type: none"> • To designate land for future development as a town centre or activity centre. • To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy. 	<p>Modify zone objectives</p> <p>Based on the review of SPP4.2 Activity Centres, It is generally agreed that the differences between district, secondary and strategic centres as identified in SPP 4.2, is a matter relating to the area of land zoned rather than land use permissibility and so a separate zone is not necessarily required for each of the three centres of district, secondary and strategic. It is therefore suggested that any district, secondary or strategic centres be zoned 'Centre'.</p> <p>It is suggested that the current objectives of the 'Centre' zone under clause 16 of the Model Provisions be modified to address the following principles:</p> <ul style="list-style-type: none"> • Providing a focal point for accommodating a broad range of land uses to meet the community's district and/or sub-regional needs for goods and services, community facilities, entertainment and leisure, education, health and tourism, consistent with the centre's level of the activity centre hierarchy as outlined in the applicable State planning policy. • Facilitating a broad range of employment to contribute towards the sub-region's employment self-sufficiency, consistent with the centre's level of the activity centre hierarchy. • Providing a basis for detailed planning in accordance with any relevant State planning policy. • Ensuring that development at the edges of the centre is of a scale which facilitates transition with adjoining residential areas. • Providing for a pedestrian-dominant streetscapes where the primary focus of activity is on the street, the public realm and public open spaces.

Zone	Current	Proposed change and justification
		<ul style="list-style-type: none"> • Providing a focus for integrated and well-designed high density housing and mixed used development. • Providing for a diverse range of housing options to meet the needs of the community. • Providing public open space and other infrastructure needed to serve residents, workers and visitors. • Ensuring walking, cycling and public transport access to and within the centre is prioritised whilst ensuring safe and efficient access for service vehicles. • Ensuring the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community
Mixed Use	<ul style="list-style-type: none"> • To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. • To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents. 	<p>Modify zone objectives</p> <p>SPP 4.2 encourages the use of a 'mixed use' zone for the frame of strategic, secondary and district centres. The frame is the area of land used to transition from the core of the activity centre to surrounding residential areas. Modification to the objectives of the mixed use zone is required to recognise the role of the mixed use zone in providing for the frame of activity centres. It suggested that an objective be included for the mixed used zone that provides for a transition in the scale of development from a centre zone to surrounding areas.</p> <p>As mixed use zones are also used in local governments that do not fall in the Metropolitan, Peel or Bunbury Region Scheme areas and/or do not include a centre zone, it is suggested that a note be included in brackets to acknowledge that the objective only applies where a centre zone exists.</p>

Zone	Current	Proposed change and justification
Service Commercial	<ul style="list-style-type: none"> To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites. To provide for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently or economically be accommodated in, the central area, shops and offices or industrial zones. 	<p>Modify zone objectives</p> <p>To support implementation of SPP 4.2, it is suggested that the objectives of the service commercial zone are modified to make appropriate reference to proposed centre zone(s) and reinforce the importance of the service commercial zone not impacting on the role and function of centre zone(s).</p>
Commercial	<ul style="list-style-type: none"> To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres. To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality. 	<p>Delete zone</p> <p>With the addition of the local and neighbourhood centre zones and modification to objectives of the centre zone, it is unlikely that a commercial zone is required. Out-of-centre developments shouldn't really be happening and if they are, an additional use or special use zone is the most appropriate way to do it so that it can be conditioned.</p> <p>It is suggested that the commercial zone and associated objectives be deleted from the Regulations.</p>
Rural Enterprise	No current zone / objectives.	<p>Add zone</p> <p>SPP 2.5 (approved December 2016) recognised the need to support economic opportunities in small rural communities by providing for rural enterprise zones which combine light industry and housing, provided they are carefully planned; in general proximity to urban areas; serviced; and have design features that address buffers and amenity.</p> <p>It is suggested that objectives for the rural enterprise zone address the following principles:</p>

Zone	Current	Proposed change and justification
		<ul style="list-style-type: none"> • Providing for light industrial and ancillary residential development on one lot. • Providing for lot sizes in the range of 1 ha to 4 ha. • Carefully design rural enterprise estates to provide a reasonable standard of amenity without limiting light industrial land uses.
Priority agriculture	No current zone / objectives.	<p>Add zone</p> <p>As a result of the review of SPP 2.5 Rural Planning, it has been suggested that a 'priority agriculture' zone be included in the Regulations for land of state, regional or local significance for food production.</p> <p>It is suggested that the objectives for a 'priority agriculture' zone address following principles:</p> <ul style="list-style-type: none"> • Identify land of State, regional or local significance for food production purposes. • Retain priority agricultural land for agricultural purposes. • Limit the introduction of land uses which may compromise existing, future and potential agricultural production.
Cultural and natural resource use	No current zone / objectives.	<p>Add zone</p> <p>A new 'cultural and natural resource use' zone is proposed. It is expected that the zone would typically cover Aboriginal Land Trust land where a variety of land use rights and interests apply over the land as part of indigenous land use agreements under the Native Title Act 1993, such as traditional hunting and camping, management of land and economic ventures.</p> <p>It is suggested that the objectives for a 'cultural and natural resource use' zone address the following principles:</p>

Zone	Current	Proposed change and justification
		<ul style="list-style-type: none"> • Ensure the preservation of Aboriginal heritage and culturally significant areas. • Provide for the conservation of significant landscape and environmental areas and values. • Allow for low impact tourism and economic development opportunities. • Allow land uses associated with Aboriginal heritage, traditional law and culture.
Urban development	<ul style="list-style-type: none"> • To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • To provide for a range of residential densities to encourage a variety of residential accommodation. • To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development. • To provide an intermediate transitional zone following the lifting of an urban deferred zoning within the Metropolitan Region Scheme. 	<p>Modify zone objectives</p> <p>The fourth objective is specific to the Metropolitan region scheme so it is suggested that the objectives for the zone are modified to replace the reference to the Metropolitan Region Scheme with 'a region planning scheme' so that the objective can be applied to those schemes that fall within a region scheme area</p>
Special residential	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 2 000 m² and 1 ha. • To ensure development is sited and designed to achieve an integrated and harmonious character. • To set aside areas where the retention of vegetation and landform or other features which distinguish the land, warrant a larger residential lot size than that expected in a standard residential zone. 	<p>Delete zone</p> <p>In 2021 the WAPC released a position statement Planning Position Statement - Special residential zone (www.wa.gov.au) outlining the WAPC's intent to discontinue the special residential zone in local planning schemes. Consistent with the intent of the WAPC's position statement it is suggested that the special residential zone is removed from the Regulations.</p>
Rural townsite zone	To provide for a range of land uses that would typically be found in a small country town	Modify zone name

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		<p>For consistency with other zone names listed, Remove the word 'zone' from the zone name in cl.2 of Schedule 3 and from the zone name listed in cl.16 of the model provisions.</p>
Special use zone	<ul style="list-style-type: none"> To facilitate special categories of land uses which do not sit comfortably within any other zone. To enable the Council to impose specific conditions associated with the special use. 	<p>Modify zone name</p> <p>For consistency with other zone names listed, Remove the word 'zone' from the zone name in cl.2 of Schedule 3 and from the zone name listed in cl.16 of the model provisions.</p> <p>To ensure consistency throughout the Regulations, in the second objective change 'Council' to 'local government'.</p>
Foreshore	N/A	<p>Add reserve</p> <p>The need for a new reserve called 'foreshore' has previously been identified to assist with the implementation of SPP 2.6 Coastal Planning.</p> <p>It is suggested that the objectives for a 'foreshore' reserve address the following principles:</p> <ul style="list-style-type: none"> Set aside areas for foreshore reserved abutting a body of water or water course. Provide for the protection of natural values and processes, including a coastal retreat. To accommodate a range of active and passive recreational uses that would be capable of relocation or rehabilitation.
Civic and community, social care facilities, cultural facilities	N/A	<p>Rationalise reserves</p> <p>Remove 'social care facilities' and 'cultural facilities' reserves and retain the 'civic and community' reserve'.</p> <p>It is suggested that the objectives for the 'civic and community' reserve address the following principles:</p> <ul style="list-style-type: none"> Provide for a range of community facilities and services which are compatible with surrounding land use and development.

Zone	Current	Proposed change and justification
		<ul style="list-style-type: none"> Provide for public facilities and other services by organisations involved in activities for community benefit.
Public purposes, medical purposes, education, emergency services, heritage, government services and recreational	N/A	<p>Rationalise reserves</p> <p>Rationalise the number of public purpose reserves by grouping them together under the reserve ‘public purposes’.</p> <p>It is suggested that the objectives for the ‘public purpose’ reserve address the following principle:</p> <ul style="list-style-type: none"> Provide for a range of essential public services and facilities. Prior to proceeding with the suggested changes above, further consideration will be given to the implications for exemptions for public works if the list of public works reserves were to be rationalised.
Infrastructure services	N/A	<p>Modify reserve</p> <p>Preliminary consultation with local government and industry stakeholders indicated a preference for retaining ‘infrastructure services’ as a specific reserve.</p> <p>It is suggested that the objectives for ‘infrastructure services’ reserve address the following principle: provide for a range of essential public infrastructure services.</p>

