

Bridgetown Gardens Planning Factsheet

Zoning and Town Planning Scheme

Special Use No.1 (SU1) under TPS4

Setbacks

10m front & rear; 5m side boundaries (no relaxations for setbacks are permitted).

Development and Your Property

Town Planning Scheme 4 (TPS4) provides the relevant information that you will need for your proposed development. [Bridgetown Greenbushes Scheme Text scheme 4](#) – some of the relevant extracts from TPS4 are provided on the following pages.

Each property is unique and has its own site-specific characteristics, constraints, and planning considerations. As a result, the approvals required for a proposed development can vary significantly from one property to another. Depending on the nature, scale, and location of the proposal, different planning permits, technical assessments, referrals, and regulatory approvals may be necessary. The information provided is to assist in identifying the approvals and requirements relevant to each proposed development. See below.

Select your Proposed Development

[Development Type » Shire of Bridgetown-Greenbushes](#)

Sheds and Outbuildings [Shed Fact Sheet for Webpage.pdf](#)

Relocated Dwellings Policy [lup-2-relocated-dwellings-policy](#)

Ancillary Accommodation (Granny Flat) Policy [lup-6-ancillary-accommodation-policy](#)

Cut and Fill Policy [lup-8-cut-and-fill-policy](#)

Demountable Buildings Policy [lup-12-demountable-buildings-policy](#)

Relocatable Storage Units Policy [lup-13-relocatable-storage-units](#)

Exemptions from Development Approval Requirements [lup-19-exemptions-from-development-approval-requirements](#)

Bushfire and my Development

What is Bushfire Prone?

The Department of Fire and Emergency Services (DFES) identifies areas considered at risk in the event of a major bushfire due to proximity to large areas of bushland.

These areas are officially declared Bushfire Prone and are subject to assessment for fire risk whenever new development is proposed or an existing property undergoes a change of use that may affect bushfire risk.

DFES has created an online [Map of Bush Fire Prone Areas](#) showing all areas in WA that are prone to bushfires. All areas shaded in pink on the map are bushfire prone.

Please refer to our website for further information [Bushfire & Your Development » Shire of Bridgetown-Greenbushes](#)

Strata and my Development

The Shire is not responsible for the management or administration of strata properties. Any information relating to a strata scheme should be obtained from the relevant strata company or strata manager, being the Bridgetown Gardens Estate.

We recommend contacting the Bridgetown Gardens Estate Strata for the most up-to-date information as they will be able to provide information on any building requirements, restrictions, approvals, management plans, or other conditions that may apply to your proposed development, separate to development applications and building permits.

As every property and development proposal is unique, you may require further information that is not covered in these factsheets.

If you cannot find the specific information you are looking for on this factsheet or the provided links, please contact us at BTNSHIRE@bridgetown.wa.gov.au and we will do our best to assist you.

Please note that requests for a more detailed assessment of a proposed development may incur fees or charges, depending on the level of review and advice required.

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SHIRE OF BRIDGETOWN-GREENBUSHES

Town Planning Scheme No. 4

Updated to include AMD 72 GG 10/02/2023



Department of Planning,
Lands and Heritage

Prepared by the
Department of Planning, Lands and Heritage

Original Town Planning Scheme Gazettal
18 September 1987

Disclaimer

This is a copy of the Town Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning, Lands and Heritage. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning, Lands and Heritage of any errors or omissions in this document.

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TABLE I - ZONING TABLE

KEY TO COLUMNS

- | | |
|----------------|-------------------------|
| 1. RESIDENTIAL | 6. RURAL 2 |
| 2. COMMERCIAL | 7. RURAL 3 |
| 3. INDUSTRIAL | 8. RURAL 4 |
| 4. COMMUNITY | 9. SPECIAL RURAL |
| 5. RURAL 1 | 10. SPECIAL USE |
| | 11. SPECIAL RESIDENTIAL |

	1	2	3	4	5	6	7	8	9	10	11
RESIDENTIAL											
Single House	P	AA		AA	P	P	P	P	*	** RU	P
Attached House	AA	AA							*		X
Grouped Dwelling	AA	AA							*		X
Aged or Dependent Persons Dwelling	AA	AA		AA		AA	AA		*		AA
Boarding House	AA	AA		AA				AA	*		X
Caretakers Dwelling			IP						*		X
Hostel	SA	SA		SA		SA	SA		*		X
COMMERCIAL											
Car Park		P	P	P					*	X	
Fast Food Outlet		P							*	X	
Health Studio		P		AA					*	X	
Home Business AMD 70 GG 20/03/18	AA	AA			AA	AA	AA	AA	AA	AA	
Home Occupation	AA				AA	AA	AA	AA	*	AA	
Hotel	SA	P							*	X	
Motor Vehicle Sales		P	P						*	X	
Office	AA	P	P	P				P	*	X	
Restaurant	SA	P		SA		SA			*	X	
Retail Nursery		AA	AA		AA	AA	AA	AA		X	
Service Station		P	P			SA		SA	*	X	
Shop		P							*	X	
Showroom		P	P						*	X	
Tavern		P				SA			*	X	
TOURIST USES											
Bed & Breakfast	AA				AA	AA	AA		AA	AA	
Camping Grounds				AA	AA	AA	AA	AA	*	X	
Caravan Park				AA	AA	AA	AA	AA	*	X	
Holiday Accommodation				AA	AA	AA	AA	AA	*	X	
Motel	SA	P				SA			*	X	

* Uses restricted to those listed in Schedule III.

** Uses restricted to those listed in Schedule VI.

TABLE I - ZONING TABLE (continued)

KEY TO COLUMNS

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	1	2	3	4	5	6	7	8	9	10	11
INDUSTRIAL											
Fuel Depot			P		AA	AA		P	*		X
Industry - Cottage <i>AMD 70 GG 20/03/18</i>	X	X	P		X	X	X	X	X		X
- General			P						*		X
- Light			P						*		X
- Service			P						*		X
- Extractive					AA	AA	AA	P	*		X
- Hazardous			SA					P	*		X
- Noxious			SA			AA			*		X
- Rural			AA		AA	AA	AA	AA			
Motor Vehicle Repairs		AA	P						*		X
- Wrecking			P						*		X
Sawmill			P		AA	AA	AA	AA	*		X
Salvage Yard			P		AA	AA		AA	*		X
Transport Depot			P		AA	AA		AA	*		X
COMMUNITY											
Ambulance-Fire Brigade Depot		P		P					*		X
Civic Building	P	P		P		P			*		AA
Club Premises		P		P					*		X
Consulting Rooms	AA	P		P					*		X
Day Care Centre - Kindergarten	AA	P		P					*		X
Educational Establishment		P		P					*		X
Hospital				P					*		X
Medical Centre				P					*		X
Public Utility	P	P	P	P	P	P	P	P	*		P
Public Worship - Place of	SA	P		P					*		X
Telecommunications Infrastructure	AA	AA	AA	AA	AA	AA	AA	AA	AA		AA
Veterinary – Consulting		P			P	P		P	*		X
Veterinary – Hospital					AA	AA		AA	*		X

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	1	2	3	4	5	6	7	8	9	10	11
RECREATION											
Equestrian Centre				AA	AA	AA	AA	AA	*		X
Private Recreation					AA	AA		AA	*		X
Public Amusement									*		X
Public Recreation	P	P		P	P	P	P	P	*		P
Zoological Gardens					AA	AA		AA	*	** RU	X
RURAL											
Afforestation					AA	AA	AA	P	*		X
Aquaculture			AA		AA	AA	AA				
Dog Kennels – Cattery					AA	AA	AA	AA	*		X
Restricted Rural Use					AA	AA	AA	AA	*		X
Rural Home Business AMD 70 GG 20/03/18	X	X	X	X	SA	SA	SA	SA	X		X
Rural Pursuit					P	P	P	P	*		X
Wayside Stall					AA	AA	AA	AA	*		X
Winery			AA		AA	AA	AA				

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SCHEDULE 6 - SPECIAL USE ZONES

	(a) Location of Zone	(b) Special Provisions
SU 1	Lot 1 of Nelson Locations 973 and Part 819, Kangaroo Gully Road, Bridgetown. AMD 59 GG 8/8/03 AMD 47 GG 15/7/05 AMD 70 GG 20/03/18	a) Subdivision to be generally in accordance with the Subdivision Guide Plan. b) All strata lots shall be set back from the following boundaries of the site: i) Kangaroo Gully Road – 50 metres ii) Lot 910 – 50 metres – see provision (u) iii) Lots 240, 8486, 8487, 819 & 1 – 50 metres or greater as determined by the Fire Management Plan iv) Rural Residential lots to the west – 40 metres c) The following uses are permissible within the zone: *“P” uses include: Group Dwellings (maximum of one dwelling per strata lot) Public Utility Private Recreation Arboretum *“AA” uses include: Bed and Breakfast Accommodation Home Occupation Reception Centre Restaurant Shop (sale of locally manufactured goods & food stuffs plus convenience goods & serving of light refreshments) Industry – Cottage Rural Pursuit Home Business All other uses are not permitted. *For definition of “P” and “AA” uses, see Clause 3.2.2. **For the purposes of this Schedule, the term “light refreshments” includes morning and afternoon teas, breakfast, lunches and meals served for consumption in the early evening in contrast to a-la-carte dining. d) At the time of subdivision Council shall request the subdivider to prepare Building Design Guidelines to the satisfaction of Council. Building development on the land shall generally conform with the Building Design Guidelines adopted by the Council. e) At the time of subdivision of the land into survey strata lots, building envelopes shall be established for each lot to Council's satisfaction. Building setbacks shall be as follows: i) For the lots adjacent to Lot 910 to the east the setback to the adjacent boundary is not less than 10 metres; ii) For other lots set back to rear and front boundaries will be 10 metres and 5 metres for side boundaries. All buildings and structures shall be contained within these specified building envelopes. No relocation/extension of the building envelopes shall be permitted.

SCHEDULE 6 - SPECIAL USE ZONES (Cont'd)

	(a) Location of Zone	(b) Special Provisions
	Lot 1 of Nelson Locations 973 and Part 819, Kangaroo Gully Road, Bridgetown (Cont'd) AMD 59 GG 8/8/03 AMD 47 GG 15/7/05 AMD 70 GG 20/03/18	f) At the time of subdivision the subdivider shall make arrangements to the satisfaction of Council for storm water drainage, including nutrient stripping vegetation within detention basins. g) Prior to the occupation of any dwelling landowners are required to provide their own liquid and solid waste disposal systems to Council's and the Department of Health's specification and satisfaction. All leach drains will be required to be contained fully within the effluent disposal envelopes identified and approved by Council at the time of subdivision. h) At the time of subdivision the Council will require the subdivider to implement the Fire Management Plan to the satisfaction of Council and request for a financial contribution towards the purchase of any fire fighting equipment provided that it is in accordance with a policy adopted by Council addressing the criteria listed in Commission Policy DC 3.7 'Fire Planning'. i) Boundary fencing shall be maintained so as to prevent the escape of stock. j) Purchasers of strata lots shall be advised in writing by the subdivider that a farm operates on the neighbouring property to the east and require the purchasers to acknowledge the existence of the farm, and the "right to farm" the property by endorsing the written notice, a copy of which is to be lodged with Council. k) The subdivider shall develop a Management Statement in consultation with the Council addressing the following issues: - • Building Design Guidelines; • Keeping of Animals; • Management of common land; • Maintenance of private roads; • Rubbish collection; • Management of community centre and shop; • Implementation of the Landscape Management Plan; • Fire Management Plan; • Management of Grazing Animals; and • Other issues as required by Council. l) The application of fertilizers on the land by either an individual property owner or the Body Corporate shall only be done in accordance with the Landscape Management Plan. m) In addition to establishing and managing the arboretum, common areas on the property are to be managed as a farm as is currently the case with neighbouring properties. These activities entail the use of fertilisers, pesticides and herbicides which, subject to other statutory controls, are permitted activities. However the use of chemicals is to be minimised wherever possible and organic farming methods are the preferred solution. n) At the time of subdivision Council shall request the subdivider to prepare a Landscape Management Plan taking into account soil types, land profiles, drainage, nutrient retention and fire hazards to the satisfaction of Council.

SCHEDULE 6 - SPECIAL USE ZONES (Cont'd)

	(a) Location of Zone	(b) Special Provisions
SU 1	Lot 1 of Nelson Locations 973 and Part 819, Kangaroo Gully Road, Bridgetown (Cont'd) AMD 59 GG 8/8/03 AMD 47 GG 15/7/05 AMD 70 GG 20/03/18	o) No trees or shrubs shall be felled or removed from the site except where - i) Required for approved development works; ii) Establishment of a fire break is required by regulation or by-law; iii) Trees are diseased or dangerous, or iv) Required by the approved Landscape Management Plan. p) Tree planting in accordance with a Landscape Management Plan shall be undertaken on common property and strata lots by the developer prior to subdivision. The Landscape Management Plan shall thereafter be maintained and implemented by the Body Corporate. q) Large grazing animals such as cattle and horses, with a propensity to damage vegetation and fencing shall not be permitted unless approved by the Local Government. r) With the intention of preventing land degradation, Council may, with advice of Agriculture Western Australia, require reduction in stock numbers on the land. s) At the time of submitting an application for planning approval for the use of "Rural Pursuit" the applicant is to submit the following supporting information: • An analysis of potential land use conflict between the proposed use and nearby residential uses and other approved uses for the common land; • land capability for the proposed use; • water availability for the proposed use; • access to and from the proposed site; • transport implications associated with transport of the product off the site; and • any other matter considered relevant by the local government. t) It is encouraged that all lots install a minimum of a 20,000 litre rainwater tank to supplement the irrigation needs of the private gardens on the survey strata lots. u) The 50 metre setback between the proposed strata lots and the boundary with adjacent Lot 910 shall be revegetated by the subdivider, to create a landscape buffer, prior to the creation of the adjoining strata lots to the satisfaction of Council and in accordance with the following criteria. The landscape buffer shall: • contain random plantings of a variety of tree and shrub species of differing growth habits, at spacings of 4-5 metres to create a continuous vegetation screen to the adjoining land and to effectively screen future residential development from Lot 910; • consist of foliage which is from the base to the crown; • include species which are fast growing and hardy.