

6. At 5.1 Development standards, insert into Table 2

ZONE	MINIMUM SETBACK			MAXIMUM PLOT RATIO	MAXIMUM SITE COVERAGE	LANDSCAPING (PERCENT)
	FRONT (M)	SIDE (M)	REAR (M)			
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.

Table

Additional 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— <ul style="list-style-type: none"> • 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.

PL404

PLANNING AND DEVELOPMENT ACT 2005
DECLARATION OF PLANNING CONTROL AREA 178
Mundijong Freight Rail Realignment
Shire of Serpentine Jarrahdale

File: RLS/1084

General Description

The Minister for Planning has granted approval to the declaration of a Planning Control Area (PCA) over the land identified for the realignment of the existing freight railway, as shown on Western Australian Planning Commission (WAPC) plan number 3.2821.

Purpose of the Planning Control Area

The purpose of the PCA is to protect the land required for railway and road realignment purposes, and to allow (if required) the future reservation of land in the Metropolitan Region Scheme.

Duration and Effects

The declaration remains in effect for a period of five years from the date of publication of this notice in the *Government Gazette*, being 22 December 2023, or until revoked by the WAPC with approval by the Minister, whichever is sooner.

A person shall not commence and carry out development in a PCA without the prior approval of the WAPC. The penalty for failure to comply with this requirement is \$200,000 and, in the case of a continuing offence, a further fine of \$25,000 for each day during which the offence continues.

Compensation is payable in respect of land injuriously affected by this declaration, and land so affected may be acquired by the WAPC in the same circumstances and in the same manner as if the land had been reserved in the Metropolitan Region Scheme for a public purpose.

Display Locations

Documents can be viewed online at the Department of Planning, Lands and Heritage's website at <https://www.dplh.wa.gov.au/planning-control-areas>.

Ms SAM BOUCHER, Secretary, Western Australian Planning Commission.

PL405

PLANNING AND DEVELOPMENT ACT 2005
DECLARATION OF PLANNING CONTROL AREA 179
 Mardella Freight Rail Realignment
Shire of Serpentine Jarrahdale

File: RLS/1111

General Description

The Minister for Planning has granted approval to the declaration of a Planning Control Area (PCA) over the land identified for the realignment of the existing freight railway, as shown on Western Australian Planning Commission (WAPC) plan number 3.2822.

Purpose of the Planning Control Area

The purpose of the PCA is to protect the land required for railway and road realignment purposes, and to allow (if required) the future reservation of land in the Metropolitan Region Scheme.

Duration and Effects

The declaration remains in effect for a period of five years from the date of publication of this notice in the *Government Gazette*, being 22 December 2023, or until revoked by the WAPC with approval by the Minister, whichever is sooner.

A person shall not commence and carry out development in a PCA without the prior approval of the WAPC. The penalty for failure to comply with this requirement is \$200,000 and, in the case of a continuing offence, a further fine of \$25,000 for each day during which the offence continues.

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Display Locations

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Ms SAM BOUCHER, Secretary, Western Australian Planning Commission.

PL406

PLANNING AND DEVELOPMENT ACT 2005
APPROVED LOCAL PLANNING SCHEME AMENDMENT
Shire of Collie
 Local Planning Scheme No. 6—Amendment No. 1

Ref: TPS/2954

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 Collie Local Planning Scheme amendment on 14 December 2023 for the purpose of—

1. Amend Clause 17, as follows—
 - a. Inserting into Table 4—Zoning Table land use permissibility for the 'Urban Development' zone, as follows—