



RURAL TOWNSITE ZONE INFORMATION

Most land on the outskirts of the Brookton Townsite is zoned 'Rural Townsite' by the Shire of Brookton Town Planning Scheme No.3. This zone has been established to accommodate the range of typical small country town uses normally found on the outskirts. Council will generally not favour the location of any commercial or industrial land uses, where the current predominant use in the locality is for residential purposes, unless buffers can be put in place.

Allowable Land Uses

The Town Planning Scheme lists the uses that are allowable in each zone within the Shire. These uses are divided into three categories: permitted uses, uses permitted at Council's discretion and uses permitted at Council's discretion after advertising the application to affected parties. In planning jargon, these uses are known as 'P', 'AA' and 'SA' uses respectively, after the codes used in the Scheme's Zoning Table. Below, the uses allowable in the Rural Townsite Zone are shown. For information on the definitions used for each use name, please consult Appendix 1 'Interpretation' of the Town Planning Scheme, a copy of which is available at the Shire Office counter or the library, or contact the Shire Planner.

Permitted Uses ('P')

The following uses are permitted in the Rural Townsite Zone without Council approval needing to be sought provided the proposal does not involve the construction of any building or other works:

- Nursery
- Rural Pursuit
- Stables
- Veterinary Hospital

Uses Requiring Council Discretion ('AA')

The following uses are permitted after Council's discretionary approval has been sought and issued. For these uses, you will be required to complete an Application for Planning Approval form and pay an application fee:

- Bed & Breakfast
- Builders Storage Yard
- Cottage Industry
- Light Industry
- Hospital
- Intensive Agriculture
- Marine Collectors Yard
- Motel
- Attached House
- Sheds
- Dog Kennels
- Rural Industry
- Land Drainage Works
- Produce Store
- Transport Depot
- Fuel Depot
- Home Occupation
- Lodging House
- Single House
- Veterinary Consulting Rooms

New Houses

Planning Approval is required for all new single houses within the Rural Townsite Zone in addition to the issue of a Building Licence. All buildings are required to be within a nominated building envelope.

Relocated Houses

Please refer to Council's Relocated Buildings Policy if you are considering relocating a second hand dwelling or other building onto property within the Shire.

Sheds in the Rural Townsite Zone

Planning Approval is required for sheds prior to the issue of a Building Licence for its construction. *Town Planning Scheme Policy No.4 'Outbuildings'* outlines the requirements for outbuildings in terms

of their height, size, material and use. In the Rural Townsite Zone, the construction of outbuildings will not be permitted unless there is an existing or substantially commenced dwelling on the property. A copy of the Outbuildings Policy is available from the Shire Office on request.

Dog Kennels

In some areas of the Rural Townsite Zone, a number of dog kennels have been established. Council requires Planning Approval to be granted prior to the establishment of a dog kennel. An annual Dog Kennel Licence is also required. When purchasing a property where Council has already approved a dog kennel, a fresh Planning Approval is not required, although a transfer of the Dog Kennel Licence to the new owner is necessary. For further information on dog kennels, please contact Council's Environmental Health Officer on Mondays, Tuesdays or Thursdays.

Intensive Agriculture

Planning Approval for commercial intensive agricultural pursuits is normally required in the Rural Townsite Zone. The following uses are classed as intensive agricultural and require Council's discretionary approval prior to establishment:

- The production of grapes, vegetables, flowers, exotic and native plants, fruit and nuts;
- The establishment and operation of plant and fruit nurseries;
- The development of land for irrigated fodder production and irrigated pasture (including turf farms);
- The development of land for irrigated tree production;
- The development of land for the keeping, rearing or fattening of pigs, poultry (either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots;
- Dairy milking sheds;
- The development of land for the keeping, rearing or fattening of other livestock above those stocking rates recommended by Agriculture Western Australia in consultation with surrounding farmers for the applicable pasture type; and
- Aquaculture.

Other Information

Other information is available at the Shire Office on the following topics:

- The Development Application Process
- Home Occupations & Cottage Industries
- Outbuildings Policy
- Brookton Townsite Fencing Policy
- District Rural Strategy
- Subdivision / Amalgamation
- Relocated Second-Hand Buildings
- Town Planning Fees Policy
- Town Planning Scheme No. 3
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Please Note: The information contained in this brochure is intended as a guide only. It is recommended that the advice and assistance of Council's Shire Planner be sought prior to lodgement of a planning application. The Shire of Brookton disclaims any liability for any damages sustained by a person acting on the basis of this information.

For more information contact:

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Shire Planner

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