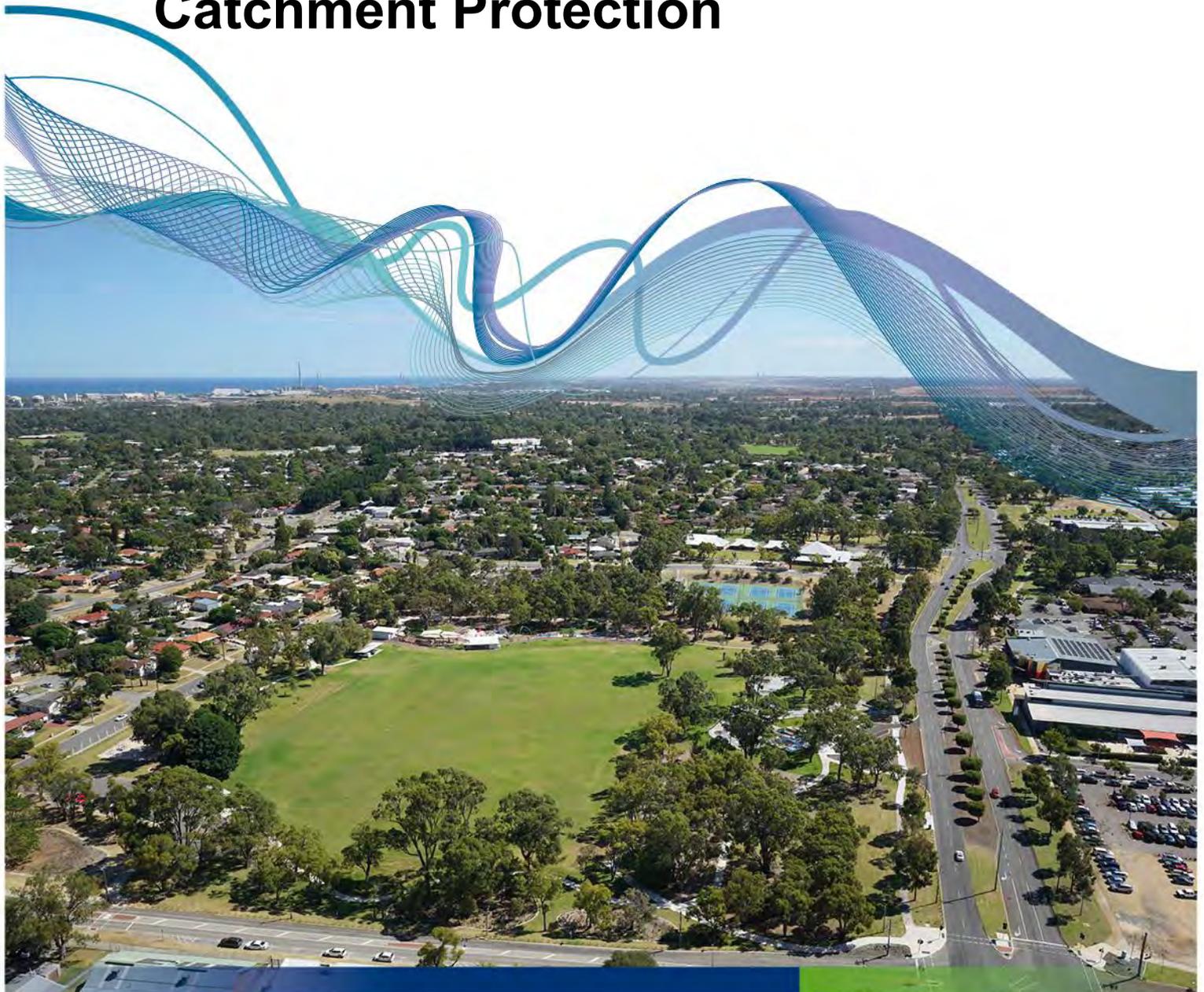


Policy

Referral of Various Development Applications to WA Planning Commission and Department of Environment, Water and Catchment Protection



Referral of Various Development Applications to WA Planning Commission and Department of Environment, Water and Catchment Protection

To provide guidance to Council in determining which applications for development approval within Rural zones should be referred to the Western Australian Planning Commission (WAPC) (MFP) and the Department of Environment, (DEP) for determination subject to the Notice of Delegation gazetted on 2 December 1992 pursuant to S.20 of the State Planning Commission Act (1985-6) and Statement of Planning Policy No.6.

Adopted:	10/02/1993 #463
Last reviewed:	27/09/2006 #519 28/04/2010 #105 11/07/2012 #163
Legal Authority:	Local Government Act Section 2.7 – The Role of Council Town Planning Scheme No 2 State Planning Commission Act (1985-6) Section 20

Policy:

1. For the purposes of this policy, the purpose and intent of a rural zone shall be defined as follows:

The purpose and intent of a rural zone shall be the accommodation and development of uses orientated towards, concerning or servicing primary producers or residents of rural or special rural areas'.

2. Council shall refer the following classes of rural development application to Western Australian Planning Commission for determination or the Department of Environment for advice:
 - Caravan Park

- Consulting rooms (unless for a Rural purpose)
- Drive in takeaway food shop
- Drive in Theatre
- Dry Cleaning Premises
- Education Establishment (unless for a rural purpose)
- Funeral Parlour
- Health Centre
- Holiday Accommodation
- Hospital
- Local Shop (unless for a rural purpose)
- Medical Clinic
- Place of Public Assembly
- Place of Public Worship
- Poultry farm (including an extension of more than 100m²); or
- Any other proposal which it considers is inconsistent with the purpose and intent of a rural zone.
- Uses defined as not permitted or required to be referred to the WAPC or DEWCP under Statement of Planning Policy No.6.

3. Applications for the uses listed above shall not be referred to WAPC if:

- a) Specifically permitted under the 'Special Use' provisions of Town Planning Scheme No 2.
- b) The proposed development is incidental to existing rural use on the subject land.
- c) The proposed use, by virtue of low scale and intensity, would have minimal impact on the locality in terms of amenity, traffic or environmental impact.
- d) If the proposal constitutes an extension of planning approval.
- e) If the proposed development is an addition to an existing approved use.

4. The policy shall in no way restrict Council's discretion to refer any Rural application to WAPC if it so desires.