

# **Report of Review of City of Karratha Local Planning Scheme No.8**

Planning and Development (Local Planning Schemes) Regulations 2015  
Part 6, Division 1 (r.65 & 66)

July 2021

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# REPORT OF REVIEW OF CITY OF KARRATHA LOCAL PLANNING SCHEME No.8

## 1.0 BACKGROUND AND PURPOSE

This report has been prepared to satisfy the requirements under Regulations 65 and 66 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations'). In particular, for the City of Karratha to carry out a review of the *City of Karratha Local Planning Scheme No.8* (LPS8) and prepare a Report of Review.

This Report of Review is the result of the Regulations which requires that, in each 5<sup>th</sup> year following the date a Scheme was last published in the Government Gazette, the local government shall prepare a review by way of a report to the Western Australian Planning Commission (WAPC) on the operation of the Scheme.

There has been no comprehensive review of LPS8 undertaken since its gazettal in 2000.

Scheme Amendment No. 46 was prepared to ensure consistency with the 'deemed provisions' in Schedule 2 of the Regulations and address other administrative 'tidy ups'. While noting this, LPS8 contains zones, reserves, land uses and definitions that are inconsistent with the Model Provisions contained within Schedule 1 of the Regulations. Additionally, given the recent WAPC endorsement of the Local Planning Strategy, there are opportunities to refine provisions within LPS8 to assist in enhancing the effectiveness of the Scheme and local planning controls.

The City of Karratha (to also be referred to as the 'district') covers an area of approximately 15,278 square kilometres and is in the Pilbara region. The district is located approximately 1550 kilometres north of Perth.

The district's settlements are Karratha, Dampier, Roebourne, Wickham, Point Samson and Cossack. The district contains a number of islands and an extensive coastline (approximately 350km). The district contains significant environmental and cultural assets along with being an economic powerhouse of the Western Australian and Australian economy. The City of Karratha is bordered by the Town of Port Hedland to the east, and the Shire of Ashburton to the south.

## 2.0 SCHEME AND STRATEGY DETAILS

### 2.1 Local Planning Scheme No. 8

Land use and development within the City of Karratha are governed by LPS8 which covers the whole district.

LPS8 was gazetted on 22 August 2000. There have been a number of amendments to LPS8 as outlined in Appendix 1 – Scheme Amendments. This includes Amendment No. 46 (2018) which updated the Scheme in accordance with the deemed provisions contained in the Regulations.

LPS8 consists of:

- A wide range of zones, reserves and special control areas;
- A 'Preliminary' section that sets out purposes and aims of the Scheme;
- Sections dealing with land zoned and land reserved in the district;
- A Zoning Table, which identifies which land uses may or may not be considered in different zones;
- Development objectives;
- General development requirements;
- Special Control Areas;
- Non-conforming uses;
- Specific areas with specific standards and requirements; and

- Supplemental provisions.

The format of the LPS8 text varies from the State's Model Scheme. There are also some modest discrepancies in the text and maps including zone and reserve names.

## 2.2 Local Planning Strategy

The district is covered by the *City of Karratha Local Planning Strategy* (the 'Strategy') which was endorsed by the WAPC on 2 February 2021.

One of the key objectives of the Strategy, for managing population growth, is to implement subdivision/development which is consistent with the settlement hierarchy. Accordingly, the Strategy focuses residential subdivision/development within and near Karratha and the larger townsites.

## **3.0 SUBDIVISION AND LOT ACTIVITY**

### Development Areas and Structure Plans

Appendix 5 – Structure Plan Areas of LPS8 set out 56 Development Areas (Structure Plan Areas). LPS8 requires a structure plan to be approved to guide subdivision and development within these areas. Numerous Structure Plans have been approved over the Development Areas. There are numerous large and smaller land areas that have been subdivided and developed.

There is a need to review the Development Areas to determine whether they are all still required or whether some areas can be 'normalised' given development is now complete. Based on the Strategy, there is also a need to consider whether the Scheme identifies new Structure Plan Areas that are noted as Development Investigations Areas under the Strategy.

Between 2015 and 30 June 2021, a total of 46 freehold lots were created throughout the City of Karratha based on subdivision applications lodged with and approved by the WAPC. This total comprised of a distribution of lots by the following broad use categories in Table 1. It is noted there has been a recent rise in the number of subdivision applications being referred to the City and a corresponding rise in the number of lots being proposed which is reflected by the higher numbers in the column of the table representing 'preliminary subdivision approval'. Construction works to clear conditions on many of these are currently underway. The subdivision of land has occurred predominantly in the Karratha Townsite.

<b>TABLE 1 – FREEHOLD SUBDIVISION AND LOT ACTIVITY BY USE SINCE 2015</b>				
	<b>Residential Lots</b>	<b>Industrial Lots</b>	<b>Commercial lots</b>	<b>Total Lots</b>
<b>Preliminary subdivision approval</b>	106	23	21	<b>150</b>
<b>Final subdivision approval</b>	29	4	13	<b>46</b>

In addition to the freehold lots created throughout the district, a total of 89 built strata lots were approved between 2015 and 30 June 2021.

<b>TABLE 2 – BUILT STRATA SUBDIVISION AND LOT ACTIVITY BY USE SINCE 2015</b>				
	<b>Residential Lots</b>	<b>Industrial Lots</b>	<b>Commercial lots</b>	<b>Total Lots</b>
<b>Final subdivision approval</b>	79	3	7	<b>89</b>

The Council's Strategic Community Plan and the Local Planning Strategy, along with the regional and local economic development framework support the provision of additional residential, industrial, commercial and tourist development.

The population forecast set out in WA Tomorrow 2019 for Band E suggests the district will grow from 23,535 in 2021 to 26,045 in 2031. Additional lots and dwellings will be required to facilitate anticipated population growth. In the short to medium term most new population growth will be in Karratha on vacant land with approved Structure Plans being within Madigan Estate and Mulataga and through infill development on existing lots. Land areas shown as investigation areas in the Strategy can provide for further future development. It is noted that the Karratha urban area has approximately 840 hectares of land for 'residential' purposes and around 760 hectares for 'future residential'.

The 'development footprint' set out in the Scheme and Strategy identifies enough land suitable for residential purposes. In doing so, it needs to be recognised that:

- Not all landowners will want to subdivide or develop their land immediately or will have the resources to do so;
- Once created, not all lots will be developed for housing immediately;
- A certain percentage of dwellings will remain vacant;
- Some of the land identified as suitable for residential development is affected by some form of constraint which will need to be addressed prior to its development, making any development of the land a longer-term proposition; and
- Changes in Government policy may affect the rate of population growth.

For these reasons, the endorsed Strategy has identified a supply of land (with an appropriate land supply 'buffer') capable of accommodating the residential development required during the lifespan of the Strategy.

#### 4.0 DEVELOPMENT ACTIVITY

Since the time of the gazettal of the Scheme the amount of new development has varied in the district with a number of periods of high volumes of development followed by periods of lower levels of development. This, in part, is reflective of the broader Western Australian economy but is often enhanced by the nature of the large-scale resource sectors presence in the district. While noting this, development investment continues and is reflective in current 'on-the-ground' construction and overall population growth.

A breakdown of the number of Development Approvals and Building Permits issued annually for these dwellings collectively, between 2015 and June 2021 is provided in the tables below.

<b>Dwelling Type</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021 (to 30 June)</b>	<b>Total</b>
<b>Single Dwelling</b>	2	2		1	4	7	1	17
<b>Grouped/ Multiple Dwellings</b>	2 DAs approving 16 multiple dwellings		1 DA approving 2 grouped dwellings	1 DA approving 2 grouped dwellings and 2 multiple dwellings			3 DAs approving 9 grouped dwellings	7 DA's approving 31 dwellings
<b>Ancillary Dwellings</b>	1			1	2	2	1	7

<b>Total</b>	<b>5 DA's approving 19 dwellings</b>	<b>2</b>	<b>1 DA approving 2 grouped dwellings</b>	<b>3 DA's approving 6 dwellings</b>	<b>6</b>	<b>9</b>	<b>5 DA's approving 11 dwellings</b>	<b>31 DA's approving 55 dwellings</b>
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<b>TABLE 4 – BUILDING PERMITS FOR RESIDENTIAL DEVELOPMENT</b>								
<b>Dwelling Type</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021 (to 30 June)</b>	<b>Total</b>
<b>Single Dwelling</b>	11	3	0	3	3	26	28	74
<b>Grouped Dwellings</b>	0	0	0	0	0	0	3 (9 dwellings)	3
<b>Multiple Dwellings</b>	1 (46 dwellings)	0	0	0	0	0	0	1
<b>Ancillary Dwellings</b>	0	0	0	0	0	1	0	1
<b>Total</b>	12	3	0	3	3	27	31	79

During this time period, 31 Developments Approvals and 79 Building Permits were issued by the City for residential developments. At the time of writing, the City is currently assessing a three storey (13 dwelling) multiple dwelling development in the Karratha city centre, a 15 dwelling grouped dwelling development in Baynton and a 10 dwelling grouped dwelling development in Roebourne.

#### Commercial, Industrial and Tourism Development Activity

There were 647 Development Approvals and 206 Building Permits granted for non-residential development, predominantly commercial and industrial, between 2015 and 30 June 2021. A breakdown of the number of Development Approvals issued annually for non-residential development, between 2015 and 30 June 2021 is provided in the table below.

<b>TABLE 5 – DEVELOPMENT APPROVALS NON-RESIDENTIAL DEVELOPMENT</b>								
<b>Application Type</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021 (to June 30)</b>	<b>Total</b>
<b>Commercial</b>	18	18	15	15	26	14	8	114
<b>Industrial</b>	27	21	12	17	52	88	38	255
<b>Tourism</b>	0	0	0	0	0	1	0	1
<b>Home Occupation/Business</b>	32	22	16	21	25	24	6	146
<b>Rural</b>	0	15	1	4	4	1	0	25

<b>Other</b>	18	18	21	12	16	12	9	<b>106</b>
<b>Total</b>	<b>95</b>	<b>94</b>	<b>65</b>	<b>69</b>	<b>123</b>	<b>140</b>	<b>61</b>	<b>647</b>

In addition to the above, the Development Assessment Panel (DAP) have assessed and approved 14 development applications since 2015 with a total estimated cost of development being \$8,370,447,433.

A breakdown of the number of Building Permits issued annually for non-residential development, excluding changes in building classification, between 2015 and 30 June 2021 is provided in the table below.

<b>TABLE 6 – BUILDING PERMITS FOR NON-RESIDENTIAL DEVELOPMENT</b>								
<b>Application Type</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021 (to 30 June)</b>	<b>Total</b>
<b>New</b>	16	11	7	8	20	12	9	83
<b>Additions/Alterations</b>	2	6	10	7	3	14	7	49
<b>Fitouts</b>	5	16	17	9	12	9	6	74
<b>Total</b>	23	33	34	24	35	35	22	206

## 5.0 POPULATION CHARACTERISTICS AND CHANGE

### Current Population

It is estimated the district is home to around 23,118 residents. This compares to a population of 22,628 in 2010 (REMPPLAN).

### Population Characteristics

The district has a relatively young population, with a median age of 32 years. The largest age cohort is between 30 – 39, followed by 40 – 49 then 20 – 29. In comparison, the percentage of the community 60 years or older is 5.21%. There are 2686 people who are Aboriginal or Torres Strait Islander.

In terms of family composition, a couple family with children is the largest cohort, followed by a couple family with no children and then a one parent family. The predominant household type for families in the district is two persons in family (1,852 families).

### Housing

In terms of dwelling structures, the predominate form is separate house which houses 17,414 people, followed by medium density (2087 people) and then caravan, cabin and houseboat (housing 986 people). High density accommodates 193 people.

Detached homes make up most of the housing stock in the district. Four or more bedrooms houses were the dominate housing typology in the district making up 42% of the total occupied dwelling stock. Three bedroom houses make up 39.8% of the dwelling stock (Page 17 of Local Planning Strategy).

In terms of persons per dwelling, the four persons cohort is the most common with 4,956 people, followed by two persons per dwelling (3656 people), and then three persons per dwelling (3177). There were 1403 people in the one person per dwelling cohort (REMPPLAN).

A constraint to population growth in the district is the amount and price of suitable housing for the workforce. There are various factors that relate to this including upswings in resource sector activity, labour, material shortages which in-turn raises construction and maintenance costs.

### Population Projections

As outlined earlier, the population forecast set out in *WA Tomorrow 2019* for Band E suggests the district will grow to 26,045 in 2031. Long term, the City has an aspiration for the district's population to be 50,000.

Based on *WA Tomorrow 2019*, the projections indicate that by 2031, the population of the district will:

- Include an increase in the 10 - 24 year age group. There will be over approximately 6000 people in the 10 - 24 age group, compared to around 3050 in 2016;
- Increasing numbers, but a decreasing proportion of people aged between 25 – 40; and
- A substantial increase in people over 50. For instance, there will be over 3600 people aged over 60 in the district compared to around 1020 in 2011 (page 17 of Local Planning Strategy).

### Key Population Issues

Some of the key population issues in the district include:

- Karratha is the major population centre in the district. Around 72% of the district's population live within Karratha;
- The district's population has grown over the past decade and is likely to continue to grow steadily;
- The age distribution of the projected population is likely to change over time;
- There is a need to provide a wide range of housing to match household requirements including single person and two person households;
- To accommodate the district's growing population and to facilitate economic development, a range of lot sizes will be required including residential, commercial and industry;
- Historically, the population has been highly dependent on economic activity. The City and its partners are seeking to grow and diversify the economy; and
- There is a need to ensure the City can service and support its population through housing diversity, services and facilities.

Noting the above, the Strategy has identified an adequate supply of land capable of accommodating residential development that is required during the lifespan of the Strategy.

## **6.0 COMMENT**

### 6.1 Key issues

Based on the above section, some of the key issues with LPS8 include:



- Ensuring there is sufficient flexibility in the Scheme, where that is required, to allow for and promote land use and development.
- Provide for economic development/employment opportunities;
- Provide for an increase in population through well located residential development;
- There are opportunities for urban consolidation (that is, increased residential density) in residential areas, along with the development of 'greenfield' sites where land suitability, land capability and servicing requirements are appropriately addressed;
- There is a need to encourage further growth within the existing townships to maximise the use of the existing facilities and limit the potential infrastructure costs that would be placed on the City;
- Attracting growth to the townships within the City of Karratha will require maintaining elements of the existing township character, improving services and infrastructure, and achieving a high level of residential amenity, including protection from non-compatible land uses.

## 6.2 Local Planning Scheme No. 8

The Scheme is generally consistent with State Planning Policy but inconsistent, in part, with relevant legislation (such as Model Zone and Reserve names in the Regulations).

### **Is LPS8 capable of facilitating the type of development for which demand is anticipated?**

Noting that LPS8 has been subject to a recent omnibus text amendment (Amendment 46) to align the Scheme in accordance with the Regulations, it is considered that LPS8 can facilitate and guide the future development demands for the City in the short term. While noting this, given the range of changes at the State Government level, and the recent endorsement of the Strategy, it is considered LPS8 needs to be replaced with LPS9. Various changes to densities are required along with changing zone and Reserve names and updating land use definitions.

### **Is LPS8 fit-for-purpose in achieving good planning outcomes?**

The City considers that LPS8 is overall functioning reasonably well after addressing Deemed Provisions, contained in the Regulations, via Scheme Amendment 46. A new LPS9 will however assist to promote a modern fit-for-purpose statutory tool.

In considering the functionality of LPS8, the following is relevant:

- It was gazetted on 22 August 2000;
- There are inconsistencies between the structure of the Scheme Text and the Model Provisions contained within the Regulations;
- There are a number of zones, reserves, objectives, and land use classifications and definitions that are inconsistent with the Model Provisions contained within the Regulations; and
- There are opportunities to refine Scheme text, objectives and provisions to assist in achieving the City's vision of being Australia's most liveable regional city and improve clarity and interpretation.

### **What amendments are required to LPS8?**

It is considered that a new LPS9 is warranted. This will:

- Address some local land use and development issues that have arisen since the Scheme was first gazetted and since recent amendments. This includes adding new land uses, reviewing the permissibility of some uses in the Zoning Table and updates to reflect the endorsed Local Planning Strategy;
- To correct identified minor administrative errors and anomalies;

- So that the Scheme Maps reflect changes to, or anomalies with, cadastral boundaries resulting from zoning, subdivision and/or development and to reflect Model Zone names;
- So that the Scheme Maps reflect changes to the boundaries, classification and use of various Crown reserves, including to comply with model provisions including Model Reserve names;
- The LPS8 references zones (e.g. Town Centre) and terminology that is inconsistent with the Regulations.
- The existing Development Areas and Special Development Precincts need to be reviewed to determine whether they are still relevant and required. Related to this, is whether some of these areas can be 'normalised' through zoning, reserves and as appropriate R-Coding;

In light of the above, it is considered more appropriate to prepare a new local planning scheme that will result in LPS8 being repealed.

**Can the direction and recommendations established in the Local Planning Strategy be implemented through the Scheme or are amendments to LPS8 required?**

A new LPS9 is required to implement the Strategy.

LPS8 contains a number of zones, land uses and definitions that are inconsistent with the Regulations. Additionally, it is considered that there are opportunities to refine objectives and provisions contained within LPS8 to to achieve aims and objectives of the Local Planning Strategy and improve legibility and interpretation.

### 6.3 Local Planning Strategy

The Local Planning Strategy is up to date and no review is required at this time having been gazetted on 2 February 2021. Based on the endorsed Strategy, it is considered that there is sufficient identified land which is capable of accommodating the rate of demand, projected future population growth and associated land use and development pressures in the district.

## **7.0 RECOMMENDATION**

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that:

1. The *City of Karratha Local Planning Scheme No.8* should be repealed and a new Local Planning Scheme No.9 prepared in its place.
2. The City of Karratha Local Planning Strategy is satisfactory in its existing form.
3. All structure plans and local development plans approved under the Scheme are satisfactory in their existing form.

## APPENDIX 1 – SCHEME AMENDMENTS

AMDT NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
				Capture completed 23/8/00
1	24/08/01	22/08/01	DH	Adding Appendix 6 - Additional uses and additional use for land "Anderson & Lambert Roads, Karratha".
6	03/02/04	05/02/04	DH	Part 3 – Zoning Table – amending classification of “Caretaker’s Dwelling” in the “Industry” and “Industrial Development” zones from a “~” use, being “a development that is not permitted by the Shire” to an “AA: use, meaning that “the development is not permitted unless Council has granted planning approval. Part 6 – incorporating a new sub-clause “6.15 Caretaker’s Dwellings. Appendix 1 – replacing the existing definition for “Caretaker’s Dwelling” with new definition.
10	06/06/08	23/06/08	DH	Appendix 6 - delete Additional use A2 and replace with new entry "A2 De Witt Loc 126" together with relevant special conditions. <i>Note" at time of carrying out amendment there was no existing Additional Use No. 2.</i>
14	22/09/09	05/10/09	DH	Appendix 6 - adding Additional Use Area "3 "20.09 hectares of UCL adjacent to Lease 1123393" together with relevant conditions of use.
18	18/10/10	21/02/11	NM	Edited by the Shire – Details unknown.
19	20/05/11	20/06/11	NM	Inserted Additional Use No. 04 into Appendix 6 – Additional Uses.
20	22/11/11	29/11/11	NM	Modified Development Areas 5 & 9 within Appendix 7 to include Special Condition number 5.
25	12/10/12	29/10/12	NM	Inserted DA 42 into Appendix 7.

29	18/03/14	09/04/14	ML	Amended 'Appendix 7-Development Areas' to include DA40, DA41 and DA47
30	18/03/14	09/04/14	ML	Amended 'Appendix 7 – Development Areas' to include DA43 and DA44
34	05/12/14	07/04/15	MLD	Reclassify land parcels from the 'Parks, Recreation and Drainage' reserve to 'Urban Development' zone. Amend 'APPENDIX 7 - DEVELOPMENT AREAS'
32	24/02/15	16/04/15	MLD	Amended 'Appendix 7 – Development Areas' to include DA51 and DA52
33	27/03/15	04/05/15	MLD	Rezoned Lot 4 Jager Street from 'Rural' to 'Industrial', and a portion of the Unallocated Crown Land from 'Rural' to 'Road Reserve'. Inserted Appendix 9 - Restricted Uses Schedule.
36	21/08/15	27/08/15	MLD	Amend the text of Appendix No.6 Additional Use 2 - Lot 126 on DP183297, Warlu Way, Karratha - Removal of Special Conditions
37	22/15/15	22/01/16	RO	Deleting clause 7.5.1, 7.5.2 and 7.5.3 and delete all reference to the storm surge risk special control area throughout the scheme text. Deleting reference to the storm surge risk special control area on the scheme maps. Amending the first part of clause 4.1.3. Inserting a new clause 4.1.5. Inserting a new clause 6.17.
38	15/11/16	18/01/17	GM	Rezoned part Lot 550 (P60246), part Lot 552 (P60246), part Lot 561 (P74721) and Lots 4540 and 4542 (P189072) from 'Parks, Recreation and Drainage', 'District Roads' and 'City Centre: Precinct 2 - Commercial' to 'Public Purpose – Health'. Rezoned part Lot 550 (P60246), part Lot 593 (P71801), Unallocated Crown Land (UCL) and part of Balmoral Road reserve from 'Parks, Recreation and Drainage' and 'District Roads' to 'Public Purpose - Community'. Rezoned part Lot 550 (P60246), part Lot 557 (P67222), part Lot 560 (P74721) and Lot 4536 (P217474) from 'Parks, Recreation and Drainage', 'District Roads' and 'Public Purpose: Waste Disposal and Treatment' to 'City Centre: Precinct 2 - Commercial' and 'City Centre Precinct 4 - Accommodation'. Realigned the boundary of 'City Centre: Precinct 2 - Commercial' and 'City Centre: Precinct 4 – Accommodation' to generally follow the current and future cadastre of this portion of the City Centre as shown on the Scheme Amendment Map. Rezoned part Lot 550 (P60246), part Lot 554 (P60246), part Lots 560 and 561 (P74721) and UCL from 'Parks, Recreation and Drainage' to 'District Roads' and 'Public Purpose: Waste Disposal and Treatment'. Rezoned part Lot 550 (P64459), part Lot 550 (P60246) and part Lot 561 (P74721) from 'District Roads' and 'City Centre: Precinct 2 - Commercial' to 'Parks, Recreation and Drainage'. Amended the Scheme Map accordingly.
41	15/11/16	18/01/17	GM	Reclassified Lot 362 (Reserve 46194) Wickham Drive, Wickham from 'Public Purposes - Health' and 'Parks, Recreation and Drainage' to 'Town Centre'.  Scheme Map amended accordingly.
42	14/7/17	17/07/17	MLD	Rezone the western portion of Bulgarra from Residential R30 to Residential R40; and  Amending the Scheme Maps accordingly.

43	14/07/17	17/07/17	GM	Reclassified Lot 4615 (Reserve 30602) Searipple Road, Bulgarra from 'Public Purposes - Education' local scheme reservation to 'Urban Development' zone. Scheme Map amended accordingly. Amended Appendix 7 – Development Areas to include DA 27, Lot 4615 Bayview Rd, Bulgarra.
45	06/02/18	08/02/18	GM	Rezoned Lot 70 (No. 65) Tambrey Drive, Nickol from 'Mixed Business' to 'Residential R60' with Additional Use of 'Short Stay Accommodation' (A5). Scheme Map amended accordingly. Appendix 6 – Additional Uses amended by inserting A5 – Lot 70 on Plan 40129.

46	15/06/18	16/06/18	HB	<p>Replace all references to Shire of Roebourne or Roebourne's with City of Karratha or City of Karratha's. Shire or Shire's with City or City's. Council, The Council or the Council with local government.</p> <p>Replace all references to Town Planning Scheme with Local Planning Scheme.</p> <p>Replace all references to planning approval and planning applications with development approval and development applications.</p> <p>Replace all references to development plan, Development Plan or endorsed development plan with structure plan, Structure Plan or approved structure plan.</p> <p>Replace all references to Residential Design Codes or R Codes with R-Codes, except for provision 6.1.1 in PART VI - DEVELOPMENT REQUIREMENTS of the Scheme.</p> <p>On page 5, replace...The Act, makes the following Town Planning Scheme for...with ...the Act, makes the following local planning scheme for.</p> <p>Modify the index on page 6 and 7 to: remove or modify all clauses and parts from the index which will be removed from the Scheme or modified by this Amendment.</p> <p>Replace 6.2 RESIDENTIAL DESIGN COES with 6.2 R-CODES.</p> <p>Delete Appendices 2, 5 and 8 from the Appendix List and renumber the other appendices.</p> <p>Modify clause 1.1 CITATION.</p> <p>Modify clause 1.4 CONTENTS OF THE SCHEME.</p> <p>Modify point (e) of clause 1.5 PURPOSES OF SCHEME.</p> <p>Modify subclause 1.9.1 of clause 1.9 INTERPRETATION.</p> <p>Modify clause 2.1 CATEGORIES.</p> <p>Modify clause 2.2 DEVELOPMENT AND USE OF RESERVATIONS</p> <p>Modify subclause 3.2.2 of clause 3.2 ZONING TABLE.</p> <p>Delete subclause 3.2.3 from clause 3.2 ZONING TABLE.</p> <p>Update the Zoning Table for: Home Occupation, Transient Workforce Accommodation, and replace all instances of ...to be in accordance with an endorsed Development Plan in the Urban Development and Industrial Development columns with ...shall have due regard to an approved structure plan.</p> <p>Modify Note 3 in subclause 3.2.4 of clause 3.2 Zoning Table.</p> <p>Modify subclause 3.2.5 of clause 3.2 ZONING TABLE.</p> <p>Modify point (b) of subclause 3.2.6 of clause 3.2 ZONING TABLE Deleting</p>
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				<p>all of PART IV - USE AND DEVELOPMENT OF LAND.</p> <p>Modify the title of PART V - DEVELOPMENT OBJECTIVES AND LAND USE PLANNING POLICY to delete AND LAND USE PLANNING POLICY.</p> <p>Delete clause 5.1: LOCAL LAND USE PLANNING POLICIES from PART V - DEVELOPMENT OBJECTIVES AND LAND USE PLANNING POLICY, and renumber clauses.</p> <p>Changing the title of clause 5.2 DEVELOPMENT PLANS to 5.2 STRUCTURE PLANS.</p> <p>Modify subclause 5.2.1 to 5.2 DEVELOPMENT PLANS.</p> <p>Delete subclauses 5.2.4 to 5.2.11 from clause 5.2 DEVELOPMENT PLANS.</p> <p>Modify clause 5.9 KARRATHA OBJECTIVES.</p> <p>Changing the title of PART VI - DEVELOPMENT REQUIREMENTS to PART VI - GENERAL DEVELOPMENT REQUIREMENTS.</p> <p>Changing the title of clause 6.2 RESIDENTIAL DESIGN CODES to 6.2 R-CODES.</p> <p>Modify the text of subclause 6.2.1.</p> <p>Modify subclause 6.2.3 of clause 6.2</p> <p>Modify subclause 6.2.5 of clause 6.2.</p> <p>Modify subclause 6.3.1 of clause 6.3.</p> <p>Modify subclause 6.3.2 of clause 6.3.</p> <p>Modify subclause 6.3.3 of clause 6.3.</p> <p>Modify subclause 6.4.1 of clause 6.4</p> <p>Delete subclauses 6.4.2 and 6.4.3 from clause 6.4 URBAN DEVELOPMENT ZONE, and renumber clauses.</p> <p>Modify sub-clause 6.4.5 of clause 6.4</p> <p>Changing the title of 6.5 TRANSIENT WORKFORCE ACCOMMODATION to 6.5 WORKFORCE ACCOMMODATION.</p> <p>Modify subclause 6.5.1 to replace transient workforce accommodation with work force accommodation.</p> <p>Modify subclause 6.5.2 to replace transient workforce accommodation with work force accommodation.</p> <p>Modify subclauses 6.5.3 and 6.5.4 to replace transient workforce accommodation with work force accommodation.</p> <p>Modify subclause 6.6.1 of clause 6.6 COMMERCIAL ZONES Modify subclause 6.6.2 of clause 6.6 COMMERCIAL ZONES.</p> <p>Delete sub-clause 6.6.3 from clause 6.6 COMMERCIAL ZONES, and renumber the clauses.</p> <p>Modify subclause 6.6A.2 of clause 6.6A CITY CENTRE.</p> <p>Modify subclause 6.6A.3 of clause 6.6A CITY CENTRE.</p> <p>Modify sub-clause 6.6A.4 of clause 6.6A CITY CENTRE.</p> <p>Modify subclause 6.7.1 of clause 6.7 INDUSTRY.</p> <p>Modify subclause 6.7.2 of clause 6.7 INDUSTRY.</p> <p>Modify subclause 6.7.5 of clause 6.7 INDUSTRY.</p> <p>Modify subclause 6.7.7 of clause 6.7 INDUSTRY.</p> <p>Delete subclauses 6.7.11, 6.7.12 and 6.7.13 from clause 6.7 INDUSTRY, and renumber the subclause.</p> <p>Retain and reword subclause 6.8.2 of clause 6.8 RURAL ZONES, and delete sub-clauses 6.8.3 and 6.8.4 from clause 6.8 RURAL ZONES.</p> <p>Delete clauses 6.9 HERITAGE MATTERS and 6.11 CONTROL OF ADVERTISEMENTS from the Scheme, and renumber clauses.</p> <p>Modify subclause 7.1.1 of clause 7.1 OPERATION OF SPECIAL CONTROL AREAS and renumber accordingly.</p> <p>Changing the title of clause 7.2 DEVELOPMENT AREAS to '7.2 STRUCTURE PLAN AREAS'.</p> <p>Modify subclause 7.2.1 of 7.2 DEVELOPMENT AREAS and renumber accordingly.</p> <p>Delete subclause 7.2.3.4 of clause 7.2 DEVELOPMENT AREAS.</p> <p>Delete subclauses 7.2.4 to 7.2.15 of clause 7.2 DEVELOPMENT AREAS.</p> <p>Retain subclause 7.3A.2 of clause 7.3A INDUSTRY BUFFERS.</p> <p>Delete clause 7.5 STORM SURGE RISK AREA, and renumber clauses.</p> <p>Delete subclause 7.6.2 of clause 7.6 COSSACK HISTORIC TOWN, and renumber subclauses.</p> <p>Modify subclause 7.7.3 of clause 7.7 DAMPIER SALT to replace 'Environmental Protection Act' with 'Environmental Protection Act 1986'.</p> <p>Modify sub-clause 7.8.3 of clause 7.8 WITHNELL BAY to replace Department of Environment and Conservation with Department of Water and Environmental Regulation.</p> <p>Modify point (c) of clause 8.1 NON-CONFORMING USE RIGHTS to replace 'Planning and Development Act' with 'Planning and Development Act 2005'.</p> <p>Modify subclause 8.2.2 of clause 8.2 EXTENSIONS AND CHANGES TO A NON-CONFORMING USE to replace '...with clause 4.3.3.' with '...with Part 8 of the deemed provisions'.</p>
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				<p>Modify subclause 8.4.2 of clause 8.4 DISCONTINUANCE OF NON-CONFORMING USE to replace '<i>Planning and Development Act</i>' with '<i>Planning and Development Act 2005</i>'.</p> <p>Delete PART IX – ADMINISTRATION from the Scheme.</p> <p>Insert a new 'SCHEDULE A – SUPPLEMENTAL PROVISIONS' in the Scheme after the Adoption and Final Approval page</p> <p>Delete the following general definitions from APPENDIX 1 – DICTIONARY OF DEFINED TERMS, in their entirety:</p> <p>Act; advertisement; amenity; Building Code of Australia; and development plan;</p> <p>Modify the general definitions in APPENDIX 1 – DICTIONARY OF DEFINED TERMS.</p> <p>Delete the land use definition for 'owner' from APPENDIX 1 – DICTIONARY OF DEFINED TERMS, in its entirety.</p> <p>Modify the land use definitions in APPENDIX 1 – DICTIONARY OF DEFINED TERMS</p> <p>Delete APPENDIX 2 – APPLICATIONS FOR PLANNING APPROVAL for the Scheme, and renumber appendices.</p> <p>Delete APPENDIX 5 – NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING APPROVAL for the Scheme, and renumber appendices.</p> <p>Change the title of APPENDIX 7 – DEVELOPMENT AREAS to 'APPENDIX 7 – STRUCTURE PLAN AREAS'.</p> <p>Modify APPENDIX 7 – DEVELOPMENT AREAS to:</p> <p>(a) replace all references to 'Detailed Area Plans' with 'Local Development Plans'; and (b) delete all instances of the following clause throughout Appendix 7 (in relation to DA1, DA3, DA5 to DA7, DA9, DA10, DA12 to DA22, DA25 and DA42):</p> <p>'The provisions of the Scheme shall apply to the land classified under the Development Plan, in accordance with clause 7.2.11.4.', in its entirety.</p> <p>Delete APPENDIX 8 – MATTERS TO BE ADDRESSED BY DEVELOPMENT PLANS, and renumber the appendix.</p>
47	15/01/19	30/01/19	MLD	<p>Add to Appendix No. 4 the following additional use – A6 - Lot 200 (2) Walcott Way, Bulgarra.</p> <p>Update the scheme maps accordingly.</p>
39	04/10/19	09/10/19	GM	<p>Amending the Zoning Table by deleting the Transient Workforce Accommodation zone.</p> <p>Inserting into the Zoning Table the following permissibility into the 'Workforce Accommodation' row.</p> <p>Replacing Clause 5.5.</p> <p>Amending clause 5.7.2 by deleting the sentence "Workforce accommodation is not permitted" under the heading Accommodation Precinct.</p> <p>Amending Appendix 3 – Car Parking Requirements by deleting reference to transient workforce accommodation and replacing the provisions.</p> <p>Amending Appendix 4 – Additional Uses, Additional Use' Entry No. A4 by replacing all the terms 'transient workforce accommodation' with 'workforce accommodation'.</p> <p>Rezoning Lots 3799 and 4644 Rankin Road, Karratha from Transient Workforce Accommodation to Urban Development.</p> <p>Rezoning Lots 1, 2, 5, 10, 550, 570, 1060, 1062, 1068 – 1071 and 3776 – 3779 Mooligunn Road, King Way and Cherratta Road, Karratha from Transient Workforce Accommodation to Mixed Business.</p> <p>Rezoning Lots 111 and 112 Point Samson-Roebourne Road, Wickham from Transient Workforce Accommodation to Mixed Business.</p> <p>Insert the following under clause 67. of Schedule A – Supplemental Provisions: (zd) Demonstration that additional workforce accommodation is required.</p> <p>Amend the Scheme maps accordingly.</p>
49	21/01/2020	22/01/2020	MLD	<p>Adding the following Additional Use to Appendix 4 – A7 – Lot 178 Sturt Pea Road, Wickham.</p> <p>Modify the relevant scheme maps accordingly.</p>
48	10/07/2020	14/07/2020	MLD	<p>Rezoning Lot 589 on Deposited Plan 416651, a portion of Lot 588, portion of Lot 590, Lot 591, and Lot 597 on Deposited Plan 28526, Lot 700 and portion of Lot 701 on Deposited Plan 41697 from Strategic Industry zone to Conservation, Recreation and Natural Landscapes reserve.</p>

				The Withnell Bay Special Control Area being modified on the Scheme Maps and section 6.8 of the Scheme Text updated to reflect changes.
				Update the scheme maps accordingly.
51	17/11/2020	19/11/2020	MLD	<p>Rezoning Lot 2898 Dampier Road, Baynton from a 'Local Scheme Reserve: Public Purpose: Health' to an 'Urban Development' zone;</p> <p>Add the following Structure Plan Area to Appendix 5 – DA 56 Lot 2898 Dampier Road, Baynton.</p> <p>Amend the scheme map accordingly</p>
52	17/11/2020	19/11/2020	MLD	<p>Add the following Additional Use to Appendix 4 – A8 – Lot 500 Dampier Road, Gap Ridge.</p> <p>Amend the scheme maps accordingly</p>
50	20/11/2020	23/11/2020	MLD	<p>Rezoning Lot 500 (No. 26) Padbury Way, Bulgarra from 'Local Scheme Reserve - Public Purposes: Community' to 'Residential R40'.</p> <p>Rezone the road widening from Local Scheme Reserve – 'Public Purposes: Community' to 'Local Roads'.</p> <p>Amend the Scheme Map accordingly.</p>