

## ***Planning and Development Act 2005***

### APPROVED LOCAL PLANNING SCHEME AMENDMENT

Shire of Denmark  
Local Planning Scheme No. 3 Amendment No. 147

File: TPS/2992

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 Local Planning Scheme No. 3 on 24 September 2024 for the purpose of:

- a) Rezoning No. 2446 (Lot 3) South Coast Highway, William Bay, from 'Rural' to Tourist (T14) zone and amending the Scheme Maps accordingly.
- b) Inserting Tourist T14 provisions in Appendix XIII – Schedule of Tourist zones as follows:

Particulars of the Land		Tourist Use	Conditions of Tourist Use
T14	No. 2446 (Lot 3) South Coast Highway, William Bay.	<p>Notwithstanding any other provisions of the scheme, the following sets out the permissibility of land uses:</p> <ul style="list-style-type: none"> <li>• Aquaculture (AA)</li> <li>• Caravan Park (SA)</li> <li>• Caretakers Dwelling (AA)</li> <li>• Horticulture (AA)</li> <li>• Brewery (AA)</li> <li>• Private Recreation (AA)</li> <li>• Restaurant (AA)</li> <li>• Rural Pursuit (P)</li> <li>• Shop (max. 150m<sup>2</sup> GLA) (AA)</li> <li>• Workforce accommodation (AA)</li> </ul>	<p>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.</p> <p>II. All new development shall be setback a minimum:</p> <ol style="list-style-type: none"> <li>a. 30 metres South Coast Highway.</li> <li>b. 20 metres from all other boundaries.</li> </ol> <p>III. All structures including fencing within the zone shall be constructed to be sympathetic to the existing landscape in terms of colour, finishes, location and height, to the satisfaction of the local government.</p> <p>IV. At the development application stage the</p>

			<p>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.</p> <p>V. Tourist accommodation is limited to a stay of 3 months in a 12 month period other than caretaker's dwelling(s).</p> <p>VI. A local development plan for the site is required prior to approval of any new development.</p>
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- c) Introduce the following land use definitions into Appendix I – Interpretations of the Scheme Text:

**Workforce Accommodation** – means premises, which may include modular or relocatable buildings, used –

- (a) Primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- (b) For any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

- d) Amending the Scheme Map accordingly.

K GIBSON  
PRESIDENT

D KING  
CHIEF EXECUTIVE OFFICER