

Local Planning Scheme No. 2

Frequently Asked Questions

What are the key changes between the old and new Local Planning Scheme?

There are a number of changes between the previous Scheme and the new Scheme, which can be summarised as:

Zones and Reserves

The name of many zones and reserves have changed to ensure consistency with the State planning framework:

Previous Scheme	New Scheme
Residential Development	Urban Development
Special Residential	Residential (with an R-Code)
Special Rural	Rural Residential
General Farming	Rural
Intensive Farming	Priority Agriculture
Special Use (Hotel)	Tourism
Special Use (Service Station)	Commercial or Service Commercial
Special Use (Other Community)	Private Community Purpose
Shop	Commercial, Neighbourhood Centre or District Centre
Office	Mixed Use
Other Commercial-Showroom	Service Commercial
Light & Service Industry	Light Industry
Wetland Protection	Environmental Conservation

The new Scheme also includes a number of additional Reserve categories including: Environmental Conservation, Foreshore, Civic and Community and Public Purposes.

Restricted Uses

Restricted Uses override the uses permissible under the zone and can therefore be confusing for landowners. The new Scheme has converted the majority of the previous Restricted Uses to Additional Uses.

Special Control Areas

Special Control Areas deal with specific provisions which overlay, and are in addition to, general Scheme provisions. The new Scheme includes the following Special Control Areas:

- Flood Prone Areas
- Basic Raw Material Areas
- Public Drinking Water Source Area
- Wastewater Treatment Plant Buffer
- Environmental Protection Areas
- Landscape Protection Areas

Building Envelopes

The majority of properties previously zoned Special Residential and Special Rural were subject to a building envelope, within which all development was to be contained. The new Scheme removes most of the building envelopes with development instead being required to be contained within the setbacks specified in the new Scheme. Instead of requiring a modification to a building envelope, landowners can instead apply to reduce a setback specifically for the proposed structure.

Special Residential

Properties currently zoned Special Residential have been changed to Residential and are subject to the Residential Design Codes (R-Codes). The R-Codes is a State Planning Policy that provides various requirements for residential development, with many of these requirements being dependent on the density code ranging from R2 to R80. Properties previously zoned Special Residential have been allocated a low density code (between R2 to R10) based on the size of the property. The allocated density code will determine the setbacks for development on the property. The following table provides the R-Code and setbacks for the various property sizes.

Lot Size	R-Code	Setbacks		
		Primary Street	Secondary Street	Side/Rear
5,000m ² or more	R2	20m	10m	10m
4,000m ² – 4,999m ²	R2.5	15m	7.5m	7.5m
2,000m ² – 3,999m ²	R5	12m	6m	*/6m
1,000m ² – 1,999m ²	R10	7.5	3m	*/6m

* The side setback is dependent on wall height and wall length and whether the wall has a major opening.

Rural Residential

Properties currently zoned Special Rural have been changed to Rural Residential. The new setbacks for Rural Residential properties is 20m from the front and rear and 10m from the side.

What is a dual density code?

The split density code of R15/30/50 in the previous Scheme has been modified in the new Scheme to a dual density of R15/30. The dual density code means that the base coding of the property for development is R15. If the requirements of the Scheme can be met, development can be undertaken at the R30 density code. The main differences between these density codes relates to lot size, setbacks and open space requirements.

How will the Local Planning Scheme protect our environment?

There are a range of provisions in the new Scheme aimed to assist with protecting the Shire's significant environmental values including:

- General aims of the Scheme.
- Objectives of zones and reserves.
- Incorporation of various State Planning Policies into the Scheme.
- Specific provisions relating to vegetation.
- Special Control Areas.

How do I know if the zoning of my property has changed?

From the Shire's website, you can access the Shire's mapping software (Intramaps) which will allow you to view the zoning of your property.

Where can I view the Local Planning Scheme?

The new Scheme will be available for viewing at the following locations:

- Shire Administration Offices in Australind and Harvey.
- Shire website.
- Department of Planning, Lands and Heritage website.

When is the Local Planning Scheme effective?

The new Scheme is effective on the day it is published in the Government Gazette – being **Friday, 12 April 2024**.

What happens with my application for development approval that hasn't yet been determined?

All applications for development approval that have not yet been determined by the Shire are required to be determined under the new Scheme. Applicants will be advised if the new Scheme has an impact on their current application.

How can I contact someone if I would like more information?

To obtain further information or discuss the new Scheme, you can contact a Shire Officer on **9729 0352** or email records@harvey.wa.gov.au