

PL402

PLANNING AND DEVELOPMENT ACT 2005
APPROVED TOWN PLANNING SCHEME AMENDMENT
Shire of Denmark
 Town Planning Scheme No. 3 Amendment No. 148

File: TPS/2950

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 abovementioned amendment to the Shire of Denmark Town Planning Scheme No. 3 on 24 April 2024 for the purpose of—

- (a) Rezoning No. 40 (Lot 305) Wentworth Road, Ocean Beach, from 'Rural' to 'Tourist (T15)' zone.
- (b) Introducing the definitions—
 - i. "Brewery"—means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the *Liquor Control Act 1988*;
 - ii. "Tourist Development"—means a building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide—
 - (i) short-term accommodation for guests; and
 - (ii) onsite facilities for the use of guests; and
 - (iii) facilities for the management of the development.
- (c) Amending the Scheme Map accordingly.
- (d) Inserting Tourist (T15) and associated provisions into Appendix XIII—Schedule of Tourist Zones of the Scheme Text.

Particulars of the Land		Tourist Use	Conditions of Tourist Use
T15	No. 40 (Lot 305) Wentworth Road, Ocean Beach	Notwithstanding any other provisions of the scheme, the following land uses and associated permissibility apply— <ul style="list-style-type: none"> • Brewery (AA) • Boarding House (AA) • Caravan Park (AA) • Caretaker's Dwellings (AA) • Holiday Accommodation (AA) • Tavern (AA) • Tourist Development (AA) • Rural Pursuit (AA) • Restaurant (AA) • Shop (AA) • Winery (AA) • Market (AA) • Private Recreation (AA) • Reception Centre (AA) 	<ol style="list-style-type: none"> i. All development shall be connected to a Secondary Treatment System (STS) approved by the Department of Health. A secondary Treatment System with nutrient removal may be required. ii. All new development shall be setback a minimum of <ul style="list-style-type: none"> • 30 metres from South Coast Highway. • 20 metres from all other boundaries. iii. All structures including fencing within the zone shall be constructed to be sympathetic to existing landscaping in terms of colour, finishes, location and height, to the satisfaction of the local government. iv. At the development application stage the proponent shall prepare and submit a Landscape Revegetation Plan for the protection of existing remnant vegetation, recognition and protection of black cockatoo habitat and revegetation of water courses. v. Accommodation is limited to a stay of 3 months in a 12 month period other than caretaker's dwelling(s)

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