Exemptions from Development Approval

Local Planning Policy 11

1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015.* This policy may be cited as Local Planning Policy (LPP) – 11 Exemptions from Development Approval

2.0 Introduction

This Local Planning Policy is to be read in conjunction with the Explanatory Guidelines which are provided to support the Local Government's Local Planning Policies. This Local Planning Policy compliments Part 7 of the Deemed Provisions of Local Planning Scheme No. 2 in exempting specified development.

3.0 Objectives

This Local Planning Policy aims to achieve the following objectives:

(a) To exempt specified development from the requirement for development approval.

(b) To compliment Part 7 of the Deemed Provisions of the Scheme.

(c) To streamline the development approval process.

4.0 Application of this Policy

This Local Planning Policy exempts specified development from the requirement for development approval throughout the Scheme area.

Limitations & Exclusions

This Local Planning Policy does not deal with exemptions for:

(a) Development as provided under clause 61 of the Deemed Provisions of the Scheme; and

(b) Outbuildings and fences which are administered under a separate Local Planning Policy; and

(c) Signs which are administered under Schedule 6 of the Scheme; and

(d) Development that requires a discretionary decision of the Shire.

5.0 Policy Provisions

Except as otherwise provided in the Scheme, or any relevant Local Planning Policy, the following development does not require the development approval of the local government:

(a) the demolition of any building or structure not otherwise listed at 61(1)of the Deemed Provisions except where the building or structure is:

  i) located in a place that has been entered in the Register of Places under the *Heritage of Western Australia Act 1990*;

ii) the subject of an order under Part 6 of the *Heritage of Western Australia Act 1990*; or

iii) included on the Heritage List under Part 3 of the Deemed Provisions.

(b) solar panels where mounted to the roof of a building, which may or may not be parallel to the angle of the roof and where the works are not located in a heritage protected place;

(c) non-permanent use of a local reserve for the purposes of 'market';

(d) the cleaning and maintenance of any dam or soak;

(e) development in the light industry zone where the use is 'P' (permitted) and the works satisfy the development standards set out in the scheme:

(f) minor additions to buildings in the District/Neighbourhood and Local Centre zones which satisfy the development standards set out in the Scheme and do not significantly alter the building façade: and

(g) minor additions to approved development on a Shire reserve where consistent with the terms of a lease.

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