

Attachment A : Scheme Amendment No 11 Provisions

Schedule 4 Special Use Zone

No	Description of Land	Special Use	Conditions
9	Part Lot 1281 South Coast Highway, Jerramungup	<p>(1) The area is to provide for land uses which, by reason of their scale, character, operational or land requirements, are not generally appropriate to be accommodated within the 'Town Centre' zone or the existing industrial area.</p> <p>(2) The following land uses and level of permissibility:</p> <ul style="list-style-type: none"> • Industry – Light (P); • Industry – Rural (P); • Industry – Service (P); • Motor Vehicle, Boat and Caravan Sales (P) • Motor Vehicle Repair (D) • Showroom (P); • Storage (D) • Transport Depot (D) • Warehouse (P) <p>Other incidental uses considered by the local government to be complementary to the special uses.</p>	<p>1. All use and development requires Planning Approval.</p> <p>2. Prior to any use commencing on the site a development plan shall be submitted and approved by the Local Government. This plan shall show:</p> <ul style="list-style-type: none"> • The items required in Clause 10.2 of the Scheme; • On site stormwater disposal and bio retention measures; • A minimum building setback of 20m from the western boundary; and • Details of proposed fencing and signage. <p>3. Development shall occur in accordance with the approved plan.</p> <p>4. The design of any buildings and/or development is to include specific measures to ensure development addresses the highway to a high standard.</p>