

PL403

PLANNING AND DEVELOPMENT ACT 2005

APPROVED LOCAL PLANNING SCHEME AMENDMENT

 $Shire\ of\ Denmark$

Local Planning Scheme No. 3—Amendment No. 146

Ref: TPS/2956

It is hereby notified for public information, in accordance with section 87 of the $Planning\ and\ Development\ Act\ 2005$ that the Minister for Planning approved the Shire of Denmark Local Planning Scheme amendment on 14 December 2023 for the purpose of—

- 1. Rezoning Lot 621 Harlequin Street and Lot 1 South Coast Highway, Denmark from Rural to Urban Development.
- 2. Amending the Scheme map accordingly.
- 3. At cl 3.1.1 after SPECIAL USE, insert, URBAN DEVELOPMENT
- 4. At cl 3.1.3 Purpose and Intent of the Zones, insert—
 - (m) Urban Development Zone—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.

 $5. \;\;$ In Table 1—Zoning Table, insert column with Urban Development zone, with following land use permissibility.

USE CLASSES	URBAN DEVELOPMENT
Aged or Dependent Persons Dwelling	AA
Boarding House	SA
Holiday Home (large)	SA
Holiday Home (standard)	SA
Home Occupation	P
Relocated Dwelling	AA
Single House	P
Telecommunication Infrastructure	SA
Tree Felling	AA

6. At 5.1 Development standards, insert into Table 2

	MINIMUM SETBACK			MAXIMUM	MAXIMUM	LANDSCAPING
ZONE	FRONT (M)	SIDE (M)	REAR (M)	PLOT RATIO	SITE COVERAGE	(PERCENT)
URBAN DEVELOPMENT	7.5(A)	3.0(A)	7.5(A)	0.5:1(A)	0.3(A)	10(A)

- 7. At 5.3.1, insert, With the exception of the Urban Development zone, before where residential development is permitted.
- 8. Insert of 5.41 URBAN DEVELOPMENT ZONE PROVISIONS
 - (1) A structure plan is required to be prepared and approved in accordance with Part 4 of the Deemed Provisions and any applicable additional requirements specified in Appendix XIX of this scheme.
 - (2) Subdivision and development in the Urban Development zone shall be in accordance with a structure plan prepared and approved in accordance with Part 4 of the Deemed Provisions, unless the proposed subdivision and development is approved by the decision-maker in accordance with Part 4, clause 27(2) of the Deemed Provisions.
- 9. Insert Appendix XIX—ADDITIONAL REQUIREMENTS THAT APPLY TO LAND IN SCHEME AREA.

The table sets out requirements relating to development that are additional to those set out in the R-Codes, precinct structure plans, local development plans or State or local planning policies.

TableAdditional requirements that apply to land in Scheme Area

No.	Description of land	Requirement		
SR1	Lot 621 Harlequin Street and Lot 1 South Coast Highway	 Structure planning is to— Provide for fully serviced residential development with reticulated sewer and underground power. Ensure protection of view lines from South Coast Highway, the Denmark-Nornalup Rail Trail and adjacent established residential areas. Incorporate measures for identification, retention and management of quality fauna habitat. Retain areas containing significant environmental value, including consolidated areas of native vegetation, and provide ecological linkages. Identify mechanisms to ensure the protection of trees identified to be retained on private residential lots. 		

K. GIBSON, Shire President. D. KING, Chief Executive Officer.

