

Schedule 2 — Additional uses

[cl. 4.5]

No.	Description of land	Additional use	Conditions
1.	Lot 190 on P4804 (No. 2299) Great Northern Highway (cnr Warren Road) Bullsbrook	"P" -Local Shop	Gross leasable area restricted to the 70m ²
2.	Part of Lot 24 on D82744 (No.398) Great Northern Highway Middle Swan	"P" -Caravan Park	
3.	Part of Lot 102 (No. 2507) Toodyay Road Gidgegannup	"P" -Local Shop with Retail Fuel Sales.	Restricted to the area of approximately 7500m ² shown on the approved plan.
4.	Lot 250 on SP22405 (No. 25) Victoria Street Midland	"P" -Office	1. The additional use is restricted to lots 2, 3 and 4 on Strata Plan 22405.
5.	Part of Lot 19 on P9452 (No. 1686) Great Northern Highway Upper Swan <i>Modified by Amend. 11 - Gov. Gaz. 23.07.10</i>	"P" -Salvage Yard.	Development to be restricted to an area depicted on a feature survey plan to be approved by Council.
6.	Land generally bounded by Beach Road to the north, Camboon Road to the west, Malaga Drive to the East and located to the north of the intersection of Malaga Drive and Mulgul Road, in the locality of Malaga, as indicated on the Planning Scheme Maps <i>Note: Reference should be made to the scheme maps to determine the precise extent of the subject area.</i>	"P" -Industry - General	The Council shall refer any application to commence development to the Department of Environment for any use which has the potential to cause pollution to the groundwater and may, notwithstanding that a use is permitted, refuse such application on the recommendation of the Department of Environment,
7.	Lot 93 on P18594 (No. 2-6) Capital Road Lot 94 on P18594 (No. 27) Bonner Drive Lot 1 on D85499 (No. 23) Bonner Drive Lot 2 on S35683 (No. 15) Bonner Drive Lot 3 on S29476 (No. 9) Bonner Drive Lot 97 on D83390 (No. 7) Bonner Drive Malaga	"P" -Office; -Market; -Restaurant; -Occupational Health Centre; -Amusement Parlour;	Development to be generally in accordance with the approved plans and subject to the following conditions: 1. The office component not to exceed 3000m ² (GLA) Gross Leasable Area; 2. The market stalls and associated activities, (excluding food hall) hours of operation to be limited to weekends and public holidays only; 3. The food hall to be in accordance with the provisions of Council's Local Laws Related to Eating Houses and the Health Act and Regulations made thereafter;

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	Bonner Drive Malaga		<p>4. Application for development approval to be made to Council for each specific use listed above, to be assessed in accordance with Scheme requirements;</p> <p>5. The additional use, Amusement Parlour, is restricted to Unit 5 facing Bonner Drive, Malaga and is limited to 200m² Gross Leasable Area.</p>
8.	Lot 1 on P16113 (No. 1904) Beach Road, Malaga	"P" -Office	<p>Offices - are limited to operate from the first floor floorspace only.</p> <p>Application be made to Council to use each unit for Office purposes.</p>
9.	Part of Lot 109 on P15431 Corona Way Belhus <i>Deleted by Amend. 17 - Gov. Gaz. 13.11.09</i>		<i>Deleted by Amend. 17 - Gov. Gaz. 13.11.09</i>
10.	Lot 46 on S20583 (No. 16) Stanford Way Malaga	"P" - Liquor Retail	Liquor sales from the premises to be in an aggregate quantity per person of no less than 9 litres, and to be for consumption off the premises.
11.	Lot 1 on D29455 (No. 2125) Toodyay Road Gidgegannup	"D" -Real Estate; -Financial Management; -Second-hand furniture sale; -Domestic Appliance Maintenance; -Medical practice	The additional uses are restricted to the existing buildings as indicated on the approved site plan.
12.	Lot 7 on D55984 (No. 5691) West Swan Road (cnr Harrow Street) West Swan	"P" -Auction Mart	<p>1. The auctioneering and storage of items associated with the Auction Mart is to be confined within the 360m² shed identified on the approved plan.</p> <p>2. No more than 12 auctions are to be carried out within any 12 month period.</p> <p>3. All car parking associated with the activity is to be contained on site.</p> <p>4. The additional use is limited to the period of the ownership of Lot 7, West Swan Road by the owner registered on the Certificate of Title as of July 5, 1994.</p>
13.	Lot 1 on D98336 (No. 1) Vale Road Hazelmere	"P" -Agricultural Machinery Sales and Services	
14	Portion of Lots 2 & 3 on D68912 Great Eastern Highway South Guildford	"D" -Club Premises; -Office	

No.	Description of land	Additional use	Conditions
15.	Lot 26 on P2112 (No. 67) Great Northern Highway, Midland	"D" -Office	
16.	Lot 43 on D50366 and Lots 1, 2, 3, 6 (Plan 1265) and Lots 25-41 (Plan 2658) (No.7) Clayton Street, Bellevue <i>Modified by Amend. 25 – Gov. Gaz. 16.04.10 (AU.16; Markets, Public Amusement & Showrooms, Bellevue)</i>	"P" -Markets -Public Amusement "D" -Showrooms	
17.	Portion of Lot 40 on D93909 (No. 40) Rutland Road, Bullsbrook	"P" -LPG Storage Depot (above ground tanks only); "D" -Office	Limited to the 4 hectares as indicated on the approved plan
18.	Lot 102 on S38735 (No. 8) Exchange Road Lot 103 on D90446 (No. 2) Exchange Road, Lot 306 on S40293 (No. 11) Exchange Road Portion of Lot 303 on D90796 (No. 7) Capital Road, Malaga	"P" -Office;	Offices are limited to 300m ² GLA.
19.	Lot 72 on P17782 (No. 3) Exhibition Drive, Malaga	"P" -Office	Limited to a bank and restricted to 400m ² on the eastern side of Lot 72.
20.	Lot 4 on D48761 (No. 6581) West Swan Road West Swan	"P" -Caravan Park	
21.	Lot 377 on P22671 (No. 746) Marshall Road, Malaga	"D" -Shop	
22.	Part of Lot 15 on D10151 (No. 1715) Gngangara Road Ellenbrook	"P" -Rural Produce Sales	<ol style="list-style-type: none"> 1. The maximum Gross Leasable Area used for display and sale of produce being limited to 75m² and restricted to the area indicated on the approved plan 2. Sale and display being limited to untreated or processed vegetables, fruit, crops, cereals or produce, flowers and tourist-related information 3. The "Rural Produce Sales" being accommodated within a building that is sympathetic to the Swan Valley, to the satisfaction of Council's Planning Service

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23.	Lot 324 on P20784 (No. 15) Action Road Malaga	"P" -Continental Smallgoods Shop	Limited to a maximum floor area of 70m ² as shown on the approved plan and is restricted to the sale of goods manufactured on-site.
24.	Lot 131 on P3598 (No. 255) Lefroy Avenue Herne Hill	"P" -Cattery	<ol style="list-style-type: none"> 1. The maximum number of felines to be accommodated within the cattery at any one time is 20 2. The cattery be setback a minimum of 20 metres from the southern side boundary. 3. The cattery shall not include the sale or breeding of cats. 4. At the time a development application is lodged, the proposal will be assessed in accordance with the relevant scheme provisions and issues such as effluent disposal, odour and noise will need to be addressed to the satisfaction of Council.
25.	Lot 1 on P2962 (No. 950) West Swan Road (cnr Hammersley Road) Caversham	"P" -Light Industry (Timber Craft Work – Manufacture, Restoration, Display and Sales)	Limited to the three buildings: open workshop, display room, work shed which are 110m ² ; 50m ² and 37m ² respectively, and a car parking area serving these buildings.
26.	Lot 2 on D5887 (No. 2529) Great Northern Highway Bullsbrook	"P" -Shop; -Shopping Centre	
27.	Portion of Swan Loc K (cnr Marshall Road and Malaga Drive) Malaga	"P" -Shop; -Offices; -Restaurant "D" -Retail Establishment	<p>Maximum floor space of the respective additional uses are as follows:</p> <p>Shop: 750m² GLA Offices: 1100m² GLA Restaurant: 400m² GLA Retail Establishment: 5000m² GLA</p>
28.	<p>Lot 100 on P21707 (No. 1) Mulgul Road</p> <p>Lot 101 on P21707 (No. 2) Commerce Street</p> <p>Lot 102 on P21707 (No. 8) Commerce Street</p> <p>Lot 103 on P21707 (No. 12) Commerce Street</p> <p>Lot 104 on P21707 (No. 16) Commerce Street</p> <p>Lot 105 on S37520 (No. 20) Commerce Street</p> <p>Lot 106 on P21707 (No. 24) Commerce Street</p> <p>Lot 107 on P21707 (No. 28) Commerce Street</p> <p>Malaga</p>	<p>"P" -Restaurant</p> <p>"D" -Retail Establishment</p>	

No.	Description of land	Additional use	Conditions
29.	<p>Lots 116 on P21707 (No. 25) Trade Road</p> <p>Lot 117 on P21707 (No. 23) Trade Road</p> <p>Lot 118 on P21707 (No. 21) Trade Road</p> <p>Lot 119 on P21707 (No. 19) Trade Road</p> <p>Lot 120 on P21707 (No. 15) Trade Road</p> <p>Lot 121 on P21707 (No. 9) Trade Road</p> <p>Lot 122 on P21707 (No. 5) Trade Road</p> <p>Lot 123 on P21707 (No. 5) Mulgul Road</p> <p>Malaga</p>	<p>“D” -Retail Establishment</p> <p>-General Industry</p>	
30.	<p>Portion of Swan Location K fronting Marshall Road affected by Western Power easement, Malaga</p>	<p>“P” -Stable</p> <p>-Horticultural Pursuit;</p> <p>-Rural Pursuit</p>	<p>The Council shall refer any application for development to Western Power and notwithstanding that a use is permitted, may refuse such applications on the recommendations of Western Power.</p>
31.	<p>Lot 49 on D90404 (No. 49) Jenkins Road Bullsbrook</p>	<p>“P” -Animal Establishment: Cattery Only</p>	<ol style="list-style-type: none"> The sign for the cattery shall not exceed 0.64m² and shall be sympathetic to the area. All buildings shall be located within the building envelope depicted on the approved Annotated Building Envelope Plan.
32.	<p>Lot 3 on D22957 (No. 3) Adelaide Street Hazelmere</p>	<p>“D” -Light Industry and Warehouse</p>	
33.	<p>Lot 10 on P28606 (No. 831) Chittering Road Bullsbrook</p>	<p>“D” -Private Recreation;</p> <p>-Shop (Tourist)</p>	<p>The “Shop” shall be limited to the sale of packaged food, drinks and goods of an arts and craft nature.</p>
34.	<p>Lot 26 on D80839 (No. 26) Copley Road (cnr Great Northern Highway) Upper Swan</p>	<p>“P” -Sales and Assembly of Transportable Buildings.</p>	
35.	<p>Lot 18 on D75099 (No. 510) Great Northern Highway Middle Swan</p>	<p>“P” -Wooden Furniture Making.</p>	<p>Restricted to an area of 990m².</p>
36.	<p>Lots 16 on D44943 (No. 1392) & Lot 32 on D82609 (No. 1398) Great Northern Highway, Upper Swan</p>	<p>“P” -Machinery and Vehicle Sales and Service.</p>	<p>The owner shall prepare a site audit and management plan relating to soil contamination to the satisfaction of the Principal Planner in consultation with the Department of Environment prior to the approval of any development application on site.</p>

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37.	Lot 25 on D74305 (No. 1084) Great Northern Highway (cnr Hadrill Road) Baskerville	<p>"P" -Local Shop being limited to:</p> <ul style="list-style-type: none"> i. General Store ii. Newsagency iii. Hardware iv. Liquor Store v. Butcher <p>"D" -Produce Store; -Offices; -Fuel Sales</p> <p>"A" -Bulk Fuel Supplies</p>	<ol style="list-style-type: none"> 1. Limited to the following approximate retail floor areas: <ul style="list-style-type: none"> i. General Store and Liquor Store (475m²) ii. Newsagency and Butcher (75m² each) iii. Offices (100m² each). 2. The total floor space for all retail (excluding office and produce store) uses on the site is to be limited to 625m² GLA. 3. A maximum of 5 fuel pumps are permitted on the site.
38.	Lot 532 on D97924 (No. 252) Benara Road Beechboro	<p>"P" -Medical Centre; -Office; -Convenience Store</p>	The Convenience Store is to be restricted to a maximum floor area of 101m ² .
39.	Lot 2 on P5881 (No. 10) Mellar Court, Midland	"P" -Office	
40.	Lot 800 Morrissey Road, Bullsbrook - Amended by Amend.171 - GG 27/5/20	"D" -Construction Yard	<ol style="list-style-type: none"> 1. The use is limited to an area of 4000m²; and 2. Is not permitted in the area where the use of Caravan Park is a discretionary use, depicted on the Scheme Map as 'A40 (A1)'.
		"D" -Caravan Park	<ol style="list-style-type: none"> 1. The use is limited to an area of approximately 22ha in the South West Corner of the lot, depicted on the Scheme Map as 'A40 (A1)'.
41.	Deleted by Amend.125 – Govt. Gazette 10.11.2015 (HEASP Precinct 7 "HEA South")		

No.	Description of land	Additional use	Conditions
42.	Portion of Lot 6 on P3220 (No. 220) Almeria Parade Upper Swan	<p>“P” -Stockfeed Manufacturing and Wholesale Activity</p> <p>(defined as “any land or buildings used for the manufacturing, cleaning, processing, packing, storage, wholesaling and incidental administration of any rural primary products intended for animal consumption.)</p>	<ol style="list-style-type: none"> 1. The Stockfeed Manufacturing and Wholesale Activity is permitted only on the area of 1 hectare of land which is, on the date of gazettal, being used for stockfeed manufacturing and wholesale activities, and not the whole of Lot 6 Almeria Parade, Upper Swan. 2. The Stockfeed Manufacturing and Wholesale Activity shall be restricted to the following hours of operation: <ul style="list-style-type: none"> • Monday to Friday (7.00am to 6.00pm) • Saturday (8.00am to 1.00pm) • Sunday and Public Holidays (not permitted) 3. No stock shall be kept within the area used for the Stockfeed Manufacturing and Wholesale Activity. 4. The Stockfeed Manufacturing and Wholesale Activity shall not involve the processing of animal based products. 5. As part of development application and approval, the City of Swan will require: <ul style="list-style-type: none"> ▪ The monitoring and reporting by the applicant to demonstrate the compliance with conditions of approval. ▪ A minimum building floor level of 0.5 metres above the 100 year flood level and development (e.g. filling, building etc.) located outside the floodway for Ellen Brook. ▪ A licence being obtained from the Department of Environment for the manufacturing operation. ▪ The introduction of dust suppression, unloading and processing techniques to prevent the movement of material blown off-site to the satisfaction of Council in consultation with Agriculture WA. ▪ The implementation of noise suppression measures as required, to ensure compliance with the Environmental Protection (Noise) Regulations. ▪ The implementation of noise suppression measures as outlined in the report of N.D. Engineering, and other measures as required, to ensure compliance with the Environmental Protection (Noise) Regulations. ▪ The planting and continual maintenance of a wind net of appropriate density to surround the site to reduce movement of wind borne material off-site to the satisfaction of Council in consultation with Agriculture WA.

No.	Description of land	Additional use	Conditions
43.	Lot 800 on D98651 (No. 1915) Beach Road (cnr Oxleigh Drive) Malaga	"P" -Shop -Office	<ol style="list-style-type: none"> The Shop is restricted to a maximum size of 1500m² GLA with individual tenancies limited to 300m² GLA. The site shall be developed generally in accordance with an approved Indicative Development Plan.
44.	Part of Lot 5 on D13130 (No.754) Great Northern Highway Herne Hill	"D" -Oenological and Viticultural Equipment & Products Showroom	<ol style="list-style-type: none"> The additional use may only be established within the existing building. External display of items for sale is not permitted. If the existing building is removed the additional use must cease. Notwithstanding point 3. above Council may consider approving the additional use within a new building subject to it being restricted to 219m² in total floor area and if it is considered compatible with the objectives of Area B of the Swan Valley Planning Act 1995. Notwithstanding point 3. above, Council when considering a development for a new building shall not support: <ul style="list-style-type: none"> an encroachment into the Primary Regional Road reservation under the Metropolitan Region Scheme; more than one driveway onto Great Northern Highway; street or verge parking; earthworks or stormwater drainage being discharged on to the Great Northern Highway.
45.	Lot 2 on D44255 (No. 2) Stirling Crescent Hazelmere	"P" -Truck Sales	<ol style="list-style-type: none"> The additional use of "Truck Sales" is restricted to 1500m² as indicated on the Scheme Map. Vehicles offered for sale to be those repaired and reconditioned on site.
46.	<p>Lot 1314 on P247991 Great Northern Highway, Bullsbrook</p> <p>Deleted by Amend. No.186 - Gov. Gaz. 09.02.21</p>	"D" -Greenwaste Recycling Facility	<ol style="list-style-type: none"> The additional use referred to is restricted to the area of 5ha. The additional use referred to is subject to the following conditions: No Biosolids are to be produced or stored on site. No Manures are to be produced or stored on site. The additional use shall not be continued after 30 June 2005, unless otherwise approved by the Council

No.	Description of land	Additional use	Conditions
47.	Lot 3 on D47901 (No. 777) Great Northern Highway Herne Hill	"D" -Local Shop; -Fuel Sales -Lunch Bar -Shop and being limited to: (i) Café; and (ii) Arts & Craft Shop; and/or (iii) Tourist Information. -Service Office.	1. The total floor space for all uses on the site is limited to 350 square metres Gross Leasable Area (GLA). 2. A maximum of 2 fuel pumps are permitted on site. 3. The display and sale of Arts, Crafts and Tourism Information is to predominantly relate to and/or be produced in the Swan Valley to the satisfaction of the Principal Planner. 4. The design and siting of buildings, landscaping and signage is to be in keeping with the traditional rural character of the Swan Valley to the satisfaction of the Principal Planner.
48.	Lot 134 on D85619 (No. 6) and Lot 133 on D7402 (No.2) Toodyay Road Middle Swan <i>Modified by Amend. 52 – Gov, Gaz. 05.04.2011</i>	"D" -Caravan Park	In accordance with the development approval.
49.	Lot 307 on D94779 (No. 2672) Toodyay Road Gidgegannup	"P" -Hotel	
50.	Pt Lot 498, Lot 499, 500, 501 & 511 on P2505 Blackburn Street Bellevue	"P" -Motel	
51.	Lot 228 on P6061 (No. 2081) Toodyay Road Gidgegannup	"P" -Antique Furniture Reproduction and Residence	The use is limited to a maximum factory floor space of 120m ² .
52.	Part of Lot 50 on D65225 (No. 189) Midland Road Hazelmere	"P" -Rural Tavern and Restaurants	
53.	Lot 21 (No.36) and Lot 515 (No. 40) Great Northern Hwy (cnr North Street) Midland <i>Modified by Amend. 177-Gov. Gaz. 07.04.2020</i>	"P" -Consulting Rooms and Pharmacy "D" -Medical Centre	
54.	Lot 300 on P632 (No. 105) Terrace Road Lot E1 on P632 (No. 103) Terrace Road Guildford	"P" -Dwelling (Single House) (R20); Grouped Dwellings (2 only) (R20); "D" -Museum; -Restaurant; -Shop: Local; -Shop: Tourism	

No.	Description of land	Additional use	Conditions
55.	Lot 194 on P222550 (No. 24) Stirling Street Guildford	<p>"D" -Cultural Use;</p> <p>-Civic Building;</p> <p>-Museum;</p> <p>-Restaurant;</p> <p>-Shop (Restricted to cultural/heritage and tourism sale of goods)</p>	
56.	Lot 24 on D74543 Cathedral Ave Brigadoon	<p>"P" -Shop</p> <p>-Service Station</p> <p>"D" -Veterinary Consulting Rooms;</p> <p>-Veterinary Hospital;</p> <p>-Produce Store;</p> <p>-Nursery;</p> <p>-Fast Food Outlet;</p> <p>-Boarding House;</p> <p>-Consulting Rooms;</p> <p>-Farrier;</p> <p>-Office;</p> <p>-Restaurant</p>	<ol style="list-style-type: none"> 1. Shop is restricted to 300m² maximum floor area. 2. No development shall be permitted on the site unless the Council is satisfied that the development will be connected to a suitable effluent disposal system to the satisfaction of both the Health Department of Western Australia and Council. 3. The total development on the site shall not exceed 2,500m² GLA. 4. The total area used for Office shall not exceed 100m².
57.	<p>Portion of Lot 2 on D13124 (No. 436)</p> <p>Portion of Lot 7 on D16327 (No. 432)</p> <p>Portion of Lot 8 on D16327 (No. 428)</p> <p>Lot 12 on D18576 (No. 422)</p> <p>Lot 10 on D18576 (No. 418)</p> <p>Lot 11 on D18576 (No. 416)</p> <p>Portion of Lot 23 on D45252 (No. 426)</p> <p>Great Northern Hwy Middle Swan</p>	<p>"P" – Industry (Rural);</p> <p>– Radio & TV Installations (Private);</p> <p>"D" -Construction Yard;</p> <p>-Hire Service (Industry);</p> <p>-Hire Service - Non-Industry;</p> <p>-Milk Depot;</p> <p>-Nursery;</p> <p>-Produce Store;</p> <p>-Public Utility;</p> <p>-Radio & TV Installations (Small Scale Commercial);</p> <p>-Recreation Public;</p> <p>-Recreation Private;</p> <p>-Sawmill;</p> <p>-Storage Yard;</p> <p>-Transport Depot;</p> <p>-Veterinary Hospital;</p> <p>-Woodyard</p>	

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58.	Lots 105 & 106 on P7340 (No. 380) Clenton Road Gidgegannup	<p>“D” -Cultural use;</p> <p>-Education establishment;</p> <p>-Industry: Rural;</p> <p>-Nursery;</p>	<ol style="list-style-type: none"> 1. The development of the subject land to be generally in accordance with an approved site plan. 2. No dwelling may be constructed with a roof area of less than 190 square metres. 3. No building on the lot shall be constructed closer to any boundary of the lot than a distance of 40 metres except that the Council may approve a lesser distance if it can be shown to be necessary or desirable for reasons of topography or other site conditions. 4. No more than 18 dwellings and associated community facilities to be constructed on the lots. 5. A secondary water supply shall be provided by a dam or bore. 6. No septic tank or leach drain shall be located within 100 metres of any watercourse. 7. A Bushfire Management Plan shall be prepared to the satisfaction of the City of Swan and the Bushfires Board and reviewed annually. 8. The access road and strategic firebreaks will have a six metre wide clearing and a four metre wide trafficable surface.
59.	Lots 71& 72 on P22111 (No. 1239 & 1235) Great Northern Hwy, Upper Swan	“D” -Equestrian Facility	
60.	Lot 38 on S26082 (No. 57) Great Eastern Highway, Bellevue	“P” -Drive-In Bottle Shop and Restaurant	
61.	Lot 14 on D77199 (No. 6639) West Swan Road West Swan	“P” -Convenience Store	

No.	Description of land	Additional use	Conditions
62.	Lot 50 on D90849 (No. 1383) Great Northern Hwy, Upper Swan	"P" -Service Station and Roadhouse	<ol style="list-style-type: none"> 1. Development to be in accordance with Ultimate Development Concept Plan A8906-120-1A which forms part of this amendment document. 2. The retail area comprises two stages to a maximum gross leasable floor space of 560 sqm: <ul style="list-style-type: none"> - Stage 1 - 360 sq.m - Stage 2 - 200 sq.m 3. The restaurant comprises two stages to a maximum of 175 seats: <ul style="list-style-type: none"> - Stage 1 - 25 seats - Stage 2 - 150 seats 4. The approval of the Health Department of Western Australia is required for the establishment of any retail activity on the site which in the opinion of Council may discharge large amounts of waste water. 5. To enable the development of Stage 2 of the retail and restaurant areas the following special condition must be complied with: <ul style="list-style-type: none"> - the site is to be provided with an effluent disposal system designed and installed to the requirements of the Environmental Protection Authority, Health Department of Western Australia, the City of Swan and other relevant Government Authorities or Departments and/or on the provision of a reticulated sewer and immediate connection to that service.
63.	Lot 612 on S23932 (No. 110) Lot 613 on S15405 (No. 114) Lot 614 on D73269 (No. 118) Illawarra Crescent Ballajura	<p>"P" -Restaurant</p> <p>"P" -Post Office</p> <p>"P" -Chiropractor</p> <p>"P" -Veterinary Hospital</p> <p>"P" -Medical Centre</p> <p>"P" -Real Estate Office</p>	
64.	Lot 105 on P13745 (No. 45) Casuarina Place Henley Brook	"D" -Holiday Cottages	<ol style="list-style-type: none"> 1. The strata titling or subdivision of the holiday cottages is not permitted 2. The holiday cottages shall be built within the building envelope designated for the property 3. The size of the two holiday cottages shall be restricted to a maximum floor area of 100m² each

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65.	Lot 72 on P24287 (No. 181) Great Eastern Highway Midland	"P" -Motor Vehicle Repair	
66.	Lot 123 on D1590 (No. 50) East Street Guildford	"P" -Hotel	
67.	Lot 1 on D70533 (No. 2131) West Swan Road Caversham	"P" -Service Station	
68.	Lot 1 on D9938 (No. 2532) Great Northern Highway Bullsbrook	"P" -Service Station	
69.	Lot 9 & 10 on P1510 (No. 22) Johnson Street Guildford	"P" -Service Station	
70.	Lot 550 on D68616 (No. 35) Great Eastern Highway Bellevue	"P" -Place of Public Assembly	
71.	Lot 50 on D98581 (No. 87) Benara Road Caversham	"P" -Caravan Park	
72.	Lots 18 & 19 on P1859 (No. 305) Morrison Road Swan View	"P" -Tavern	
73.	Lot 61 on P16883 (No. 6) Purton Place Bellevue Lot 60 on D19917 (No. 107) Clayton Street Bellevue Lots 57 & 58 on D18384 (No. 103) Clayton Street Bellevue Lots 48 - 56 on P1796 Henkin Street Bellevue	"D" -Industry - Light -Industry - Cottage -Lunch Bar -Warehouse -Motel	<p>1. The uses listed as additional uses, and other non-residential uses which are permissible within the Residential Development zone, may be approved only on lots which are identified for non-Residential use on a Structure Plan approved by the Council.</p> <p>2. Where land is identified for a combination of residential and non-residential use on an approved Structure Plan:</p> <p>(i) No development shall be established or permitted unless a dwelling is erected first and forms an integral part of the development. The dwelling is required to be located on the portion of the land which directly faces any residential lot to provide continuity of streetscape and residential amenity.</p>

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73.	<p>Lot 61 on P16883 (No. 6) Purton Place Bellevue</p> <p>Lot 60 on D19917 (No. 107) Clayton Street Bellevue</p> <p>Lots 57 & 58 on D18384 (No. 103) Clayton Street Bellevue</p> <p>Lots 48 - 56 on P1796 Henkin Street Bellevue</p>	<p>"D" -Industry - Light</p> <p>-Industry - Cottage</p> <p>-Lunch Bar</p> <p>-Warehouse</p> <p>-Motel</p>	<p>(ii) Any dwelling development within this area shall be used for residential purposes only, and shall not be used for any other purpose.</p> <p>(iii) All non residential development shall be located, designed and constructed so as to ensure that the amenity of adjoining residential properties is maintained, in terms of visual amenity, noise, dust, vibration and vehicular access.</p> <p>3. In considering an application to commence development for any non-residential development, Council may, in addition to those matters to which it may have regard under the Scheme, impose conditions for the maintenance and protection of residential amenity, including noise attenuation measures, maintenance of visual amenity and vehicular access.</p> <p>4. In considering applications for approval to commence development of residential uses, the Council, for the purpose of ensuring that the compatibility and amenity of land uses within the vicinity are not adversely affected by the impact of noise and vibration from trains using the nearby freight rail line, may require an applicant to submit a report from a suitably qualified acoustic consultant detailing the likely adverse impacts on the proposed use, and design features to ameliorate such effects in accordance with Australian Standard - AS 2107-2000.</p> <p>5. In relation to providing advice to the Western Australian Planning Commission concerning subdivision, the Council may request the land owner to provide a report from a suitably qualified acoustic consultant detailing the likely adverse impacts of noise and vibration emanating from the nearby freight rail line. In those instances where Council has formed the view that adverse impacts are likely, it may recommend to the Commission the imposition of a condition requiring a memorial to be placed on the titles advising of the likely impacts.</p>

No.	Description of land	Additional use	Conditions
74.	Lot 1 on P21618 (No.1) Bingham Road Bullsbrook	"P" -Composting Greenwaste and Chicken Manure	<ol style="list-style-type: none"> 1. In considering an application for Approval to Commence Development, Council may at its discretion determine the most appropriate location for the listed additional uses. 2. At the time of Approval to Commence Development, the Council shall require, as a condition of Development Approval, the applicant to pay a contribution towards the upgrading and/or construction of Bingham Road, or alternatively upgrade or construct Bingham Road to the satisfaction of the Council. 3. At the time of Approval to Commence Development, the Council shall require, as a condition of Development Approval, the preparation and implementation of a Conservation and Management Plan for the Bush Forever Site No. 97 area on the site. The Conservation and Management plan shall include a detailed report addressing: <ul style="list-style-type: none"> • protection of regionally significant vegetation; • provision for initial and ongoing weed control being undertaken within the areas where regionally significant vegetation exists which are primarily to the north, west and south of the land identified for the compost facility; • rehabilitation of degraded areas with local native species to the north, west and south of the land identified for the compost facility; • no stock is permitted on the lot, unless appropriate fencing is implemented to restrict stock movement and access into areas of regionally significant vegetation; <p>and shall be to the satisfaction of the Commission and the Council prior to any development commencing on the site.</p> 4. At the time of Approval to Commence Development, the Council shall, as a condition of Development Approval, require the applicant to prepare and implement a detailed Bushfire Management Plan for the subject land which is to be to the satisfaction of the Fire and Emergency Services Authority and Council.

No.	Description of land	Additional use	Conditions
74. Cont.	Lot 1 on P21618 (No.1) Bingham Road Bullsbrook	"P" -Composting Greenwaste and Chicken Manure	<p>5. Council shall require, as a condition of Approval to Commence Development, that the proponent prepare and implement a conservation covenant to ensure the protection and enhancement of the natural environment and the long term management of the land. The conservation covenant should have regard for:</p> <ul style="list-style-type: none"> • the protection of natural values from the presence of weeds, pests and diseases; • the value of protecting the regionally significant vegetation; and • restricting the type, number and movement of livestock on the property.
75.	Lot 198 Midland Road, Hazelmere and Lot 197 Adelaide Street, Hazelmere and Part of Part Lot 6 Adelaide Street, Hazelmere <i>Modified by Amend. 27 – Gov. Gaz. 04.06.2010 (AU No.75)</i>	"P" - Caravan Park	<ol style="list-style-type: none"> 1. In accordance with planning approval. 2. All new park homes, caravans and ablution facilities being connected to deep sewer prior to the Caravan Park development being occupied. 3. Access to Pt Lot 6 (the subject of this amendment) to Midland shall be constructed to Council's satisfaction as part of the caravan park extension. 4. The portion of Part Lot 6, the subject of this application being amalgamated with Lot 97 (399) Adelaide Street Hazelmere prior to the Caravan Park development being occupied.

No.	Description of land	Additional use	Conditions
76.	Part Lot 3 Campersic Road, Herne Hill	Cement and Concrete Product Manufacture	<ol style="list-style-type: none"> 1. Portion of the site which extends 417 metres from the eastern boundary. "AA" use - Concrete and cement product manufacture and associated production and commercial processes including concrete and cement batching, maintenance, administration, storage and distribution of products. 2. Council may require that future proposals provide for the screening of development from the abutting rural lots and may consider the impact of the development on the amenity of the locality in assessment of development applications. 3. Clause 4.8 Non-Conforming Uses of Town Planning Scheme No. 17 shall not apply to the western section (measuring 190 metres from the western boundary) of the Lot. 4. Vegetation shall be planted along the northern, southern and western boundaries of the subject site zoned for Additional Use, to the satisfaction of Council. 5. The remnant vegetation located on the eastern boundary shall not be removed without Council approval. 6. The hardstand areas used for storage, distribution, access and parking shall be sealed to the satisfaction of Council. 7. Prior to the occupation of any of the buildings on the western portion of Lot 3, the owner shall enter into a legal agreement with the Council to ensure that: <ol style="list-style-type: none"> a. the current non-conforming use rights applicable to the western portion of the lot are relinquished to the Council's satisfaction; b. the existing office building on the western portion of the Lot is converted to a residence to the Council's satisfaction; and c. the existing workshop building on the western portion of the Lot is reduced in size to the Council's satisfaction.
77.	Lot 467 (SN 110) Terrace Road, Guildford <i>Inserted by Amend. 2 - Gov. Gaz. 12.11.2010 (AU No. 77)</i>	'D' - Residential (Multiple Dwellings)	

No.	Description of land	Additional use	Conditions
78.	Lot 178 (No. 4) Mathoura Street, Midland <i>Inserted by Amend. 22 – Gov. Gaz. 29.01.2010</i>	"P" -Carpark	1. Landscaping strip of 3 metres wide along the western (street) boundary of the site, excluding points of access (driveways) to the site.
79.	Lots 1 (No.2), 150 (No.6), 149 (No.8), 148 (No.10), 147 (No.12), 146 (No.14), 145 (No.16) Lloyd Street, Midland <i>Inserted by Amend. 29 – Gov. Gaz. 22.03.2011</i>	"D"- Showroom	1. In accordance with the respective planning approval.
80.	Lot 14 (No.1527) Great Northern Highway, Upper Swan <i>Inserted by Amend. 10 – Gov. Gaz. 05.04.2011</i>	"P" - Storage	1. The use class of 'Storage' is only permitted within the existing shed that was approved on the subject site under planning approval dated 21 February 1992 and building licence dated 24 February 1992.
81.	Lot 1 on D7475 (31) Victoria Street, Lot 200 on D98951 (10) Cale Street, Lot 201 on D98951 (8) Cale Street, Midland <i>Inserted by Amend. 34 – Gov. Gaz. 06.09.11 (AU.81; Vehicle Sales & Assoc. Service, Midland)</i>	"A" - Vehicle Sales and Associated Service (Motorcycles)	1. Upon major re-development of the subject lots, the lots will be required to be amalgamated and the strata titles on Lot 1 will be required to be cancelled as a condition of planning approval.
82.	Lot 71 (No.1) Penn Place, Koongamia <i>Inserted by Amend. 30 – Gov. Gaz. 08.03.2011 (AU.82; Recreation Private, Koongamia)</i>	"D" - Recreation - Private (Personal Training)	1. In accordance with development approval. 2. Any development approval will be personal to Mr Alan David Pond, and will not be granted to any subsequent landowner.
85	Lot 19 (19) John Street, Henley Brook <i>Inserted by Amend. 51 – Gov. Gaz. 15.06.2012 (AU.85; Home Store, Henley Brook)</i>	"D" - Home Store	1. Floor area for the Home Store shall be restricted to 50m ² . 2. The Home Store shall be operated by a resident of the dwelling. 3. Any development approval will be personal to Mr and Ms Alexander Milligan and will not be transferred to any subsequent owner of the land. 4. The use class 'Home Store' is only permitted where the use is ancillary to the operation of the Home Business (Furniture and Design Studio) approved on the subject land under planning approval dated 24 August 2005.

No.	Description of land	Additional use	Conditions
87.	Lot 4 on Diagram 91152 Truganina Road and Lot 5 on Diagram 91152 (No.76-78) Malaga Drive, Malaga. <i>Inserted by Amend. 69 – Gov. Gaz. 02.03.2012 (AU.87, Service Station, Convenience Store, Malaga)</i>	"P" - Service Station "D" - Convenience Store	1. A Convenience Store may only be developed on the site when it is part of an integrated development with the Service Station.
88.	Lot 9466 (No.11) Victoria Street, Midland <i>Inserted by Amend. 71 – Gov. Gaz. 05.04.2012 (AU.88, Civic Use, Community Purpose, Medical Centre, Midland)</i>	"P" - Civic Use Community Purpose Medical Centre	1. Subject to planning approval.
89	Lot 301 (D96440) Arum Lily Place, Hazelmere <i>Inserted by Amend 75 – Gov. Gaz. 22.03.2013 (AU.89 Transport Depot, Hazelmere)</i>	"P" - Transport Depot	1. A maximum of - a. Six motorised commercial vehicles; and b. Six trailers/attachments. 2. Any development approval for a "Transport Depot" shall be personal to Leon Noel Pietersen and will not be granted to any subsequent owner or lessee of the subject land. 3. A Stormwater Drainage Management Plan is to be lodged and approved by the City prior to any development approval being granted on the subject lot. The Drainage Plan is to demonstrate that stormwater can be disposed of without unacceptable impact on the Hazelmere Lakes.
90.	Lot 304 (No.63) and Lot 303 (No.65) Great Northern Highway, Midland <i>Inserted by Amend. 73 – Gov. Gaz. 07.12.2012 (AU. 90 Local Shop, Fast Food Outlet & Restaurant, Midland)</i>	"D" - Local Shop - Fast Food Outlet - Restaurant	1. Subject to development approval.
91.	Lot 7 on D40987 Talbot Road, Hazelmere <i>Inserted by Amend. 67 – Gov. Gaz. 06.08.2013 (Transport Depots)</i>	"D" - Concrete Batching Plant; - Transport Depot	1. Subject to development approval.

No.	Description of land	Additional use	Conditions
92.	Lot 1 (No. 1263) Toodyay Road, Gidgegannup <i>Inserted by Amend. 82 – Gov. Gaz. 18.09.2015 (AU.92, Animal Establishment, Gidgegannup)</i>	'A' - Animal Establishment	The Additional Use is restricted to the following: <ol style="list-style-type: none"> 1. The keeping of dogs as a component of an approved Kennel; and 2. The keeping on site of no more than two horses as a component of an approved agistment. 3. Kennels constructed on the subject lot are to incorporate all of the kennel layout and noise management measures contained in the Environmental Noise Assessment report prepared by Lloyd George Acoustics (January 2015).
93	Lot 121 on D40221 (No.3241), Great Northern Highway, Bullsbrook <i>Inserted by Amend. 106 – Gov. Gaz. 10.04.2015 (AU.93; Transport Depot & Storage, Bullsbrook)</i>	"P" - Transport Depot "D" - Storage	
94.	Eastern portion only of Lot 634 (No.733) Great Northern Highway, Herne Hill <i>Inserted by Amend. 45 – Gov. Gaz. 13.01.12 (AU.94; Motor Vehicle Repair, Herne Hill)</i> <i>Modified by Amend. 101 – Gov. Gaz. 16.01.15</i>	"A" - Motor Vehicle Repair	<ol style="list-style-type: none"> 1. Discretionary consideration of any development application for 'Motor Vehicle Repair' is contingent on the prior extinguishment (by legal agreement) of the non-conforming use rights for the 'Home Business (Motor Vehicle Repair)' at Lot 1 (No. 812) Great Northern Highway, Herne Hill 2. Any workshop/shed used for the purpose of 'Motor Vehicle Repair' shall not exceed 4.7m in height and 26.5m in length. 3. A Landscaping Plan shall be required to be prepared and implemented, to effect screening of any workshop/shed as viewed from the abutting lots to the north, to the satisfaction of the Chief Executive Officer of the City of Swan. 4. An acoustic report from a suitably qualified and experienced consultant is to be provided, to demonstrate that the proposed 'Motor Vehicle Repair' workshop/shed is capable of complying with the Environmental Protection (Noise) Regulations 1997, to the satisfaction of the Chief Executive Officer of the City of Swan. 5. Any development approval will be personal to Mr and Mrs Vince Fondacaro and will not be granted to any subsequent owner of the land

No.	Description of land	Additional use	Conditions
95	Lot 6 on D55166 Stock West Road Bullsbrook <i>Inserted by Amend 102 – Gov. Gaz.16.06.15 (AU.95; Waste Transfer Station, Bullsbrook)</i>	“P” - waste transfer station	1. The additional use referred to is subject to the following conditions: <ul style="list-style-type: none"> a. No more than 200 tonnes of waste material (total) can be on the site at any one time. b. No hazardous material, bio-solids, manures or mulching is to be produced or stored on site. c. The management of leachate is to be to the satisfaction of the relevant State Authorities.
96	Lot 3537 on DP 57169 Ponte Vecchio Boulevard Ellenbrook Lot 3675 on DP 57169 Ponte Vecchio Boulevard Ellenbrook <i>Inserted by Amend. 118 – Gov. Gaz. 18.09.2015 (AU.96; Single House, Grouped Dwelling, Multiple Dwelling & Single Bedroom Dwelling, Ellenbrook)</i>	‘D’ - Single House - Grouped Dwelling - Multiple Dwelling - Single Bedroom Dwelling	Density coding applicable for the consideration of additional uses shall be R60.
97	Lot 1906 on D95622 Ponte Vecchio Boulevard, Ellenbrook <i>Inserted by Amend. 118 – Gov. Gaz.18.09.2015 (AU.97; Office, Ellenbrook)</i>	‘A’ - Office	The Office floor space is not to exceed the floor space of the residential component of the development of Lot 1906.
98	Lot 18 on Diagram 42637 (No.159-161) James Street, Guildford <i>Inserted by Amend. 121 – Gov. Gaz.04.03.2016 (AU.98; Multiple Dwellings, Guildford)</i>	‘A’ – Multiple Dwellings (discretionary after public advertising)	1. Discretion to approve an application for Multiple Dwellings shall only arise with the prior completion of: <ul style="list-style-type: none"> a. the Conservation Works as specified in the Heritage Agreement dated 30 April 2015 and endorsed by the Minister for Environment and Heritage; b. a heritage impact assessment being undertaken for any new development to make recommendations to mitigate any detrimental effects; c. advertising of the proposed development in accordance with clause 9.4 of the Scheme. 2. The maximum height of any building including lift overruns, air conditioning units, building services, or any other integral part of the building shall conform to the following requirements: <ul style="list-style-type: none"> a. A base podium to a maximum of three storeys up to a height of 10 metres above natural ground level or to match the top of the parapet of the Guildford Hotel facing Johnson Street, whichever is higher, with a minimum setback of 9 metres to the southern lot boundary and 5.5 metres to the western lot boundary;

No.	Description of land	Additional use	Conditions
98 Cont	<p>Lot 18 on Diagram 42637 (No.159-161) James Street, Guildford</p> <p><i>Inserted by Amend. 121 – Gov. Gaz.04.03.2016 (AU.98; Multiple Dwellings, Guildford)</i></p>	'A' – Multiple Dwellings (discretionary after public advertising)	<p>b. A second tier to a maximum of two storeys up to a maximum overall building height of 17 metres above natural ground level or to match the top of the finished belvedere (excluding any spire) as agreed by the State Heritage Office, whichever is higher, with a minimum 5 metre setback from Johnson Street lot boundary and an average 5 metre setback from the northern, western and southern outer edges of the base podium; and</p> <p>c. The northern face of the base podium shall not project beyond a line that is an extension of the southern boundary of lots 1 and 2 James Street through Lot 18 to Johnson Street.</p> <p>3. The minimum setback to Johnson Street shall be nil for the base podium.</p> <p>Notwithstanding any provision contained in the Scheme and The Residential Design Codes no plot ratio is to apply to the proposed redevelopment of the site.</p> <p>4. The minimum setback to the southern side boundary shall be 9 metres.</p> <p>5. The minimum setback to the western side boundary shall be 5.5 metres.</p> <p>6. Any development application for any development of the site shall be subject to review by a Design Review Panel which is to comprise the following:</p> <ul style="list-style-type: none"> - The Government Architect (as the Chair); - A nominee of the State Heritage Office; - The City of Swan's heritage consultant; and - A suitably qualified town planner. <p>The relevant decision making authority, when dealing with an application for planning approval for the proposed land, shall have due regard to any relevant recommendation of the Design Review Panel.</p> <p>7. The maximum heights specified in Condition 2 are not capable of variation by any other provision of the Scheme.</p> <p>8. Development must achieve urban design and architecture that is exemplary with respect to heritage, adaptive re-use and multi-residential design. The design of any new development should:</p> <p>a) Provide outstanding architecture that is responsive to the heritage value of the site and the date and design intent of the existing Guildford Hotel building;</p>

No.	Description of land	Additional use	Conditions
98 Cont	Lot 18 on Diagram 42637 (No.159-161) James Street, Guildford <i>Inserted by Amend. 121 – Gov. Gaz.04.03.2016 (AU.98; Multiple Dwellings, Guildford)</i>	'A' – Multiple Dwellings (discretionary after public advertising)	<ul style="list-style-type: none"> b) Provide outstanding architecture that is responsive to the heritage value of the site and the date and design intent of the existing Guildford Hotel building; c) Demonstrate responsiveness to the existing streetscape character, scale and grain of the Guildford township; d) Demonstrate well considered materiality, colour, articulation and detailing; e) Demonstrate sensitivity to the built form and scale of the Guildford Hotel including its grain, rhythm, order and proportions of elements and openings; f) Ensure siting, height and built form of new buildings maintains primary views and vistas to the Guildford Hotel, including the Belvedere, north and east facades; g) Demonstrate careful arrangement of building massing and height to minimise negative impacts to the amenity of adjacent properties; h) Provide high quality hard and soft landscaping elements including the retention of mature trees; i) Where a development application proposes the removal of existing mature trees then an arborists report shall be provided justifying the removal; and <p>9. Provide considered location of car parking to minimise negative impacts to the public realm.</p> <ul style="list-style-type: none"> a) Any development is to incorporate noise attenuation measures into the development that achieve the indoor design sound levels specified in AS2021 (2015). b) A Notification under Section 70A of the Transfer of land Act 1893 must be registered over the certificate of title to the land the subject of any proposed development prior to the lodgement of an application for a building permit. The notification shall notify owners and prospective purchasers of the land that the land is affected by aircraft noise.

No.	Description of land	Additional use	Conditions
99	<i>Amendment 83</i>	<i>TBA</i>	
100	Portion of Lot 9011 (formerly Lot 9010) Marshall Road Malaga <i>Inserted by Amend. 138 – Gov. Gaz. 10.10.2017</i>	'P' – Shop	Net lettable shop floorspace area to be limited to a maximum 1,500m ² .
101	Lot 125 (No. 2071) Toodyay Road, Gidgegannup <i>Inserted by Amend. 144 – Gov. Gaz. 22.12.2017</i>	'P' - Medical Centre 'P' - Shop (Pharmacy)	<ol style="list-style-type: none"> 1. The landowner/developer must have development approval to commence development for the additional use. 2. A bushfire management plan being prepared to support the development application in accordance with the WAPC's Guidelines for Planning in Bushfire Prone Areas to the specifications of the Local Government.
102	Lot 280 (No. 543) Campersic Road, Millendon <i>Inserted by Amend. 143 – Gov. Gaz. 19.01.2018 and correction to Additional Use No. (from 99 to 102) and addition of Condition No. 5 made in Gov. Gaz. 02.02.18</i>	'P' - Shop - Farm Supply Centre	<ol style="list-style-type: none"> 1. The Shop being limited to a Farm Supply Centre meaning land or buildings used for the handling, processing, packing, storage and/or sale of any rural products by retail and includes incidental administration. Rural products include; stockfeed (hay bales, rolls, chaff or packaged feed), vitamins, minerals, supplements, horse tack (horseshoes, hoof oil etc.) or other rural supplies (stable sawdust, hay nets etc). 2. The maximum Gross Leasable Area (GLA) used for small item display, office and sale or rural products being limited to 100m². 3. Storage and pallet shelving of bulky items, and packing/processing area limited to 350m² GLA. 4. The 'Shop - Farm Supply Centre' being accommodated within a building that is sympathetic to the Swan Valley, to the satisfaction of the City. 5. No development or commencement of use shall be permitted on the site until a planning approval has been obtained from the local government.
103	Part Lots 9501 on Plan 48644, and Part Lots 9001 on CT 2943/160, Bushmead <i>Inserted by Amend. 149 - Gov. Gaz. 27.11.2018</i>	'D' - Office	Approval is restricted to a Residential Sales Office which is defined as - "Residential Sales Office" means a building, structure and associated car parking, used incidental to the sale of land and dwellings and is temporary in nature.

No.	Description of land	Additional use	Conditions
104	Lot 144 on Plan 4553, Talbot Road, Hazelmere <i>Inserted by Amend. 152 - Gov Gaz. 25.09.2018</i>	"D" - Industry - General	<ol style="list-style-type: none"> 1. Unless the development on the site is connected to reticulated sewer - <ol style="list-style-type: none"> a. development is restricted to 'dry industry' whereby any development application must demonstrate that the quality and volume of effluent to be disposed onsite can be successfully disposed of without adverse environmental or health effects, using effluent disposal systems; and b. development shall be restricted to the type which is predicted to generate and/or generate waste water intended for disposal onsite at a daily volume not exceeding 540 litres per 2000m² of site area. 2. A Wastewater Management Plan shall be submitted with each development application to demonstrate that Condition 1 can be achieved to the satisfaction of the Local Government. 3. Connection to an Aerobic Treatment Unit (ATU) or Nutrient Effluent Disposal System may be permitted where acceptable groundwater depths exist and subject to the approval by the Local Government and Health Department of Western Australia. 4. Discretion to approve a Development Application for 'Industry-General' shall only arise upon the prior extinguishment (by legal agreement) of the 'Industry-General' use at Lot 501 Adelaide Street, Hazelmere.
105	Portion of Lot 71 Arthur Street, Dayton <i>Inserted by Amend. 161 - Gov Gaz. 16.04.2019</i>	"D" - Medical Centre	As part of the development of this site, there shall not be vehicular access or egress directly onto Arthur Street or Dayton Boulevard.
106	Eastern Portion of Lot 102 on Diagram 72875 Harrow Street, West Swan <i>Inserted by Amend. 184 - Gov. Gaz. 09.02.21</i>	'D' - Educational Establishment	
107	Portion of Lot 20 (on Diagram 79083) Stirling Crescent, Hazelmere; Lot 1 (on Diagram 44255) Stirling Crescent, Hazelmere; Portion of Lot 145 (on Plan 4553) Talbot Road, Hazelmere	The Use Classes listed in the Zoning Table against the 'General Industrial' zone and cross referenced with the symbols of 'P', 'D' and 'A'	<ol style="list-style-type: none"> 1. Unless the development on the site is connected to reticulation sewer - <ul style="list-style-type: none"> • Development is restricted to 'dry industry' whereby any development application must demonstrate that the quality and volume of effluent to be disposed onsite can be successfully disposed of without adverse environmental or health effects, using effluent disposal systems; and • Development shall be restricted to the type which is predicted to generate and/or generate waste water intended for disposal onsite at a daily volume not exceeding 540 litres per 2000m² of site area. 2. A Wastewater Management Plan shall be

No.	Description of land	Additional use	Conditions
107	<i>Inserted by Amend. 175 - Gov. Gaz. 09.04.21</i>		<p>submitted with each development application to demonstrate that Condition 1 can be achieved to the satisfaction of the Local Government.</p> <p>3. Connection to an Aerobic Treatment Unit (ATU) or Nutrient Effluent Disposal System may be permitted where acceptable groundwater depths exist and subject to the approval by the Local Government and Health Department of Western Australia.</p> <p>4. An Environmental Management Plan shall be submitted with each development application to demonstrate that impacts to Bush Forever are avoided to the satisfaction of the Department of Biodiversity, Conservation and Attractions.</p>