

Highlands Estate Planning Factsheet

Zoning and Town Planning Scheme

Special Residential No. 2 (SRES2) under the Shire's Town Planning Scheme No. 4 (TPS4): [Bridgetown Greenbushes Scheme Text scheme 4](#)

Setbacks

12m front & rear; 4m sides (relaxation of setbacks may be considered, upon lodgement of a development application and are subject to public consultation and advertising with adjoining affected landowners).

Development and Your Property

Any proposed development on your property will need to come through for a Development Application unless the proposed development is exempt (see LUP-19).

Town Planning Scheme 4 (TPS4) provides the relevant information that you will need for your proposed development. [Bridgetown Greenbushes Scheme Text scheme 4](#) with extracts provided on following page

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 approvals, technical assessments, referrals, and regulatory (health or building) approvals may also be necessary. The information provided is to assist in identifying the approvals and requirements relevant to each proposed development.

Please see the policy link or webpages below for information on your proposed development;

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 (Retaining Walls & Site Works) 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](#)

Home Based Business

[Home Based Businesses » Shire of Bridgetown-Greenbushes](#)

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 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.

Is my Property Bushfire Prone?

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](#)

We hope this information has been useful and helps you on your way to planning and creating your proposed development.

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, 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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4.10.3 Untidy Sites

Where in the Council's view a property is not being maintained in a generally clear and tidy condition and that the unkempt appearance of the property has an adverse effect on the amenity of the area in which it is located, the Council shall require the owner/occupier to make good the condition to meet acceptable standards.

4.10.4 Storage/Wrecking of Vehicles

Council shall not permit the storage and/or wrecking of any vehicle on any street verge.

4.11 SPECIAL RESIDENTIAL ZONE

Council's objective for the Special Residential Zone is to provide for a range in residential lot sizes and therefore, lifestyle opportunities subject to appropriate standards and controls while ensuring the protection of the character and amenity of adjoining rural areas. Council will use the zone sparingly and only where the site characteristics dictate that larger residential lots are desirable.

Council's Development Policy will therefore be to:

- (a) Only support the rezoning of areas to Special Residential which by topography, character, or location, require special consideration and, where residential services are available.
- (b) Ensure ad hoc rezoning and subdivision do not prejudice subdivision of surrounding land.
- (c) Control subdivision, development and land use to ensure the special qualities of the site are maintained.
- (d) To promote the use of alternative housing styles and building techniques which are in harmony with the character of the land, sympathetic to topography and minimise the potential for erosion through excavation.
- (e) Require the submission of a report outlining relevant matters relating to the proposal and the submission of a Subdivision Guide Plan which contains but is not limited to outlining the following:
 - natural landform features, existing buildings and other improvements;
 - areas intended for tree preservation or revegetation;
 - servicing provisions including effluent disposal, water supply and drainage;
 - methods of gaining access to the site and the proposed road and lot layout;
 - bush fire control measures;
 - open space areas;

4.11.1 Subdivision shall be generally in accordance with an approved Subdivision Guide Plan.

4.11.2 Council shall not support lot sizes below 2,000m².

4.11.3 Unless a specific building envelope has been declared for a lot, the minimum setback requirements shall be -

- 12 metres from front or rear boundaries; and
- 4 metres from a side boundary.

AMD 54 GG 11/2/03

4.11.4 All Special Residential lots shall be provided with reticulated water.

4.11.5 Council's approval is required prior to any development in the Special Residential Zone, including a single house.

- 4.11.6 Not more than 1 dwelling shall be permitted on any lot.
- 4.11.7 The use of second hand materials for visible structures is prohibited. AMD 62 GG 15/12/06
- 4.11.8 No boundary fences shall be constructed of the following materials -
- Asbestos or Fibre Cement;
 - Metal Sheeting.
- 4.11.9 No sign, hoarding or billboard shall be permitted within the Special Residential Zone unless approved by Council in which case the maximum size shall be 0.2m².
- 4.11.10 All lots shall be supplied with an underground power supply.
- 4.11.11 At the time of subdivision Council will request the preparation and implementation of a fire management plan.
- 4.11.12 No trees or other substantial vegetation shall be felled or removed from the site (including tree preservation areas) except where:
- a) required for approved development works;
 - b) the establishment of a firebreak required by regulation or bylaw;
 - c) as otherwise approved by Council.
- 4.11.13 No installation for the on-site disposal of effluent shall be located closer than 50 metres to a definable watercourse or water body. Where the physical constraints of a site dictate, Council may require the installation of alternative on-site effluent disposal units to the satisfaction of the Health Department.
- 4.11.14 Submissions for Re-zoning -
- Submissions for rezoning to Special Residential will be considered by Council if they can be shown to meet the policy requirements of this clause and must consist of a detailed analysis and subdivision or development proposal in conformity with the requirements of Schedule 2 - Submission Requirements for Special Rural zones.
- 4.11.15 Notwithstanding that all development shall generally comply with the requirements of the Residential Planning Codes, Council may permit minimum lot frontage of 20 metres for battle-axe and other irregular shaped lots as determined by Council.

4.12 COMMUNICATIONS INFRASTRUCTURE

- 4.12.1 An application for Council's Planning Consent will be required for the development of all telecommunications infrastructure (overhead cabling, telecommunications towers, radio communication dishes, etc) excluding those listed in the *Telecommunications (Low-Impact Facilities) Determination 1997* and subsequent amendments to that determination.
- 4.12.2 Applications for the development of telecommunications infrastructure shall be accompanied by the plans and information required for applications for Planning Consent under Clause 5.1 and will be considered in relation to the following:
- a) consistency with the objectives and purpose of the zone or reserve;
 - b) social and economic benefits of the proposal;
 - c) the impact of the proposal upon the landscape, heritage and environmental values of the locality;

SCHEDULE 7 - SPECIAL RESIDENTIAL ZONE (CONT'D)

Site Description		Special Provisions
SRes 2	Portion of Lot 2 Laverty Street, Bridgetown AMD 40 GG 9/7/02; AMD 65 GG 23/11/10	1. Subdivision and development shall be generally in accordance with the Development Guide Plan (ref No. HB201.8) for the land adopted by Council and endorsed by the Western Australian Planning Commission, forming part of the Shire of Bridgetown-Greenbushes Local Planning Scheme No. 4 Scheme Amendment No. 65. 2. Council, at the time of considering any Application for Subdivision of the subject land, will require the following to be undertaken: - Engineering Studies a) Preparation of engineering studies of the drainage and soils of the land in the north-west corner of the site, to be conducted in the winter months to the requirements of the Department of Environment and Conservation and Health Department of Western Australia. - Landscape Master Plan b) A Landscape Master Plan that addresses but not limited to: (i) the suitability of planting native vegetation corridors along drainage lines and elsewhere if appropriate; (ii) landscape buffers of 25m and 15m shall be provided on the eastern and northern boundaries of Lot 2 (or subdivided portion thereof), respectively where it abuts private land holdings; (iii) existing vegetation and means by protecting identified existing vegetation; (iv) means by which vegetation is planted in accordance with the recommended species and planting of the Landscape Master Plan; (v) means by which all existing and planted vegetation shall be retained and protected; and (vi) land owners obligations to replanting and maintenance. - Fire Management Plan c) A Fire Management Plan that addresses but not limited to: (i) strategic firebreaks; (ii) 'Fuel Reduced Area'; (iii) means by which no buildings, outbuildings or any other structure shall be permitted within the 'Fuel Reduced Area'; (iv) the disposal of vegetation which has been cleared for fire fighting purposes; (v) water supply for fire fighting purposes (domestic/strategic); (vi) emergency fire access to a two wheel drive standard; and (vii) fire fighting equipment required to service the subdivision. - Stock Management Plan d) A Stocking Management Plan that addresses but not limited to: (i) stocking rates (to be determined with the intention of preventing land degradation and the advice of the Department of Agriculture and Food); and (ii) where appropriate, fence the landscape buffer to Council's satisfaction to exclude the activity of livestock there from. 3. Prior to clearance of subdivisional conditions, Council will require the subdivider to undertake the following: a) Design Guidelines specifying minimum building standards and materials; b) Building envelopes on all lots abutting the southern boundary of Lot 2 (or subdivided portions thereof); c) Implementation of the endorsed Fire Management Plan; d) Provide an undertaking that prospective purchasers will be

SCHEDULE 7 - SPECIAL RESIDENTIAL ZONE (CONT'D)

Site Description		Special Provisions
SRes 2	Portion of Lot 2 Lavery Street, Bridgetown AMD 40 GG 9/7/02; AMD 65 GG 23/11/10	Informed of: • Those provision relation to the land and such other provisions of the Scheme that may affect it; and • The environmental importance of the adjoining nature reserve and its associated restrictions; e) Fencing off and graze those portions of land not subdivided (i.e. the second and third stages) to aid in fire control of the site. 4. No building or structures shall be permitted to be erected within the landscape buffers identified within the Landscape Management Plan. 5. The grazing of any lot shall: a) Require the written consent of Council; b) Reflect the direction and stocking numbers of the Stocking Management Plan; and c) Have a minimum combined area of 4, 000m² on any such lot not inclusive of any landscape buffer. 6. With the intention of preventing land degradation, Council may, with the advice of the Department of Agriculture and Food, require the removal of, or reduction in, the number of stock on any lot within the zone. 7. No effluent disposal system for the Special Residential lots will be permitted within 50 metres of the dam within Special Use Zone No. 2. 8. For proposed Lots 307-405 (inclusive), the following applies: a) No development or activity is permitted within the 100 metre buffer area to the Nature Reserve which is incompatible or is sensitive to the management of the Natural Reserve, which includes all buildings, except an outbuilding which can be built no closer than 80 metres to the Nature Reserve. The desirable use of the 100 metre buffer area would be grazing conforming with sustainable stocking rates; b) The preparation and implementation of a revised Fire Management Plan to the satisfaction of the Department of Environment and Conservation, in relation to the 100 metre buffer area addressing the responsibilities for the on-going upkeep of the buffer area as a low fire risk as well as the building standards for the dwelling and outbuildings; c) The 100 metre buffer area is to be appropriately fenced by the subdivider to the satisfaction of the Shire of Bridgetown-Greenbushes and the Department of Environment and Conversation; d) The on-going maintenance of the fencing and the fire risk in relation to the 100 metre buffer area is to be the owners cost, as well as any remedial work if the owner does not comply with the required standards, as determined by the Shire of Bridgetown-Greenbushes; e) Prospective purchasers being advised of the above special provisions, including the revised fire management plan, by the way of a Section 70A Notification on new titles; and f) Outbuildings are to be built of non-flammable materials and not have glazed windows or other openings facing the nature reserve.