



## Water quality protection note no. 25

April 2016

# Land use compatibility tables for public drinking water source areas

## Purpose

The Department of Water is responsible for managing and protecting Western Australia's water resources, including those used for public drinking water supply. We provide policies, plans and guidance to inform the community about management measures that apply within public drinking water source areas (PDWSAs).

This water quality protection note (WQPN) has been prepared to help state and local government protect PDWSAs by preventing, minimising or managing development in PDWSAs. This will ensure the ongoing availability of a reliable, safe drinking water supply to consumers at a lower cost. This note provides important guidance to land owners, developers and consultants when preparing development applications for submission to agencies with decision-making responsibilities for land use planning.

This note supports the Western Australian Planning Commission's State planning policies (SPPs) 2.2: *Gnangara groundwater protection*, 2.3: *Jandakot groundwater protection policy*, 2.7: *Public drinking water source policy* and 2.9: *Water resources*, which guide land use planning in PDWSAs.

The recommendations made in this note do not overrule any statutory obligation or government policy statement. This note may be amended from time to time via a consultation process. This 2015 version resulted from two periods of consultation:

- advertised public consultation period for 60 days as part of the Western Australian Planning Commission's consultation of SPP 2.3, which closed 10 October 2014
- local government consultation period (via email to all local governments) from 5 January to 13 February 2015.

All submissions were considered prior to finalisation.

## Scope

This note applies across Western Australia to guide land use planning within onshore PDWSAs. It sets out guidelines on appropriate land uses and activities within PDWSAs and represents best management practice to protect water quality and public health. The advice in this note has been determined through a combination of experience, scientific investigation and risk assessment.

This note does not apply to areas outside of PDWSAs. There are some drinking water sources that are not proclaimed and are managed by other agencies or entities. These include some remote Aboriginal community water supplies managed by the Department of Housing and mine site sources where the mining company is licensed to provide drinking water. These water sources are not subject to this note but their management should be guided by its content.

The land use compatibility tables apply within PDWSA boundaries only, regardless of where lot boundaries fall. For example, if only half a property is covered by a PDWSA, only that portion of the lot is affected by the land use compatibility tables.

This note supports planning instruments that include specific PDWSA advice. These planning instruments include:

- State planning policy no. 2.2: *Gnangara groundwater protection* (applies within Gnangara Underground Water Pollution Control Area)
- State planning policy no. 2.3: *Jandakot groundwater protection* (applies within Jandakot Underground Water Pollution Control Area)
- *Middle Helena Catchment Area land use and water management strategy* (applies within Lower Helena Pipehead Dam Catchment Area. This area is planned to be reproclaimed as Middle Helena Catchment Area).

## Background

### Public drinking water source areas

PDWSAs are surface water catchments and groundwater areas that provide drinking water to cities, towns and communities throughout the state. PDWSAs are proclaimed under the *Metropolitan Water Supply, Sewerage, and Drainage Act 1909* or the *Country Areas Water Supply Act 1947*. There are 129 proclaimed PDWSAs in Western Australia (as at 2015). Groundwater sources are normally referred to as underground water pollution control areas or water reserves. Surface water sources are generally referred to as catchment areas.

When we turn on our taps, we always expect reliable, safe, good quality drinking water. If a drinking water source becomes contaminated, there is an increased risk to the health of consumers. It is often difficult and costly to treat or remove the contaminants; and supplies may need to be shut down during remediation, or the source may need to be abandoned. So it is important to have comprehensive water quality management and appropriate land planning measures in place within PDWSAs to ensure our limited supplies of drinking water are protected.

### Location of PDWSAs

The location of PDWSAs in Western Australia can be viewed on the department's interactive Geographic Data Atlas, or you can contact your nearest Department of Water regional office. The atlas and contact details are available on our website [www.water.wa.gov.au](http://www.water.wa.gov.au).

### Public drinking water source area protection framework

The protection of PDWSAs relies on statutory and non-statutory measures available in water resource management and land use planning legislation and frameworks. PDWSAs

are also protected through implementing recommendations made in the *Australian drinking water guidelines* (ADWG; NHMRC & NRMCC 2011).

The Department of Water is responsible for the protection of PDWSAs. Other state government agencies (such as the Department of Health and Department of Planning) and water service providers (such as the Water Corporation) also have significant roles in ensuring a reliable supply of safe, good quality drinking water. The Department of Water's policy (see references) for the protection of PDWSAs includes:

- identifying, proclaiming and abolishing (under legislation) PDWSA boundaries
- assigning priority areas within each PDWSA to guide land use planning
- assigning protection zones surrounding water abstraction points
- providing advice to inform land use planning and regulatory decisions in PDWSAs.

#### *Public drinking water source area boundary*

The boundary of a PDWSA is normally defined by:

- all or part of the recharge area for unconfined groundwater sources
- the area immediately surrounding each bore in a confined groundwater source
- the catchment of surface water sources.

This is based on the best information available at the time and may be amended as new information becomes available. Historically, some PDWSA boundaries followed cadastral boundaries – these are gradually being amended through the Department of Water's drinking water source protection reports.

PDWSA boundaries are proclaimed under the *Metropolitan Water Supply, Sewerage, and Drainage Act 1909* or the *Country Areas Water Supply Act 1947* as water reserves, catchment areas or underground water pollution control areas. Once the PDWSA is proclaimed, it is subject to the Metropolitan Water Supply Sewerage and Drainage By-laws 1981 or the Country Areas Water Supply By-laws 1957 that help to protect water quality.

#### *Priority areas*

The Department of Water assigns priority areas within PDWSAs to guide land use decisions. Figure 1 shows how these priority areas are defined. Three different priority areas are used. These areas are legislatively approved by the Minister for Water in underground water pollution control areas in Perth, and are assigned via publicly consulted drinking water source protection reports for the rest of the state.

Priority 1 (P1) areas are defined and managed to ensure there is no degradation of the quality of the drinking water source with the objective of *risk avoidance*. P1 areas occur within PDWSAs where the existing land uses have low risks to PDWSAs. Consistent with the preventive risk-based framework of Western Australian Government, changes of land use that introduce additional risks are not recommended. P1 areas would typically include Crown land, but may also include some private land.

Priority 2 (P2) areas are defined and managed to maintain or improve the quality of the drinking water source with the objective of *risk minimisation*. P2 areas occur within PDWSAs where the land is zoned rural and the risks need to be minimised. Low levels of development consistent with the rural zoning are considered appropriate (generally with conditions) in P2 areas.

Priority 3 (P3) areas are defined and managed to maintain the quality of the drinking water source for as long as possible with the objective of *risk management*. P3 areas occur within PDWSAs where the land is zoned for urban and commercial or light industrial uses. Within P3 areas, drinking water sources need to co-exist with higher intensity land uses compared to P1 and P2 areas. Key elements in the protection of P3 areas include the need for deep sewerage and implementing best management practices.

### *Establishing priority areas*

Priority areas are generally determined via drinking water source protection reports (written or endorsed by the Department of Water) or land use and water management strategies (prepared by the Western Australian Planning Commission with advice from the Department of Water). These reports and strategies are developed in consultation with stakeholders for each PDWSA in the state. The key criteria we consider when establishing priority areas in a PDWSA are:

- land ownership (tenure)
- current and approved land uses
- the current zoning in relevant planning documents
- the strategic value of the drinking water source
- the vulnerability of the PDWSA to contamination risks.

P1, P2 and P3 areas are based on the land planning factors and water factors that exist in a PDWSA at the time they are established. Priority areas are reviewed when the relevant drinking water source protection report is reviewed. In instances where land has been rezoned for more intensive development via a strategic-level planning process and approved by the Western Australian Planning Commission, Department of Water can change the priority area to reflect the new zoning.

### *Protection zones*

Protection zones are defined in the immediate vicinity of drinking water extraction points, as these areas are the most vulnerable to contamination. Protection zones can be located within P1, P2 or P3 areas. There are two types of protection zones:

- wellhead protection zones (WHPZs) defined for groundwater sources
- reservoir protection zones (RPZs) defined for surface water sources.

WHPZs are generally circular with a 500 m radius around each drinking water production bore in P1 areas and a 300 m radius around each drinking water production bore in P2 and P3 areas (unless hydrogeological information is available to select a different size and shape). WHPZs do not extend beyond the boundary of the PDWSA in which they are defined. For confined groundwater sources, wellhead protection zones are only required if bores do not meet the requirements in *Minimum construction requirements for water bores in Australia* (National Uniform Drillers Licensing Committee 2012).

RPZs – also known as *prohibited zones* – are defined in the Metropolitan Water Supply, Sewerage and Drainage By-laws 1981, as ‘that part of a catchment area which lies: a) upstream of a dam; and b) within 2 kilometres of the top water level of any reservoir in which water is or can be stored.’

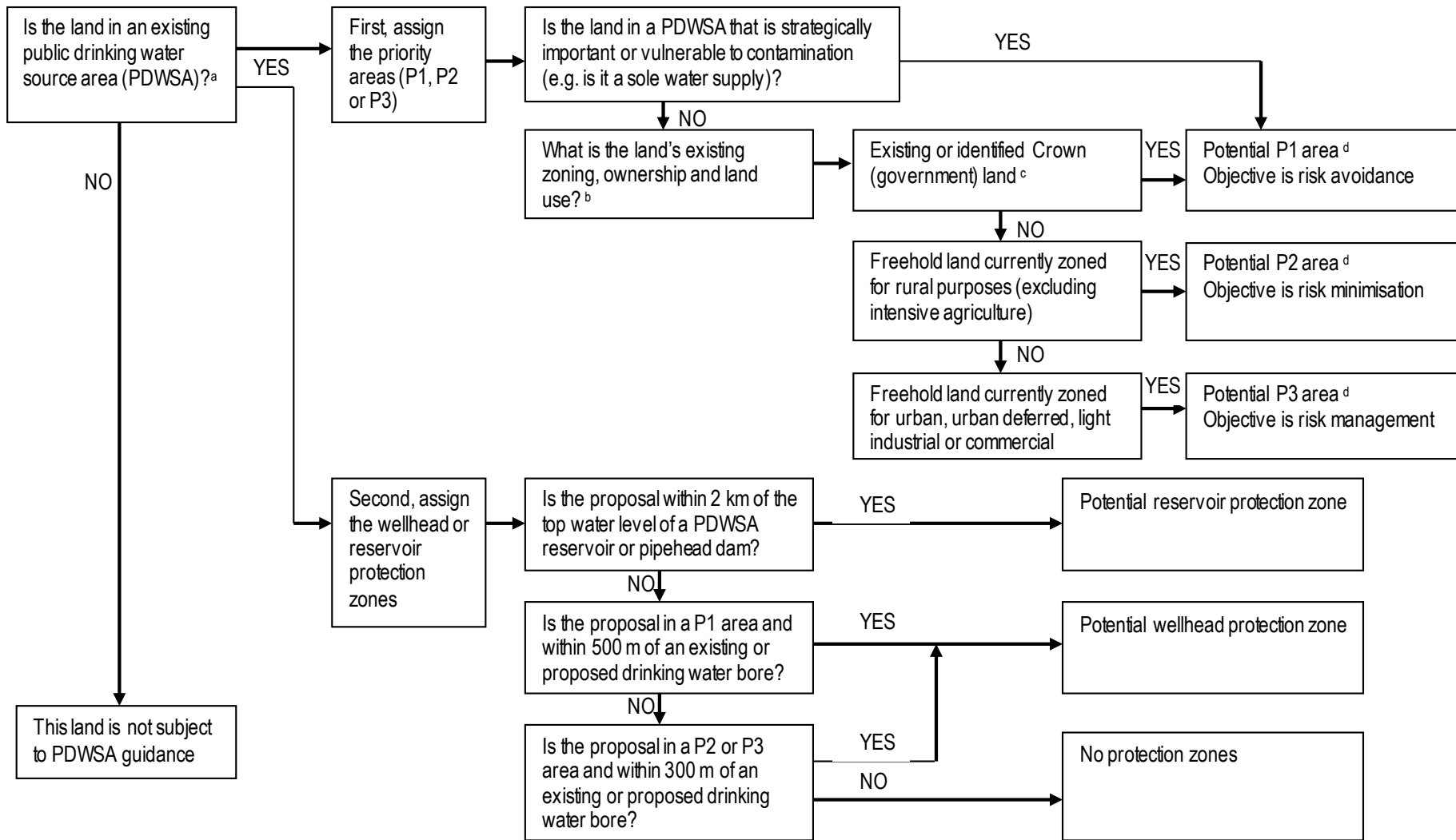
The RPZ does not extend beyond the boundary of the PDWSA and does not apply to private land. For PDWSAs proclaimed under the *Country Areas Water Supply Act 1947*, policy-based RPZs are defined to reflect the protection provided under the Metropolitan

Water Supply, Sewerage and Drainage By-laws 1981. Under proposed new by-laws that will apply consistently across Western Australia, RPZs are proposed to be defined as 2 km wide buffers from the reservoir high water mark, or other distance decided by the Minister for Water and will apply to metropolitan and country sources. Public access to RPZs is not supported due to the high risk of contaminating the drinking water source.

Land use decisions in protection zones should largely be guided by recommendations related to the underlying priority area. However, the Metropolitan Water Supply, Sewerage and Drainage By-laws 1981 prohibit or restrict specific activities within protection zones, such as fuel storage. Additionally, best management practices such as wastewater treatment systems being located outside of protection zones and drainage being directed away from protection zones, need to be implemented to minimise contamination risks.

*In the absence of a drinking water source protection report*

In the absence of assigned priority areas and protection zones for a PDWSA, the Department of Water recommends that land use decisions are guided by the best available information including drinking water source protection assessments. The potential priority areas and protection zones that might apply can be determined using Figure 1.



This figure shows how priority areas and protection zones are generally assigned. Please see our drinking water source protection reports for maps that show individual PDWSA boundaries, priority areas and protection zones. For more advice visit [www.water.wa.gov.au](http://www.water.wa.gov.au) or you can email [drinkingwater@water.wa.gov.au](mailto:drinkingwater@water.wa.gov.au).

NOTES:

a See WQPN 75: *Proclaimed PDWSAs* or the Department of Water's Geographic Data Atlas.

b Check with your local government or [www.planning.wa.gov.au](http://www.planning.wa.gov.au).

c Government-owned land is protected in all areas of a PDWSA to achieve the highest level of safety for drinking water.

d The assignment of priority areas will be made after assessing strategic value, zoning, tenure and existing land uses.

Figure 1 How are priority areas and protection zones assigned in a public drinking water source area?

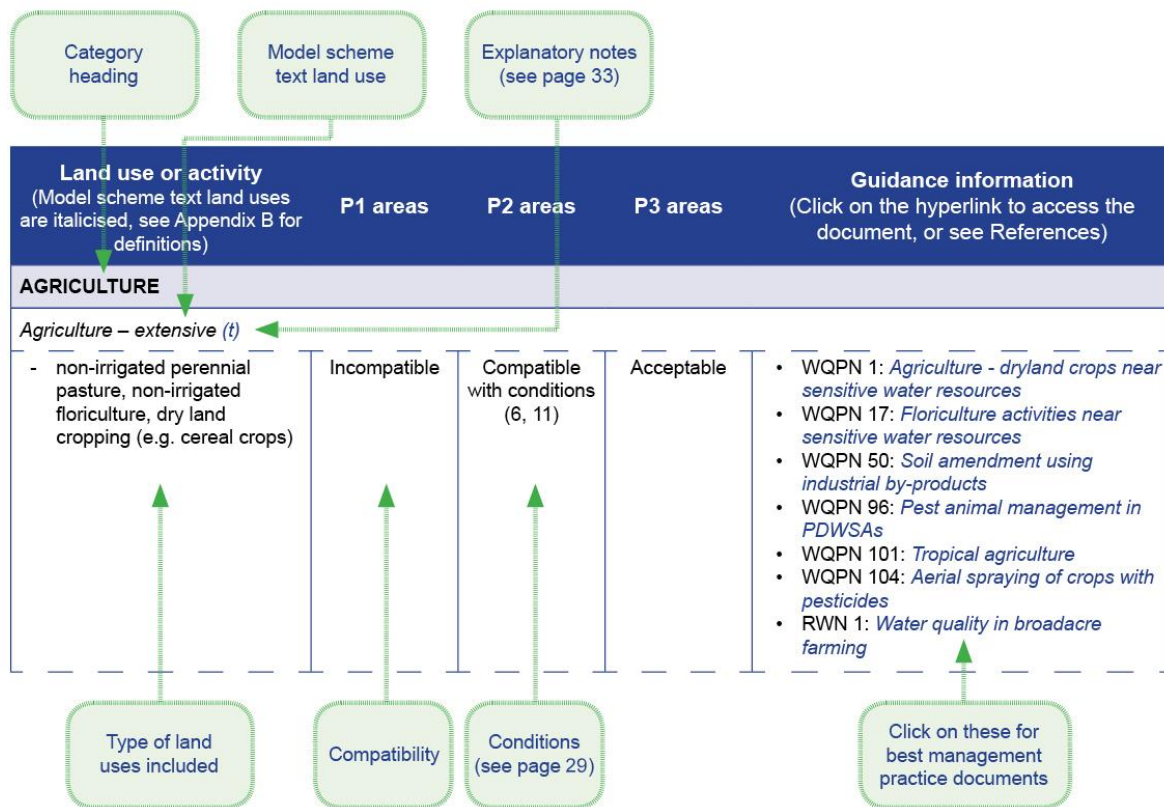
# Interpretation of the land use compatibility tables

The following information is important and should be read in conjunction with these tables.

The Department of Water’s position on development in PDWSAs is a presumption against intensification, because this increases the risks to drinking water quality and public health.

The tables set out the Department of Water’s recommendations on appropriate subdivision lot sizes, land uses and activities within the different priority areas of a PDWSA. These tables are based on the land zoning that existed when the priority areas were defined. Rezoning that requires changing priority areas (i.e. rural (P2) areas to urban (P3) areas) is not addressed in these tables. These proposals should be assessed in strategic level planning assessments by the Western Australian Planning Commission.

## How to use the tables



## General information

All proposed development within PDWSAs should be assessed against the tables by land owners, developers, consultants, local government, Western Australian Planning Commission and other decision-making authorities. Guidance on suitable conditions of approval for proposals that are *compatible with conditions* can be obtained from the list of conditions or the guidance information column. This column provides links to documents with information on best management practices associated with the land use or activity. In the event that the links do not work please see the full reference list or contact the relevant

agency. You can also contact your nearest Department of Water regional office (see [www.water.wa.gov.au](http://www.water.wa.gov.au)).

When assessing a planning proposal it is important that all relevant land uses within the table are referred to, as in some cases more than one may apply. For example, a winery may include a vineyard, café and art gallery, so all three land uses need to be assessed against the tables. The water quality impacts from the construction or establishment phase of the applicable land uses also need to be considered.

Land uses and activities listed in the tables are grouped together under major land use categories (such as *Agriculture*, *Industry* and *Mining*). The land uses listed are based on those defined and described in the Planning and Development (Local Planning Schemes) Regulations 2014, Schedule 1 – Model provisions for local planning schemes (see Appendix B). Land uses that reflect model scheme text categories are shown in *italics* and any other land uses and activities are shown in standard font. The *Explanatory notes* provide extra detail where required.

Where a proposed land use or activity is not specified in the tables, the proposal should be referred to the Department of Water's relevant regional office for assessment and advice.

Bracketed numbers within the tables (e.g. 1, 2, 3) refer to conditions that might need to be applied to the relevant proposal to protect water quality. Letters found next to the land use or activity (e.g. a, b, c) refer to explanatory notes providing more information about that land use. These notes are shown after the tables.

The Department of Water's *Stormwater management manual for Western Australia* is appropriate for many of the land uses listed in the land use compatibility tables. Details of each development should be reviewed to determine if and how the manual can be applied.

## Special circumstances

### *Variation of recommendations*

The department's recommendations may, on occasion, vary from that provided in tables 1 and 2 as a result of more detailed site-specific information or special circumstances such as a reduction in the present contamination risk. This means we may support a land use that is normally *incompatible*, or oppose a land use that is usually *acceptable* or *compatible with conditions*.

*Incompatible* land uses receiving planning approval should:

- be consistent with a region or local planning scheme or a local planning strategy that has been endorsed by the Western Australian Planning Commission
- be in the best interest of the community
- pose no unacceptable contamination risk to water quality.

The Department of Water should have early involvement in these proposals and decisions to maximise the opportunity to protect the drinking water source.

### *Special conditions for areas changed from P1/P2 to P3 (e.g. rural to urban)*

In specific instances, some areas that were previously P1 or P2 have been changed to P3 as a result of strategic-level planning assessments undertaken by the Western Australian Planning Commission, and subsequent planning scheme amendments, such as from rural to urban. In these areas, the Department of Water has recommended additional



requirements to protect drinking water quality and public health. This means that some land uses that are normally considered acceptable in P3 areas are not considered appropriate. See Table 3 for a list of land uses considered appropriate in these areas. All other land uses are considered incompatible.

### *Planning approval not required*

In instances where planning approval is not required, landowners and developers should use the tables as a guide to determine the types of activities that could occur within a PDWSA while ensuring that drinking water quality is protected. Proposals are still bound by relevant water legislation. Best management practices need to be applied to developments within a PDWSA.

### **Existing, *incompatible* land uses**

Some land uses and activities that are considered *incompatible* were legally established in a PDWSA prior to the PDWSA being proclaimed, or before a drinking water source protection report had been prepared and priority areas and protection zones were assigned. In these circumstances, these land uses and activities can continue to operate.

However, to protect water quality, land owners or operators of existing, *incompatible* land uses should implement best management practices. In some circumstances, the Department of Water or water service provider may negotiate to purchase land in strategic and vulnerable areas (typically, close to abstraction bores or reservoirs).

Expansion or intensification of an existing, *incompatible* land use will not be supported by the department unless the overall water quality contamination risk is reduced.

Any proposal to change an existing, *incompatible* land use to a new land use will be considered in accordance with tables 1 and 2.

### **Application to planning schemes (information for local government)**

Department of Water recommends that the following be used for preparing local or region planning schemes:

- *Incompatible* land uses and activities should not be permitted (represented as X)
- *Compatible with conditions* can be interpreted as a discretionary use (D<sup>^</sup> or A<sup>^</sup>)
- *Acceptable* can be interpreted as a permitted use (P<sup>^</sup>).

Further advice on the incorporation of PDWSAs into land use planning schemes is provided in our WQPN no. 76: Land use planning in public drinking water source areas.

<sup>^</sup> Definitions can be found in the Town Planning Regulations 1967, Appendix B – Model Scheme Text, section 4.3.2.

### **Explanation of terms**

#### *Incompatible*

Land uses and activities that are shown as *incompatible* are considered to pose an unacceptable contamination risk to water quality within the applicable priority area and will not be supported by the Department of Water (unless the *Special circumstances* described on the previous page apply). Applications for these land uses should be refused by decision-making authorities, or referred to the Department of Water for advice if it is likely that they will be approved.

### *Compatible with conditions*

Land uses and activities that are shown as *compatible with conditions* are generally considered to be appropriate within the applicable priority area, provided best management practices are used and any approval conditions imposed by the decision-making authority are met.

Some key general conditions are described by referring to the numbered items. More detailed information on examples of best management practices are available in documents referred to in the guidance information column of the tables. Department of Water recommends that these conditions and best management practices be added to the development approval conditions by the decision-making authority. Referral to the Department of Water for advice may be required.

### *Acceptable*

Land uses and activities that are shown as *acceptable* are considered to be consistent with the management objectives of the applicable priority area. The Department of Water considers that these developments are appropriate and do not require the department's advice (i.e. referral to us is not required).

In some cases, Table 2 has classed a land use as *acceptable* provided a specific condition (such as connection to deep sewerage) is met. If this condition cannot be met, the proposal should be referred to the Department of Water for advice.

**Table 1 Compatibility of a land subdivision for the protection of water quality within public drinking water source areas**

Subdivision of land often results in an intensification of land uses and activities. This intensification increases the risks to drinking water quality and public health. For this reason, the Department of Water does not recommend significant subdivision within PDWSAs.

This table reflects the Department of Water’s minimum recommended lot size for a subdivision based on the existing zoning (not the proposed zoning). The compatibility of the subdivision type and minimum lot sizes have been determined in accordance with the management principle of the priority area (i.e. risk avoidance (P1), risk minimisation (P2) and risk management (P3)).

This table is not to be used to support rezoning of land to provide for more intensive land uses and activities (i.e. Table 1 gives a 2 ha minimum for special rural areas, but this does not mean that a rural area should be rezoned to special rural to accommodate 2 ha lots).

This table does not exempt proposals from complying with other planning requirements. For example it does not support smaller lot sizes than those prescribed under local or regional planning schemes.

Current zoning (Refer to the relevant local planning scheme)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the link to access the document, or see <i>References</i> )
Rural/small rural holdings/agriculture				<ul style="list-style-type: none"> <li>• WQPN 6: <a href="#">Vegetation buffers to sensitive water resources</a></li> <li>• WQPN 9: <a href="#">Community drinking water sources: protection and management</a></li> <li>• WQPN 24: <a href="#">Land filling with inert materials</a></li> <li>• WQPN 48: <a href="#">Water supplies for rural lots (non-potable use)</a></li> <li>• WQPN 51: <a href="#">Industrial wastewater management and disposal</a></li> <li>• WQPN 54: <a href="#">Rezoning and subdivision of land in public drinking water source areas</a></li> <li>• WQPN 83: <a href="#">Infrastructure corridors near sensitive water resources</a></li> <li>• WQPN 84: <a href="#">Rehabilitation of disturbed land in PDWSAs</a></li> <li>• Brochure: <a href="#">Construction depots near sensitive water resources</a></li> <li>• <a href="#">Better urban water management</a></li> <li>• <a href="#">Guidelines for district water management strategies</a></li> <li>• <a href="#">Developing a local water management strategy</a></li> <li>• <a href="#">Stormwater management manual</a></li> <li>• <a href="#">Public parkland planning and design guide</a></li> </ul>
- to a lot size of 4 ha or greater	Incompatible	Compatible with conditions (2, 5, 20)	Acceptable	
- to a lot size less than 4 ha	Incompatible	Incompatible (31)	Incompatible (31)	
Rural residential/rural living				
- to a lot size of 2 ha or greater	Incompatible	Compatible with conditions (2, 5, 15, 20)	Compatible with conditions (2, 5, 20)	
- to a lot size between 1 and 2 ha	Incompatible	Incompatible	Compatible with conditions (2, 5, 15, 20)	
Urban/residential or urban deferred	Incompatible	Incompatible	Acceptable (1, 26)	
Industrial and commercial	Incompatible	Incompatible	Acceptable (1, 26)	

**Table 2 Compatibility of land uses and activities for the protection of water quality within public drinking water source areas**

Land use or activity (Model scheme text land uses are <i>italicised</i> , see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
<b>AGRICULTURE</b>				
<i>Agriculture – extensive (t)</i>				
- non-irrigated perennial pasture, non-irrigated floriculture, dry land cropping (e.g. cereal crops)	Incompatible	Compatible with conditions (6, 11)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 1: <a href="#">Agriculture – dryland crops near sensitive water resources</a></li> <li>• WQPN 17: <a href="#">Floriculture activities near sensitive water resources</a></li> <li>• WQPN 50: <a href="#">Soil amendment using industrial by-products</a></li> <li>• WQPN 96: <a href="#">Pest animal management in PDWSAs</a></li> <li>• WQPN 101: <a href="#">Tropical agriculture</a></li> <li>• WQPN 104: <a href="#">Aerial spraying of crops with pesticides</a></li> <li>• RWN 1: <a href="#">Water quality in broadacre farming</a></li> </ul>
- pastoral purposes (a) and rangelands leases	Refer to specific land use			<ul style="list-style-type: none"> <li>• WQPN 35: <a href="#">Pastoral activities within rangelands</a></li> </ul>
- stock grazing	Incompatible (except on pastoral leases (7, 19, 21))	Compatible with conditions (7, 19, 21)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 53: <a href="#">Dam construction and operation in rural areas</a></li> <li>• RWN 1: <a href="#">Water quality in broadacre farming</a></li> <li>• <a href="#">Stocking rate guidelines for rural small holdings: Swan Coastal Plain and Darling Scarp Western Australia</a></li> </ul>
<i>Agriculture – intensive (u)</i>				
- aquaculture (fish, crustaceans and plants)	Incompatible	Compatible with conditions (9, 19, 23)	Compatible with conditions (9, 19, 23)	<ul style="list-style-type: none"> <li>• WQPN 2: <a href="#">Aquaculture</a></li> <li>• WQPN 39: <a href="#">Ponds for stabilising organic matter</a></li> <li>• WQPN 53: <a href="#">Dam construction and operation in rural areas</a></li> </ul>
- floriculture	Incompatible	Incompatible (32)	Compatible with conditions (6, 9, 11, 13, 19, 23)	<ul style="list-style-type: none"> <li>• WQPN 17: <a href="#">Floriculture activities near sensitive water resources</a></li> </ul>

Land use or activity (Model scheme text land uses are <i>italicised</i> , see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
<ul style="list-style-type: none"> <li>- market garden (b)</li> <li>- turf farm</li> </ul>	Incompatible	Incompatible	Compatible with conditions (6, 9, 11, 13, 19, 23)	<ul style="list-style-type: none"> <li>• WQPN 22: <a href="#">Irrigation with nutrient-rich wastewater</a></li> <li>• WQPN 31: <a href="#">Subsoil monitor drains and water recovery sumps</a></li> <li>• WQPN 33: <a href="#">Nutrient and irrigation management plans</a></li> <li>• WQPN 39: <a href="#">Ponds for stabilising organic matter</a></li> <li>• WQPN 50: <a href="#">Soil amendment using industrial by-products</a></li> <li>• WQPN 90: <a href="#">Organic material storage and recycling</a></li> <li>• WQPN 96: <a href="#">Pest animal management in PDWSAs</a></li> <li>• WQPN 101: <a href="#">Tropical agriculture</a></li> <li>• <a href="#">Best environmental practices for environmental sustainable vegetable and potato production in Western Australia: A reference manual</a></li> <li>• <a href="#">Code of practice for environmentally sustainable vegetable and potato production in Western Australia</a></li> <li>• <a href="#">WA environmental guidelines for the establishment and maintenance of turf grass areas</a></li> </ul>
<ul style="list-style-type: none"> <li>- hydroponic plant growing</li> </ul>	Incompatible	Compatible with conditions (6, 9, 11, 19, 23)	Compatible with conditions (6, 9, 11, 19, 23)	<ul style="list-style-type: none"> <li>• WQPN 19: <a href="#">Hydroponic plant growing</a></li> <li>• WQPN 22: <a href="#">Irrigation with nutrient-rich wastewater</a></li> </ul>
<ul style="list-style-type: none"> <li>- orchard – fruit growing</li> <li>- nursery (c) – plant production</li> <li>- viticulture (vineyard) – wine and table grapes</li> <li>- olive plantation</li> <li>- irrigated pasture</li> </ul>	Incompatible	Compatible with conditions (6, 9, 11, 13, 19, 23)	Compatible with conditions (6, 9, 11, 13, 19, 23)	<ul style="list-style-type: none"> <li>• WQPN 22: <a href="#">Irrigation with nutrient-rich wastewater</a></li> <li>• WQPN 32: <a href="#">Nurseries and garden centres</a></li> <li>• WQPN 33: <a href="#">Nutrient and irrigation management plans</a></li> <li>• WQPN 34: <a href="#">Orchards near sensitive water resources</a></li> <li>• WQPN 50: <a href="#">Soil amendment using industrial by-products</a></li> <li>• WQPN 53: <a href="#">Dam construction and operation in rural areas</a></li> <li>• WQPN 90: <a href="#">Organic material storage and recycling</a></li> <li>• WQPN 96: <a href="#">Pest animal management in PDWSAs</a></li> <li>• WQPN 101: <a href="#">Tropical agriculture</a></li> <li>• WQPN 104: <a href="#">Aerial spraying of crops with pesticides</a></li> <li>• <a href="#">Environmental management guidelines for vineyards</a></li> <li>• <a href="#">WA environmental guidelines for the establishment and maintenance of turf grass areas</a></li> </ul>
<i>Agro-forestry</i>	See relevant agricultural and forestry land use			
<i>Animal husbandry - intensive</i>				
<ul style="list-style-type: none"> <li>- feedlot</li> <li>- intensive outdoor livestock holding</li> </ul>	Incompatible	Incompatible	Compatible with conditions (9, 13, 19, 21, 28)	<ul style="list-style-type: none"> <li>• WQPN 39: <a href="#">Ponds for stabilising organic matter</a></li> <li>• WQPN 53: <a href="#">Dam construction and operation in rural areas</a></li> <li>• WQPN 90: <a href="#">Organic material storage and recycling</a></li> <li>• <a href="#">Guidelines for the environmental management of beef cattle feedlots in Western Australia</a></li> </ul>

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
- piggery	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> <li>• WQPN 96: <a href="#">Pest animal management in PDWSAs</a></li> <li>• <a href="#">Environmental code of practice for poultry farms in Western Australia</a></li> </ul>
- poultry farm – free range	Incompatible	Incompatible	Compatible with conditions (9, 13, 19, 21)	
- poultry farm – housed	Incompatible	Compatible with conditions (9, 13, 19, 21)	Compatible with conditions (9, 13, 21)	
<i>Rural pursuit</i>	See relevant agricultural land use(s)			
<b>ANIMAL FACILITIES</b>				
<i>Animal establishment</i>				
- animal saleyard - stockyard (d)	Incompatible	Incompatible	Compatible with conditions (9, 19, 21, 28)	<ul style="list-style-type: none"> <li>• WQPN 80: <a href="#">Stockyards</a></li> <li>• WQPN 90: <a href="#">Organic material storage and recycling</a></li> </ul>
- apiary	Compatible with conditions	Acceptable	Acceptable	<ul style="list-style-type: none"> <li>• <a href="#">General conditions for using apiary authorities on Crown land in WA</a></li> </ul>
- cattery	Incompatible	Compatible with conditions (9, 19, 21)	Acceptable	
- dairy shed	Incompatible	Incompatible*	Compatible with conditions (9, 13, 19, 21)	<ul style="list-style-type: none"> <li>• WQPN 12: <a href="#">Dairy processing plants</a></li> <li>• WQPN 39: <a href="#">Ponds for stabilising organic matter</a></li> <li>• WQPN 53: <a href="#">Dam construction and operation in rural areas</a></li> <li>• <a href="#">Bulletin 4689: DairyCatch: environmental best practice guidelines</a></li> <li>• <a href="#">Effluent management guidelines for dairy sheds in Australia</a></li> </ul>
- dog kennel	Incompatible	Compatible with conditions (9, 19, 21)	Acceptable	<ul style="list-style-type: none"> <li>• WQPG 25: <a href="#">Waste management of kennel operations within the Jandakot UWPCA</a></li> </ul>
- equestrian centre (e)	Incompatible	Incompatible (33)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 53: <a href="#">Dam construction and operation in rural areas</a></li> <li>• WQPN 81: <a href="#">Tracks and trails near sensitive water resources</a></li> </ul>
- stable (f)	Incompatible	Compatible with conditions (19, 21)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 82: <a href="#">Bridle trails near sensitive water resources</a></li> <li>• WQPN 90: <a href="#">Organic material storage and recycling</a></li> <li>• WQPG no. 13: <a href="#">Environmental guidelines for horse facilities and activities</a></li> <li>• Brochure: <a href="#">Managing horses in semi-rural environments</a></li> <li>• <a href="#">Stocking rate guidelines for rural small holdings</a></li> </ul>

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
<i>Veterinary centre (g)</i>	Incompatible	Compatible with conditions (2, 9, 13, 19, 21)	Compatible with conditions (1, 9, 21)	<ul style="list-style-type: none"> <li>• WQPN 23: <a href="#">Laboratories</a></li> <li>• WQPN 65: <a href="#">Toxic and hazardous substances: storage and use</a></li> <li>• WQPN 70: <a href="#">Wastewater treatment and disposal – domestic systems</a></li> </ul>
<b>COMMERCIAL</b>				
<i>Amusement parlour</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Betting agency</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Child care premises</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Cinema / theatre</i>	Incompatible	Incompatible	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>
<i>Convenience store</i>	Incompatible	Incompatible*	Acceptable (1)	
<i>Exhibition centre</i>	Incompatible	Incompatible (35)	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>
<i>Funeral parlour</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Garden centre (h)</i>	Incompatible	Incompatible*	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 32: <a href="#">Nurseries and garden centres</a></li> <li>• WQPN 90: <a href="#">Organic material storage and recycling</a></li> </ul>
<i>Market</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Motor vehicle, boat or caravan sales (sale yard)</i>	Incompatible	Incompatible	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 29: <a href="#">Mobile mechanical servicing and cleaning</a></li> </ul>
<i>Motor vehicle repair</i>	Incompatible	Incompatible	Compatible with conditions (13, 24)	<ul style="list-style-type: none"> <li>• WQPN 28: <a href="#">Mechanical servicing and workshops</a></li> <li>• WQPN 29: <a href="#">Mobile mechanical servicing and cleaning</a></li> <li>• WQPN 42: <a href="#">Radiator repair and reconditioning</a></li> <li>• WQPN 68: <a href="#">Mechanical equipment wash down</a></li> </ul>
<i>Motor vehicle wash</i>	Incompatible	Incompatible	Compatible with conditions (13)	<ul style="list-style-type: none"> <li>• WQPN 29: <a href="#">Mobile mechanical servicing and cleaning</a></li> <li>• WQPN 68: <a href="#">Mechanical equipment wash down</a></li> </ul>
<i>Night club</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Office</i>	Incompatible	Incompatible*	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
<b>Home business</b>				
- <i>family day care</i>	Incompatible	Acceptable (4)	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 70: <a href="#">Wastewater treatment and disposal – domestic systems</a></li> </ul>
- <i>home business</i>	Incompatible	Acceptable (10)	Acceptable (1)	
- <i>home occupation</i>	Compatible with conditions (2, 10, 16)	Acceptable (10)	Acceptable (1)	
- <i>home office</i>	Compatible with conditions (2, 10, 16)	Acceptable (10)	Acceptable	
- <i>home store</i>	Incompatible	Compatible with conditions (2, 10, 16)	Acceptable (1)	
<i>Restricted premises</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Service station</i>	Incompatible	Incompatible	Compatible with conditions (1, 13)	<ul style="list-style-type: none"> <li>• WQPN 49: <a href="#">Service stations</a></li> </ul>
<i>Shop</i>	Incompatible	Incompatible*	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>
<i>Showroom</i>	Incompatible	Incompatible	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>
<i>Trade display</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Warehouse</i>	Incompatible	Incompatible*	Compatible with conditions (1, 13, 16, 24)	<ul style="list-style-type: none"> <li>• WQPN 7: <a href="#">Chemical blending facilities</a></li> <li>• WQPN 65: <a href="#">Toxic and hazardous substances: storage and use</a></li> </ul>
<b>EDUCATION</b>				
<i>Educational establishment</i>				
- community education centre	Incompatible*	Incompatible*	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 23: <a href="#">Laboratories</a></li> <li>• WQPN 65: <a href="#">Toxic and hazardous substances: storage and use</a></li> <li>• WQPN 81: <a href="#">Tracks and trails near sensitive water resources</a></li> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> <li>• <a href="#">Public parkland planning and design guide</a></li> <li>• <a href="#">WA environmental guidelines for the establishment and maintenance of turf grass areas</a></li> </ul>
- scientific research institution	Incompatible	Incompatible	Acceptable (1)	
- primary school	Incompatible	Incompatible	Acceptable (1)	
- secondary school	Incompatible	Incompatible	Acceptable (1)	
- tertiary education facility	Incompatible	Incompatible	Acceptable (1)	



Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
Research/scientific study (transient) (r)	Compatible with conditions (13, 16, 24, 30)	Compatible with conditions (13, 16, 24, 30)	Compatible with conditions (13, 16, 24, 30)	
<b>FOOD AND DRINK PREMISES</b>				
<i>Fast food outlet</i>	Incompatible	Incompatible	Acceptable (1)	
<i>Lunch bar</i>	Incompatible	Incompatible*	Acceptable (1)	
<i>Reception centre</i>	Incompatible	Incompatible	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 79: <a href="#">Rural restaurants, cafés and taverns near sensitive water resources</a></li> </ul>
<i>Restaurant / café</i>	Incompatible	Incompatible (35)	Acceptable (1)	
<i>Tavern</i>	Incompatible	Incompatible	Acceptable (1)	
<b>FORESTRY</b>				
Native forest harvesting	Compatible with conditions (19)	Compatible with conditions (19)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 60: <a href="#">Tanks for mobile fuel storage in PDWSAs</a></li> <li>• WQPN 84: <a href="#">Rehabilitation of disturbed land in PDWSAs</a></li> <li>• WQPN 96: <a href="#">Pest animal management in PDWSAs</a></li> <li>• WQPN 104: <a href="#">Aerial spraying of crops with pesticides</a></li> <li>• WQPN 121: <a href="#">Plantations in PDWSAs</a></li> <li>• <a href="#">Code of Practice for timber plantations in Western Australia</a></li> <li>• <a href="#">Forest management plan 2014-2023</a></li> </ul>
Plantation	Compatible with conditions (6, 9, 19)	Compatible with conditions (6, 9, 19)	Acceptable	
<b>INDUSTRY</b>				
<i>Fuel depot</i> (storage / transfer)	Incompatible	Incompatible	Compatible with conditions (13, 22, 24)	<ul style="list-style-type: none"> <li>• WQPN 51: <a href="#">Industrial wastewater management and disposal</a></li> <li>• WQPN 52: <a href="#">Stormwater management at industrial sites</a></li> <li>• WQPN 56: <a href="#">Tanks for elevated chemical storage</a></li> <li>• WQPN 61: <a href="#">Tanks for ground level chemical storage</a></li> <li>• WQPN 62: <a href="#">Tanks for underground chemical storage</a></li> </ul>
<i>Industry – cottage</i>	Compatible with conditions (2, 9, 10, 24)	Compatible with conditions (2, 9, 10, 24)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 51: <a href="#">Industrial wastewater management and disposal</a></li> <li>• WQPN 52: <a href="#">Stormwater management at industrial sites</a></li> <li>• WQPN 93: <a href="#">Light industry near sensitive waters</a></li> </ul>

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
<i>Industry – general</i>				
<ul style="list-style-type: none"> <li>- chemical manufacture / formulation</li> <li>- dry cleaner</li> <li>- dye work</li> <li>- laboratory</li> <li>- photo processor</li> </ul>	Incompatible	Incompatible	Compatible with conditions (1, 9, 13, 16, 22, 24)	<ul style="list-style-type: none"> <li>• WQPN 7: <a href="#">Chemical blending facilities</a></li> <li>• WQPN 20: <a href="#">Industry: general and heavy</a></li> <li>• WQPN 23: <a href="#">Laboratories</a></li> <li>• WQPN 26: <a href="#">Liners for containing pollutants using synthetic membranes</a></li> <li>• WQPN 27: <a href="#">Liners for containing pollutants using engineered soils</a></li> <li>• WQPN 47: <a href="#">Pest control depots</a></li> <li>• WQPN 51: <a href="#">Industrial wastewater management and disposal</a></li> <li>• WQPN 52: <a href="#">Stormwater management at industrial sites</a></li> <li>• WQPN 56: <a href="#">Tanks for elevated chemical storage</a></li> <li>• WQPN 61: <a href="#">Tanks for ground level chemical storage</a></li> <li>• WQPN 65: <a href="#">Toxic and hazardous substances: storage and use</a></li> <li>• WQPN 68: <a href="#">Mechanical equipment wash down</a></li> <li>• WQPN 90: <a href="#">Organic material storage and recycling</a></li> </ul>
<ul style="list-style-type: none"> <li>- concrete batching</li> <li>- cement product</li> <li>- fertiliser manufacture / bulk storage</li> <li>- motor and machinery w recker</li> </ul>	Incompatible	Incompatible	Compatible with conditions (9, 13, 16, 22)	
<ul style="list-style-type: none"> <li>- metal production / finishing</li> <li>- pesticide operator depot</li> <li>- heavy industry</li> <li>- petroleum refinery</li> </ul>	Incompatible	Incompatible	Incompatible	
<ul style="list-style-type: none"> <li>- mineral processing</li> </ul>	<i>See Mining and mineral processing</i>			
<i>Industry – light</i>				
	Incompatible	Incompatible	Compatible with conditions (1, 9, 13, 16, 24)	<ul style="list-style-type: none"> <li>• WQPN 7: <a href="#">Chemical blending facilities</a></li> <li>• WQPN 23: <a href="#">Laboratories</a></li> <li>• WQPN 26: <a href="#">Liners for containing pollutants using synthetic membranes</a></li> <li>• WQPN 27: <a href="#">Liners for containing pollutants using engineered soils</a></li> <li>• WQPN 28: <a href="#">Mechanical servicing and workshops</a></li> <li>• WQPN 42: <a href="#">Radiator repair and reconditioning</a></li> <li>• WQPN 51: <a href="#">Industrial wastewater management and disposal</a></li> <li>• WQPN 52: <a href="#">Stormwater management at industrial sites</a></li> <li>• WQPN 65: <a href="#">Toxic and hazardous substances: storage and use</a></li> <li>• WQPN 93: <a href="#">Light industry near sensitive waters</a></li> </ul>
<i>Industry – rural</i>				
<ul style="list-style-type: none"> <li>- abattoir</li> </ul>	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> <li>• WQPN 98: <a href="#">Rural abattoirs</a></li> </ul>
<ul style="list-style-type: none"> <li>- animal product rendering</li> <li>- tannery</li> <li>- woolscour</li> </ul>	Incompatible	Incompatible	Incompatible	
<ul style="list-style-type: none"> <li>- farm supply centre</li> <li>- manure stockpiling/ processing facility</li> </ul>	Incompatible	Incompatible*	Compatible with conditions (9, 13, 19, 22)	<ul style="list-style-type: none"> <li>• WQPN 90: <a href="#">Organic material storage and recycling</a></li> <li>• WQPN 26: <a href="#">Liners for containing pollutants using synthetic membranes</a></li> <li>• WQPN 27: <a href="#">Liners for containing pollutants using engineered soils</a></li> <li>• WQPN 39: <a href="#">Ponds for stabilising organic matter</a></li> </ul>

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
<ul style="list-style-type: none"> <li>- food processing</li> <li>- dairy product factory</li> <li>- brew ery</li> </ul>	Incompatible	Incompatible	Compatible with conditions (1, 9, 13, 19)	<ul style="list-style-type: none"> <li>• WQPN 12: <a href="#">Dairy processing plants</a></li> <li>• WQPN 39: <a href="#">Ponds for stabilising organic matter</a></li> <li>• WQPN 41: <a href="#">Private drinking water supplies</a></li> <li>• WQPN 73: <a href="#">Wineries and distilleries</a></li> <li>• <a href="#">Effluent management guidelines for dairy processing in Australia</a></li> </ul>
<ul style="list-style-type: none"> <li>- forestry products processing – chip mill</li> <li>- pulp/paper</li> <li>- timber preservation</li> <li>- wood/fibre works</li> <li>- composting / soil blending – commercial</li> </ul>	Incompatible	Incompatible	Compatible with conditions (9, 13, 19)	<ul style="list-style-type: none"> <li>• WQPN 39: <a href="#">Ponds for stabilising organic matter</a></li> <li>• WQPN 90: <a href="#">Organic material storage and recycling</a></li> </ul>
<ul style="list-style-type: none"> <li>- milk transfer depot (i)</li> </ul>	Incompatible	Incompatible	Compatible with conditions (9, 13)	<ul style="list-style-type: none"> <li>• WQPN 12: <a href="#">Dairy processing plants</a></li> </ul>
<i>Industry – service</i>	Incompatible	Incompatible	Compatible with conditions (9, 13, 16, 24)	<ul style="list-style-type: none"> <li>• WQPN 51: <a href="#">Industrial wastewater management and disposal</a></li> <li>• WQPN 93: <a href="#">Light industry near sensitive waters</a></li> </ul>
<i>Winery, distillery or cidery</i> (includes wine tasting facilities)	Incompatible	Incompatible* (8)	Compatible with conditions (9, 13)	<ul style="list-style-type: none"> <li>• WQPN 41: <a href="#">Private drinking water supplies</a></li> <li>• WQPN 73: <a href="#">Wineries and distilleries</a></li> </ul>
Works depot (p)	Incompatible	Incompatible	Compatible with conditions (9, 13, 16, 24)	<ul style="list-style-type: none"> <li>• WQPN 28: <a href="#">Mechanical servicing and workshops</a></li> <li>• WQPN 29: <a href="#">Mobile mechanical servicing and cleaning</a></li> <li>• WQPN 56: <a href="#">Tanks for elevated chemical storage</a></li> <li>• WQPN 61: <a href="#">Tanks for ground level chemical storage</a></li> <li>• WQPN 65: <a href="#">Toxic and hazardous substances</a></li> <li>• WQPN 68: <a href="#">Mechanical equipment wash down</a></li> <li>• Brochure: <a href="#">Construction depots near sensitive water resources</a></li> </ul>
<b>INFRASTRUCTURE</b>				
Energy infrastructure				
<ul style="list-style-type: none"> <li>- electricity substation</li> </ul>	Compatible with conditions (13, 22, 24)	Compatible with conditions (13, 22, 24)	Compatible with conditions (13, 22, 24)	<ul style="list-style-type: none"> <li>• WQPN 10: <a href="#">Contaminant spills – emergency response</a></li> <li>• WQPN 26: <a href="#">Liners for containing pollutants using synthetic membranes</a></li> <li>• WQPN 27: <a href="#">Liners for containing pollutants using engineered soils</a></li> <li>• WQPN 56: <a href="#">Tanks for elevated chemical storage</a></li> <li>• WQPN 61: <a href="#">Tanks for ground level chemical storage</a></li> </ul>

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
- gas pipeline (bulk supply)	Compatible with conditions (13)	Compatible with conditions (13)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 83: <a href="#">Infrastructure corridors near sensitive water resources</a></li> </ul>
- gas storage and pressure control works	Compatible with conditions (13, 22, 24)	Compatible with conditions (13, 22, 24)	Compatible with conditions (13, 22, 24)	
- powerline	Compatible with conditions	Compatible with conditions	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 58: <a href="#">Tanks for temporary elevated chemical storage</a></li> <li>• WQPN 60: <a href="#">Tanks for mobile fuel storage in PDWSAs</a></li> <li>• WQPN 83: <a href="#">Infrastructure corridors near sensitive water resources</a></li> <li>Brochure: <a href="#">Construction depots near sensitive water resources</a></li> </ul>
- power station – fuel based energy production (e.g. coal, gas, diesel, plant or animal waste biomass)	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> <li>• WQPN 10: <a href="#">Contaminant spills – emergency response</a></li> </ul>
- solar energy production	Compatible with conditions (13, 22, 24)	Compatible with conditions (13, 22, 24)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 10: <a href="#">Contaminant spills – emergency response</a></li> <li>• WQPN 58: <a href="#">Tanks for temporary elevated chemical storage</a></li> </ul>
- wind energy production	Compatible with conditions (13, 22, 24)	Compatible with conditions (13, 22, 24)	Acceptable	
<b>Transport infrastructure</b>				
- aircraft landing strip (for emergency purposes)	Compatible with conditions (13, 22, 24)	Compatible with conditions (13, 22, 24)	Compatible with conditions (13, 22, 24)	<ul style="list-style-type: none"> <li>• WQPN 10: <a href="#">Contaminant spills – emergency response</a></li> <li>• WQPN 60: <a href="#">Tanks for mobile fuel storage in PDWSAs</a></li> </ul>
- airport	Incompatible	Incompatible	Compatible with conditions (13, 22, 24)	<ul style="list-style-type: none"> <li>• WQPN 10: <a href="#">Contaminant spills – emergency response</a></li> <li>• WQPN 28: <a href="#">Mechanical servicing and workshops</a></li> <li>• WQPN 29: <a href="#">Mobile mechanical servicing and cleaning</a></li> <li>• WQPN 56: <a href="#">Tanks for elevated chemical storage</a></li> <li>• WQPN 61: <a href="#">Tanks for ground level chemical storage</a></li> </ul>
- railway	Compatible with conditions	Compatible with conditions	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 10: <a href="#">Contaminant spills – emergency response</a></li> <li>• WQPN 44: <a href="#">Roads near sensitive water resources</a></li> <li>• WQPN 60: <a href="#">Tanks for mobile fuel storage in PDWSAs</a></li> </ul>
- railway station	Incompatible	Incompatible	Compatible with conditions	<ul style="list-style-type: none"> <li>• WQPN 83: <a href="#">Infrastructure corridors near sensitive water resources</a></li> <li>• WQPN 84: <a href="#">Rehabilitation of disturbed land in PDWSAs</a></li> </ul>
- road	Compatible with conditions	Compatible with conditions	Acceptable	

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
<i>Telecommunications infrastructure</i>	Compatible with conditions (13, 22)	Compatible with conditions (13, 22)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 10: <a href="#">Contaminant spills – emergency response</a></li> <li>• WQPN 83: <a href="#">Infrastructure corridors near sensitive water resources</a></li> <li>• Brochure: <a href="#">Construction depots near sensitive water resources</a></li> </ul>
<b>Wastewater infrastructure</b>				
- sewerage – gravity sewer	Incompatible	Incompatible	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 10: <a href="#">Contaminant spills – emergency response</a></li> </ul>
- sewerage – pressurised pipeline	Incompatible	Compatible with conditions	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 83: <a href="#">Infrastructure corridors near sensitive water resources</a></li> </ul>
- wastewater pipeline and pump station	Incompatible	Compatible with conditions	Compatible with conditions	<ul style="list-style-type: none"> <li>• WQPN 26: <a href="#">Liners for containing pollutants using synthetic membranes</a></li> <li>• WQPN 27: <a href="#">Liners for containing pollutants using engineered soils</a></li> </ul>
- wastewater treatment plant	Incompatible	Incompatible	Compatible with conditions (13, 22)	<ul style="list-style-type: none"> <li>• WQPN 39: <a href="#">Ponds for stabilising organic matter</a></li> </ul>
- wastewater treatment pond	Incompatible	Incompatible	Compatible with conditions (13, 22)	
<b>Water infrastructure</b>				
- drinking water treatment plant	Compatible with conditions (22, 24)	Compatible with conditions (22, 24)	Compatible with conditions (22, 24)	<ul style="list-style-type: none"> <li>• WQPN 44: <a href="#">Roads near sensitive water resources</a></li> <li>• WQPN 56: <a href="#">Tanks for elevated chemical storage</a></li> <li>• WQPN 61: <a href="#">Tanks for ground level chemical storage</a></li> </ul>
- drinking water supply pipeline	Compatible with conditions	Compatible with conditions	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 83: <a href="#">Infrastructure corridors near sensitive water resources</a></li> <li>• <a href="#">Stormwater management manual</a></li> </ul>
- stormwater infrastructure	Compatible with conditions	Compatible with conditions	Acceptable	<ul style="list-style-type: none"> <li>• <a href="#">Better urban water management</a></li> </ul>
<b>MEDICAL AND HEALTH</b>				
<i>Consulting rooms</i>	Incompatible	Incompatible*	Acceptable (1)	
<i>Hospital</i>	Incompatible	Incompatible	Compatible with conditions (1, 13, 16)	<ul style="list-style-type: none"> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>
<i>Medical centre</i>	Incompatible	Incompatible	Acceptable (1)	

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
<b>MINING AND MINERAL PROCESSING</b>				
Acid-rock drainage pond	Incompatible	Incompatible	Compatible with conditions (9, 13)	<ul style="list-style-type: none"> <li>• WQPN 9: <a href="#">Community drinking water sources – protection and management</a></li> <li>• WQPN 10: <a href="#">Contaminant spills – emergency response</a></li> <li>• WQPN 15: <a href="#">Extractive industries near sensitive water resources</a></li> <li>• WQPN 24: <a href="#">Land filling with inert materials</a></li> <li>• WQPN 41: <a href="#">Private drinking water supplies</a></li> <li>• WQPN 84: <a href="#">Rehabilitation of disturbed land in PDWSAs</a></li> <li>• WQPG 1 (mining): <a href="#">Overview</a></li> <li>• WQPG 3 (mining): <a href="#">Liners for waste containment</a></li> <li>• WQPG 4 (mining): <a href="#">Installation of minesite groundwater monitoring bores</a></li> <li>• WQPG 5 (mining): <a href="#">Minesite water quality monitoring</a></li> <li>• WQPG 6 (mining): <a href="#">Minesite stormwater</a></li> <li>• WQPG 7 (mining): <a href="#">Mechanical servicing and workshop facilities</a></li> <li>• WQPG 8 (mining): <a href="#">Laboratory waste discharge</a></li> <li>• WQPG 9 (mining): <a href="#">Acid mine drainage</a></li> <li>• WQPG 10 (mining): <a href="#">Above-ground fuel and chemical storage</a></li> <li>• WQPG 11 (mining): <a href="#">Mine dewatering</a></li> <li>• <a href="#">Guidelines for the protection of surface and groundwater resources during exploration drilling</a></li> </ul>
Construction / mining camp	Compatible with conditions (2, 9, 13, 16)	Compatible with conditions (2, 9, 13, 16)	Compatible with conditions (2, 9, 13, 16)	
Exploration – mineral	Compatible with conditions (9, 12, 13, 14)	Compatible with conditions (9, 12, 13, 14)	Compatible with conditions (9, 12, 13, 14)	
<i>Industry – extractive</i> (gravel, hard rock, limestone, peat and sand quarry)	Compatible with conditions (9, 12, 13)	Compatible with conditions (9, 12, 13)	Compatible with conditions (9, 12, 13)	
<i>Industry – mining</i>	Compatible with conditions (9, 12, 13)	Compatible with conditions (9, 12, 13)	Compatible with conditions (9, 12, 13)	
Mineral processing – crushing and screening	Compatible with conditions (9, 13)	Compatible with conditions (9, 13)	Compatible with conditions (9, 13)	
Mineral processing with chemicals	Incompatible	Incompatible	Incompatible	
Pipelines for petroleum and chemically treated slurries	Compatible with conditions (12, 13, 24)	Compatible with conditions (12, 13, 24)	Compatible with conditions (12, 13, 24)	<ul style="list-style-type: none"> <li>• WQPN 58: <a href="#">Tanks for temporary elevated chemical storage</a></li> <li>• WQPN 60: <a href="#">Tanks for mobile fuel storage in PDWSAs</a></li> <li>• WQPN 83: <a href="#">Infrastructure corridors near sensitive water resources</a></li> </ul>
Tailings dam				
- from mineral processing with chemicals	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> <li>• WQPG 2 (mining): <a href="#">Tailings facilities</a></li> <li>• WQPG 3 (mining): <a href="#">Liners for waste containment</a></li> </ul>
- from physical separation processes	Compatible with conditions (9, 13, 22, 24)	Compatible with conditions (9, 13, 22, 24)	Compatible with conditions (9, 13, 22, 24)	
<b>PETROLEUM AND GEOTHERMAL</b>				
Oil or gas exploration	These activities are to be managed in accordance with the provisions in documents listed under 'guidance information' (27)			<ul style="list-style-type: none"> <li>• <a href="#">Administrative agreement between the Department of Mines and Petroleum and Department of Water for onshore petroleum and geothermal activities in WA</a></li> <li>• <a href="#">Guide to the regulatory framework for shale and tight gas in WA: A whole-of-government approach</a></li> </ul>
Oil or gas production				

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
<b>RECREATION AND COMMUNITY</b>				
Circus, fair	Incompatible	Compatible with conditions (13, 16, 21, 34)	Compatible with conditions (13, 16, 21, 34)	<ul style="list-style-type: none"> <li>• WQPN 70: <a href="#">Wastewater treatment and disposal – domestic systems</a></li> <li>• WQPN 81: <a href="#">Tracks and trails near sensitive water resources</a></li> </ul>
<i>Club premises</i>				
- health, fitness or leisure centre	Incompatible	Incompatible	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>
- sporting or recreation club rooms	Incompatible	Incompatible*	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 70: <a href="#">Wastewater treatment and disposal – domestic systems</a></li> </ul>
<i>Community purpose</i>				
- community hall	Incompatible	Incompatible	Acceptable	
Recreation park / oval	Incompatible	Incompatible (32, 36)	Compatible with conditions (6, 9, 11, 16)	<ul style="list-style-type: none"> <li>• WQPN 22: <a href="#">Irrigation with nutrient-rich wastewater</a></li> <li>• WQPN 31: <a href="#">Subsoil monitor drains and water recovery sumps</a></li> <li>• WQPN 33: <a href="#">Nutrient and irrigation management plans</a></li> <li>• <a href="#">Public parkland planning and design guide</a></li> <li>• <a href="#">WA environmental guidelines for the establishment and maintenance of turf grass areas</a></li> </ul>
<i>Recreation – private</i>				
- amusement park	Incompatible	Incompatible	Compatible with conditions (1, 13, 16)	<ul style="list-style-type: none"> <li>• <a href="#">Public parkland planning and design guide</a></li> <li>• <a href="#">WA environmental guidelines for the establishment and maintenance of turf grass areas</a></li> </ul>
- aquatic facility / public swimming pool (q)	Incompatible	Incompatible (36)	Compatible with conditions (9, 13, 16)	<ul style="list-style-type: none"> <li>• WQPN 55: <a href="#">Swimming pools</a></li> <li>• WQPN 65: <a href="#">Toxic and hazardous substances</a></li> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>
- bridle trails	Incompatible	Compatible with conditions (13)	Compatible with conditions (13)	<ul style="list-style-type: none"> <li>• WQPN 82: <a href="#">Bridle trails near sensitive water resources</a></li> </ul>
- golf course	Incompatible	Incompatible (36)	Compatible with conditions (6, 9, 11, 16, 23)	<ul style="list-style-type: none"> <li>• WQPN 22: <a href="#">Irrigation with nutrient-rich wastewater</a></li> <li>• WQPN 31: <a href="#">Subsoil monitor drains and water recovery sumps</a></li> <li>• <a href="#">WA environmental guidelines for the establishment and maintenance of turf grass areas</a></li> </ul>
- motor-sport facility (permanent)	Incompatible	Incompatible	Compatible with conditions (2, 9, 13, 16, 22, 26)	<ul style="list-style-type: none"> <li>• WQPN 100: <a href="#">Motor sport facilities near sensitive waters</a></li> </ul>

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
- paint-balling facility	Incompatible	Incompatible	Acceptable	
- rifle / pistol range	Incompatible	Compatible with conditions (2, 13, 16)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 70: <a href="#">Wastewater treatment and disposal – domestic systems</a></li> </ul>
- tracks and trails (for people)	Compatible with conditions (13)	Compatible with conditions (13)	Acceptable	<ul style="list-style-type: none"> <li>• WQPN 81: <a href="#">Tracks and trails near sensitive water resources</a></li> </ul>
Recreation on Crown land	Refer to Operational policy no. 13: <a href="#">Recreation within public drinking water source areas on Crown land</a>			
<b>RESIDENTIAL AND ACCOMMODATION</b>				
Additional detached holiday accommodation (i.e. in addition to an existing residential dwelling, e.g. chalets)	Incompatible	Compatible with conditions (3, 16, 20, 29)	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 9: <a href="#">Community drinking water sources – protection and management</a></li> <li>• WQPN 41: <a href="#">Private drinking water supplies</a></li> <li>• WQPN 70: <a href="#">Wastewater treatment and disposal – domestic systems</a></li> <li>• WQPN 88: <a href="#">Rural tourist accommodation</a></li> </ul>
<i>Bed and breakfast</i> (includes farm stays) within existing residential dwelling on the property	Compatible with conditions (2, 4, 5, 16, 20)	Acceptable	Acceptable (1)	
<i>Caravan park</i>	Incompatible	Incompatible	Compatible with conditions (1, 16)	
<i>Hotel</i> (includes hostels and resorts)	Incompatible	Incompatible	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 79: <a href="#">Rural restaurants, cafés and taverns near sensitive water resources</a></li> <li>• WQPN 88: <a href="#">Rural tourist accommodation</a></li> </ul>
<i>Motel</i>	Incompatible	Incompatible	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>
<i>Park home park</i>	Incompatible	Incompatible	Compatible with conditions (1, 16)	<ul style="list-style-type: none"> <li>• WQPN 9: <a href="#">Community drinking water sources - protection and management</a></li> <li>• WQPN 88: <a href="#">Rural tourist accommodation</a></li> </ul>
<b>Dwellings</b>				
- ancillary dwelling (j)	Compatible with conditions (4, 5, 20, 29)	Compatible with conditions (4, 5, 20, 29)	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 41: <a href="#">Private drinking water supplies</a></li> <li>• WQPN 70: <a href="#">Wastewater treatment and disposal – domestic systems</a></li> </ul>
- caretakers dwelling	Incompatible*	Compatible with conditions (2, 5, 16, 20)	Acceptable (1)	



Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
- single house (k)	Compatible with conditions (2, 5, 16, 20)	Acceptable (2, 5, 20)	Acceptable (1)	
- grouped dwelling (l), including aged and dependent persons' dwelling (m)	Incompatible	Incompatible	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 9: <a href="#">Community drinking water sources – protection and management</a></li> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>
<b>STORAGE – TOXIC AND HAZARDOUS SUBSTANCES</b>				
<i>Storage</i>				
- chemical and fuel storage in above ground tank	Incompatible*	Compatible with conditions (13, 17, 22, 24)	Compatible with conditions (13, 17, 22, 24)	<ul style="list-style-type: none"> <li>• WQPN 56: <a href="#">Tanks for elevated chemical storage</a></li> <li>• WQPN 58: <a href="#">Tanks for temporary elevated chemical storage</a></li> <li>• WQPN 60: <a href="#">Tanks for mobile fuel storage in PDWSAs</a></li> <li>• WQPN 65: <a href="#">Toxic and hazardous substances</a></li> </ul>
- chemical and fuel storage in underground tank	Incompatible	Incompatible	Compatible with conditions (13, 17, 22, 24)	<ul style="list-style-type: none"> <li>• WQPN 61: <a href="#">Tanks for ground level chemical storage</a></li> <li>• WQPN 62: <a href="#">Tanks for underground chemical storage</a></li> <li>• WQPN 64: <a href="#">Tanks - closure of underground storage</a></li> <li>• WQPN 65: <a href="#">Toxic and hazardous substances</a></li> </ul>
<b>WASTE MANAGEMENT</b>				
Biosolid (s) application to land (stabilised sewage solids and animal manures)	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> <li>• <a href="#">Western Australian guidelines for biosolids management</a></li> </ul>
<i>Landfill (solid waste disposal)</i>				
- class I	Incompatible	Incompatible	Compatible with conditions (13, 24)	<ul style="list-style-type: none"> <li>• WQPN 24: <a href="#">Land filling with inert materials</a></li> <li>• WQPN 30: <a href="#">Groundwater monitoring bores</a></li> <li>• WQPN 90: <a href="#">Organic material – storage and recycling</a></li> </ul>
- class II, III, IV or V	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> <li>• WQPN 111: <a href="#">Landfills for disposal of putrescible materials</a></li> </ul>
Used tyres	Incompatible	Incompatible	Incompatible	
<i>Recycled water (use of)</i>				
- irrigating recycled water (n) (excludes onsite wastewater treatment systems for single dwellings)	Incompatible	Incompatible	Compatible with conditions (23, 25)	<ul style="list-style-type: none"> <li>• WQPN 22: <a href="#">Irrigation with nutrient-rich wastewater</a></li> <li>• WQPN 33: <a href="#">Nutrient and irrigation management plans</a></li> <li>• <a href="#">Guidelines for the non-potable use of recycled water in Western Australia</a></li> </ul>

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
- managed aquifer recharge (o), water treated to drinking water standard	Compatible with conditions (18)	Compatible with conditions (18)	Compatible with conditions (18)	<ul style="list-style-type: none"> <li>• <a href="#">Australian drinking water guidelines</a></li> <li>• Australian guidelines for water recycling (AGWR): <a href="#">Managing health and environmental risks (Phase 1)</a></li> <li>• AGWR: <a href="#">Managing health and environmental risks (Phase 2) – Augmentation of drinking water supplies</a></li> <li>• AGWR: <a href="#">Managing health and environmental risks (Phase 2) – Managed aquifer recharge</a></li> <li>• Operational policy 1.01: <a href="#">Managed aquifer recharge in WA</a></li> </ul>
- managed aquifer recharge (o), other	Incompatible	Incompatible	Incompatible	<ul style="list-style-type: none"> <li>• <a href="#">Operational policy 1.01: Managed aquifer recharge in WA</a></li> </ul>
Waste transfer station; recycling depot	Incompatible	Incompatible	Compatible with conditions (9, 13, 22, 24)	<ul style="list-style-type: none"> <li>• WQPN 26: <a href="#">Liners for containing pollutants using synthetic membranes</a></li> <li>• WQPN 27: <a href="#">Liners for containing pollutants using engineered soils</a></li> <li>• WQPN 30: <a href="#">Groundwater monitoring bores</a></li> <li>• WQPN 65: <a href="#">Toxic and hazardous substances</a></li> <li>• WQPN 90: <a href="#">Organic material – storage and recycling</a></li> </ul>
<b>OTHER</b>				
<i>Car park</i> (associated with another land use e.g. office)	Refer to specific land use			Car parks are considered in the risk assessment for the specific land use.
Car park only (not associated with another land use e.g. multistorey car park)	Incompatible	Incompatible	Compatible with conditions (13, 26)	<ul style="list-style-type: none"> <li>• <a href="#">Stormwater management manual for Western Australia</a></li> </ul>
Cemetery / crematorium	Incompatible	Incompatible	Compatible with conditions (2, 6, 11, 13, 16)	<ul style="list-style-type: none"> <li>• WQPN 65: <a href="#">Toxic and hazardous substances</a></li> </ul>
<i>Civic use</i>	Refer to specific land use			
<i>Corrective institution</i>	Incompatible	Incompatible	Compatible with conditions (1, 16)	<ul style="list-style-type: none"> <li>• WQPN 9: <a href="#">Community drinking water source – protection and management</a></li> <li>• WQPN 99: <a href="#">Cooling tower wastewater management and disposal</a></li> </ul>
Conservation and research project	Compatible with conditions (13, 16, 24, 30)	Compatible with conditions (13, 16, 24, 30)	Compatible with conditions (13, 16, 24, 30)	
Dewatering of soils (for construction purposes)	Compatible with conditions (9)	Compatible with conditions (9)	Compatible with conditions (9)	<ul style="list-style-type: none"> <li>• WQPN 13: <a href="#">Dewatering of soils at construction sites</a></li> </ul>

Land use or activity (Model scheme text land uses are <i>italicised</i> , see Appendix B for definitions)	P1 areas	P2 areas	P3 areas	Guidance information (Click on the hyperlink to access the document, or see <i>References</i> )
<i>Marine filling station</i> (boat fuel facility and maintenance on freshwater waterways or lakes)	Incompatible	Incompatible	Compatible with conditions (13, 22, 24)	<ul style="list-style-type: none"> <li>• WQPN 56: <a href="#">Tanks for elevated chemical storage</a></li> <li>• WQPN 60: <a href="#">Tanks for mobile fuel storage in PDWSAs</a></li> <li>• WQPN 61: <a href="#">Tanks for ground level chemical storage</a></li> <li>• WQPN 68: <a href="#">Mechanical equipment wash down</a></li> </ul>
<i>Place of worship</i>	Incompatible	Incompatible	Acceptable (1)	
Toilet block / change rooms	Incompatible*	Compatible with conditions (2, 16)	Acceptable (1)	<ul style="list-style-type: none"> <li>• WQPN 70: <a href="#">Wastewater treatment and disposal – domestic systems</a></li> </ul>

\* This land use is *incompatible* unless *Special circumstances* (see section on page 8) apply. Subject to confirmation of these special circumstances, this land use may be considered to be *compatible with conditions* if it is directly associated with a primary land use that is *compatible with conditions* or *acceptable* with the applicable priority area (e.g. a store to sell commercially produced plants and fruit grown on the same site in a P2 area would be considered *compatible with conditions*, but a store on its own would be considered *incompatible*). In these cases, we expect the operator to use best management practices to reduce water quality risks. The types of practices we would expect are discussed in documents listed in the guidance column.

**Table 3 Compatibility of land uses and activities in areas changed from P1/P2 to P3**

This table advises on land uses that are considered *acceptable* or *compatible with conditions* in areas changed from P1/P2 to P3 as a result of strategic-level planning assessments undertaken by the Western Australian Planning Commission, and subsequent region scheme rezoning. All other land uses are considered incompatible. If additional land uses are proposed, the Department of Water should have early involvement to maximise the opportunity to protect the drinking water source, at every stage of the planning process. A water quality information sheet: *Protecting drinking water quality in residential areas when priority areas change from P1 or P2 to P3* is in preparation

Land use or activity (Model scheme text land uses are italicised, see Appendix B for definitions)	P1/P2 area changed to P3 (e.g. rural water protection to urban zoning)	Guidance information (Click on the hyperlink to access the document, or see References)
<b>COMMERCIAL</b>		
- <i>child care premises</i>	Acceptable (1)	<ul style="list-style-type: none"> <li>Water quality information sheet: <i>Protecting drinking water quality in residential areas when priority areas change from P1 or P2 to P3</i> (in preparation)</li> </ul>
- <i>convenience store</i>	Acceptable (1)	
- <i>family day care</i>	Acceptable (1)	
- home business ( <i>family day care, home business, home occupation, home office, home store</i> )	Acceptable (1)	
- <i>shop</i>	Acceptable (1)	
<b>EDUCATION</b>		
- primary school	Compatible with conditions	<ul style="list-style-type: none"> <li><a href="#">WA guidelines for the establishment and maintenance of turf grass areas</a></li> </ul>
- secondary school	Compatible with conditions	
<b>FOOD AND DRINK PREMISES</b>		
- <i>lunch bar</i>	Acceptable (1)	<ul style="list-style-type: none"> <li>Water quality information sheet: <i>Protecting drinking water quality in residential areas when priority areas change from P1 or P2 to P3</i> (in preparation)</li> </ul>
<b>INFRASTRUCTURE</b>		
- railway	Compatible with conditions	<ul style="list-style-type: none"> <li>WQPN 83: <a href="#">Infrastructure corridors near sensitive water resources</a></li> <li>WQPN 44: <a href="#">Roads near sensitive water resources</a></li> <li><a href="#">Stormwater management manual</a></li> </ul>
- road	Compatible with conditions	
- <i>telecommunications infrastructure</i>	Acceptable	
- sewerage (gravity and pressurised)	Acceptable	
- wastewater pipeline and pump station	Compatible with conditions	
- drinking water supply pipeline	Acceptable	
- stormwater infrastructure	Compatible with conditions	
<b>RECREATION AND COMMUNITY</b>		
- recreation park / oval	Compatible with conditions (6, 9, 11, 16)	<ul style="list-style-type: none"> <li><a href="#">WA guidelines for the establishment and maintenance of turf grass areas</a></li> </ul>
- tracks and trails (for people)	Compatible with conditions (13)	<ul style="list-style-type: none"> <li>WQPN 81: <a href="#">Tracks and trails near sensitive water resources</a></li> </ul>
<b>RESIDENTIAL AND ACCOMMODATION</b>		
- dwellings ( <i>ancillary dwelling, caretakers dwelling, single house (k)</i> )	Acceptable (1)	<ul style="list-style-type: none"> <li>Water quality information sheet: <i>Protecting drinking water quality in residential areas when priority areas change from P1 or P2 to P3</i> (in preparation)</li> </ul>
- grouped dwelling (l), including aged and dependent persons (m)	Acceptable (1)	
<b>OTHER</b>		
- dewatering of soils for construction purposes	Compatible with conditions (9)	<ul style="list-style-type: none"> <li>WQPN 13: <a href="#">Dewatering of soils at construction sites</a></li> </ul>

## Conditions

The relevant decision-making authority should apply these conditions to planning approvals to protect water quality. This list of conditions is not exhaustive. Please refer to the guidance information column for documents that provide more information. Decision-making authorities may also impose additional or site-specific conditions on development approvals.

1. The development should be connected to deep sewerage. The department will not support this development if sewerage is unavailable due to the risk of contaminating the drinking water source. However, it is recognised that connecting to sewerage is exempt in some areas under government sewerage policies (see [Government sewerage policy – Perth metropolitan region](#) or [Draft country sewerage policy](#)). If connecting to sewerage is exempt under these policies and the development is supported by other state and local government planning agencies, the increased risk of contamination of the drinking water source should be recognised. In these circumstances the department would recommend conditions apply to the location and type of wastewater disposal systems to minimise the risk (see note 2 for more information).
2. Conditions apply to the location and type of wastewater disposal systems, including:
  - On-site wastewater treatment systems should be located outside of WHPZs and RPZs.
  - If WHPZs or RPZs have not been defined, a minimum buffer of 100 m from any production bore or surface water body should be achieved.
  - A 2 m vertical clearance from the highest known groundwater level is required.
  - Areas with poor drainage and land subject to flooding or inundation at a probability of greater than one in ten years should be avoided.
  - It should be demonstrated by a land capability assessment that effective on-site soakage of treated wastewater can be achieved.
  - The slope of the land on which wastewater disposal is to occur should not exceed one in five.
  - Secondary wastewater treatment systems, with regular maintenance requirements may be required in some circumstances. All systems selected shall be approved by the Department of Health.
  - Systems should be approved to be able to handle the capacity of wastewater generated by the number of residents.

Refer to the [Government sewerage policy – Perth metropolitan region](#) or [Draft country sewerage policy](#), and our WQPN no. 70: [Wastewater treatment and disposal - domestic systems](#) for more information.

3. Conditions apply to the density of dwellings (i.e. minimum land area per dwelling) based on nitrogen loading calculations. Refer to WQPN no. 88: [Rural tourist accommodation](#) for more information.
4. Total occupancy (for bed and breakfast accommodation this includes permanent residents and guests; for ancillary accommodation this includes residents of the main house and the ancillary dwelling) should be equal to or less than the capacity of a Department of Health approved, single on-site wastewater treatment system.
5. Limited to one of this dwelling type per property (lot).

6. Pesticides should be applied in accordance with best management practices (i.e. in accordance with label directions). For more information see the Department of Water's WQPN no. 104: [Aerial spraying of crops with pesticides](#), brochure: [Liquid chemicals on agricultural land](#) and the Department of Health's [A guide to the use of pesticides in Western Australia](#) and Circular no. PSC88: [Use of herbicides in water catchment areas](#).
7. Conditions apply to the stocking density of animals (animals per hectare) based on nitrogen loading calculations and the carrying capacity of the land. See the Department of Agriculture and Food's [Stocking rate guidelines for rural small holdings](#).
8. The volume of alcoholic beverage produced should not exceed 350 kL per year (this equates to a fruit crush of approximately 500 tonnes per year). Anything over this amount requires the Department of Environment Regulation's approval. Wine tasting facilities are acceptable; however, wineries or distilleries may not operate in conjunction with on-site taverns, restaurants or other incompatible land uses within a P2 area.
9. A licence under the *Rights in Water and Irrigation Act 1914* may be required to abstract groundwater or surface water. Please contact the nearest Department of Water regional office for more information <[www.water.wa.gov.au](http://www.water.wa.gov.au)>.
10. There should not be any refuelling, repair or maintenance of motor vehicles, nor any on-site use or storage of chemicals. Other types of home businesses are considered *compatible with conditions*.
11. Fertilisers should be applied in accordance with best management practices. For information on fertiliser management refer to the activity-specific documents in the *Guidance information* column and our brochures [Fertiliser application on pasture or turf near sensitive water resources](#), [Liquid chemicals on agricultural land](#) and [WA environmental guidelines for the establishment and maintenance of turf grass areas](#).
12. Conditions may apply to the storage of fuels and chemicals (see condition 13 for additional information), the depth of excavation in relation to the water table, and rehabilitation criteria (see WQPN no. 84: [Rehabilitation of disturbed land in PDWSAs](#)). Conditions are likely to be placed via a Department of Mines and Petroleum mining tenement and/or as a result of the Minister for Environment's approval.
13. These facilities/land uses should be located outside of WHPZs and RPZs unless the operator demonstrates that the risk of water contamination is effectively controlled under all circumstances. Under the Metropolitan Water Supply, Sewerage and Drainage By-laws 1981, ground level or underground chemical storage tanks (equal to or greater than 250 L) are prohibited in P1 and P2 areas of an UWPCA; and elevated chemical storage tanks (equal to or greater than 250 L capacity) are prohibited in P1 and P2 WHPZs of an UWPCA. Hydrocarbons, chemicals and other toxic or hazardous substances should be stored so there is no discernible contamination of groundwater or surface water. This should include effective secondary barriers to contain the system. Refer to WQPN no. 56: [Tanks for elevated chemical storage](#), WQPN no. 58: [Tanks for temporary elevated chemical storage](#), WQPN no. 60: [Tanks for mobile fuel storage in PDWSAs](#), WQPN no. 61: [Tanks for ground level chemical storage](#), WQPN no. 62: [Tanks for](#)

*underground chemical storage* and WQPN no. 65: *Toxic and hazardous substances* for further information. A contingency plan should be in place to ensure adequate response to contamination incidents (refer to WQPN no. 10: *Contaminant spills – emergency response*).

14. Adequate decommissioning of bores is required to prevent contamination of the water source and free-flowing water to the surface. This may include backfilling or capping bore holes. See the Department of Mines and Petroleum's *Guidelines for protection of surface and groundwater resources during exploration drilling*.
15. An average, rather than a minimum, lot size may be accepted if:
  - the overall density of the development (dwellings per hectare) is not increased
  - at least 80 per cent of lots within the development exceed the minimum lot size specified for the priority area
  - larger lots included in the calculation of the 'average lot size' are not capable of further subdivision under the provisions of the local planning scheme.
16. Refuse should be stored appropriately and removed on a regular basis to an approved off-site waste management facility. Refer to the additional land uses that may also apply under the *Waste and wastewater management* heading in Table 2.
17. If applicable, consider alternative energy sources that pose a lower water quality contamination risk (e.g. gas) before progressing with the proposal.
18. The use of highly treated recycled water to address diminishing drinking water supplies in Western Australia through managed aquifer recharge (also called groundwater replenishment) has been successfully trialled with no social, environmental, health or economic impacts. Water being injected or infiltrated into an aquifer in a PDWSA for the purpose of augmenting drinking water supplies needs to meet drinking water quality criteria as per the *Australian drinking water guidelines* and *Australian guidelines for water recycling (Phase 2) Augmentation of drinking water supplies*). Approval is subject to an acceptable risk assessment undertaken by the licensed service provider in accordance with the *Australian guidelines for water recycling: Managing health and environmental risks (Phase 1)* and Operational policy 1.01: *Managed aquifer recharge in WA*.
19. Vegetated buffers to water bodies are required. Refer to WQPN no. 6: *Vegetation buffers to sensitive water resources* for more information.
20. Building envelopes should be located outside of RPZs and WHPZs.
21. Domestic animals should be prevented from entering RPZs and WHPZs by secure fencing or similar. For more information about fencing and livestock management, see the Department of Water's *Water notes*; WN no. 6: *Livestock management: construction of livestock crossings*, WN no. 7: *Livestock management: watering points and pumps*, WN no. 18: *Livestock management: fence location and grazing control* and WN no. 19: *Flood proofing fencing for waterways*.
22. Adequate bunding should prevent the escape of contaminants into the environment, including planning for contingencies such as malfunctions, storms and floods.
23. A nutrient and irrigation management plan may be required. See WQPN no. 33: *Nutrient and irrigation management plans* and WQIS no. 4: *Nutrient and irrigation management plan checklist*.

24. If potentially toxic and hazardous substances are used, a contingency plan for managing and responding to spills should be in place. See WQPN no. 10: [Contaminant spills – emergency response](#).
25. The use of recycled water for irrigating vegetation needs to be in accordance with the Department of Health's [Guidelines for the non-potable use of recycled water in Western Australia](#).
26. Stormwater management systems should be designed and constructed in accordance with our [Stormwater management manual](#) and [Decision process for stormwater management in Western Australia](#).
27. Management of these land uses is subject to government's response to the Standing Committee on Environment and Public Affairs' Report 42 *Implications for Western Australia of hydraulic fracturing for unconventional gas*, the [Administrative agreement between the Department of Mines and Petroleum and Department of Water for onshore petroleum and geothermal activities in WA](#) and [Guide to the regulatory framework for shale and tight gas in WA: A whole-of-government approach \(2015 edition\)](#).
28. Feedlots with a capacity greater than 500 head and a stocking rate greater than 50 head per ha require approval from the Department of Environment Regulation.
29. If within an area that cannot be connected to deep sewerage, a suitable secondary wastewater treatment system should be installed for the proposed additional dwelling/s. In addition, the Department of Water recommends that the system is installed in a location that will allow the existing dwelling to also be connected (subject to the capacity of the system to treat the additional effluent volumes). The secondary wastewater treatment system must be a system approved by the Department of Health for use in Western Australia.
30. Case-specific conditions may apply to the method of access and the numbers of people.
31. A minimum lot size of 2 ha is considered *compatible with conditions* in the Jandakot groundwater protection area, based on special provision for some land uses and activities that were approved in P2 areas in [State planning policy 2.3: Jandakot groundwater protection](#). Conditions that apply for these developments are 2, 5, 15 and 20.
32. This is considered *compatible with conditions* in the Jandakot groundwater protection area, based on special provision for some land uses and activities that were approved in P2 areas in [State planning policy 2.3: Jandakot groundwater protection](#). Conditions that apply to these developments are the same as for P3 areas.
33. This is considered *compatible with conditions* in the Jandakot groundwater protection area, based on special provision for some land uses and activities that were approved in P2 areas in [State planning policy 2.3: Jandakot groundwater protection](#). Further conditions that apply for these developments are 9, 19 and 21. [WQPG no. 13: Environmental guidelines for horse facilities and activities](#) provides additional best management practices.
34. Adequate provision must be made for staff and patrons to use existing ablution facilities (provided the systems can handle the expected increase in wastewater generated) or suitable on-site temporary ablution facilities must be utilised.



35. These land uses are considered compatible with conditions in P2 areas within the [Middle Helena land use and water management strategy](#), provided that 'proposals for onsite wastewater disposal should be consistent with the [Government sewerage policy – Perth metropolitan region](#) and will be assessed on an individual basis to consider site characteristics and management practices proposed' (Western Australian Planning Commission 2010).
36. These land uses are considered compatible with conditions on Mundaring Recreational Oval and Golf Course (Reserve 7045), Mundaring Weir Road, Mundaring, in accordance with the [Middle Helena land use and water management strategy](#) (Western Australian Planning Commission 2010).

## Explanatory notes

(a) In accordance with the *Land Administration Act 1997* pastoral purposes means:

- the commercial grazing of authorised stock
- agricultural, horticultural or other supplementary uses of land inseparable from, essential to, or normally carried out in conjunction with the grazing of authorised stock, including the production of stock feed
- activities ancillary to the activities mentioned in the clauses above.

For additional uses, please see the land use or activity in Table 2.

- (b) Applies to the commercial production (or area greater than 0.2 ha) of horticultural crops (e.g. vegetables, flowers and fruit crops) grown in contact with the ground. Does not apply to cereal, oil seed crops or perennials (e.g. orchards, vineyards, nuts); or any crop grown separate from contact with soils in the natural environment (e.g. hydroponics). For these, please refer to the relevant land use or activity.
- (c) A place where young trees or plants are grown for transplanting, for use as stocks for budding or grafting, or for sale. See also *garden centre* if applicable.
- (d) This does not include stockyards which are occasionally used for animal husbandry. These types of stockyards are considered *compatible with conditions* in P1, P2 and P3 areas where the main land use (i.e. stock grazing) is already approved.
- (e) Includes land or buildings dominantly used for the showing, competition or training of horses; and riding schools.
- (f) Includes any land, building or structure used for equine (e.g. horses, asses, mules and donkeys) housing, keeping, feeding and associated activities.
- (g) See also kennel, stable and cattery if applicable.
- (h) A place where garden items such as plants, pots, tools, etc. are sold, as opposed to a nursery where plants are grown. See *nursery* if also applicable.
- (i) A site where milk is further processed before distribution.
- (j) As defined in [State planning policy 3.1: Residential design codes](#): 'self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house' with the purpose of 'for people who live either independently or semi-dependently to the residents of the single house, sharing some site facilities and services without compromising the amenity of surrounding properties'. The ancillary accommodation must meet the requirements specified in State planning policy 3.1, section 5.5.1.

- (k) As defined in [State planning policy 3.1: Residential design codes](#): ‘a building or portion of a building being used, adapted, or designed and intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.’
- (l) As defined in [State planning policy 3.1: Residential design codes](#): ‘a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or other topography dictate otherwise, and includes a dwelling on a survey strata with common property.’
- (m) As defined in [State planning policy 3.1: Residential design codes](#) section 5.2.2.
- (n) Recycled water is defined as water generated from sewage (including greywater, yellow water, black water) or from industry that is treated to a quality where it can be recycled for beneficial uses (Department of Health 2011).
- (o) Managed aquifer recharge, also known as groundwater replenishment, involves recharging an aquifer under controlled conditions to store the water for later abstraction or to achieve environmental benefits (as defined in our [Operational policy no. 1.01: Managed aquifer recharge in Western Australia](#)). Further, any managed aquifer recharge that is occurring near a PDWSA boundary, should consider the impact it may have upon that PDWSA.
- (p) Permanent or temporary depot for a range of works which may include (but is not limited to) municipal, road, construction or infrastructure projects.
- (q) As defined in the Health (Aquatic Facilities) Regulations 2007, Part 1, number 5.
- (r) Includes transient scientific research or study such as wildlife tracking and vegetation surveys that does not involve any permanent facilities or structures.
- (s) Biosolids has the same meaning as in the [Western Australian guidelines for biosolids management](#) (Department of Environment and Conservation 2012).
- (t) Extensive land uses require limited additional inputs to support the land use beyond those supplied by nature. For example, feed supplements for grazing animals are only used during drought periods or during the final preparation of stock for the market.
- (u) Intensive land uses require regular inputs to support the desired land uses, for example, irrigated agriculture, application of agricultural chemicals and non-forage animal feeding.

## Appendix A - Statutory approvals relevant to this note

What's regulated?	Western Australian statute	Regulatory office
Subdivision of land, land zoning and development approval	<i>Planning and Development Act 2005</i>	Western Australian Planning Commission Department of Planning <a href="http://www.planning.wa.gov.au">www.planning.wa.gov.au</a> Local government
Wetlands, drinking water catchments and estuaries	<i>Environmental Protection Act 1986</i> , Part III Environmental protection policies	Minister for the Environment advised by the Office of the Environmental Protection Authority <a href="http://www.epa.wa.gov.au">www.epa.wa.gov.au</a>
Impact of significant development proposals on the values and ecology of land or natural waters	<i>Environmental Protection Act 1986</i> , Part IV Environmental impact assessment	
Prescribed premises that could pollute	<i>Environmental Protection Act 1986</i> - Part V Environmental regulation Environmental Protection Regulations 1987 – Schedule 1	Department of Environment Regulation <a href="http://www.der.wa.gov.au">www.der.wa.gov.au</a>
Land and waters that have been contaminated by human activity	<i>Contaminated Sites Act 2003</i> and associated regulations 2006	
Discharge of specified contaminants prohibited	Environmental Protection (unauthorised discharges) Regulations 2004	
Taking of surface water, groundwater or waterway disturbance	<i>Rights in Water and Irrigation Act 1914</i>	Department of Water - regional office <a href="http://www.water.wa.gov.au">www.water.wa.gov.au</a>
Discharge of waters to managed waterways	Waterways Conservation Act 1976	
Industrial sites in existing PDWSAs	<i>Metropolitan Water Supply, Sewerage and Drainage Act 1909</i> Metropolitan Water Supply, Sewerage and Drainage By-laws 1981	
Clearing of native vegetation in the Mundaring, Wellington, Harris, Denmark, Warren or Kent catchment areas	<i>Country Areas Water Supply Act 1947</i>	
Discharges into the Swan-Canning Estuary	<i>Swan and Canning Rivers Management Act 2006</i>	
Storage of fuels, solvents, explosives and dangerous goods	<i>Dangerous Goods Safety Act 2004</i> and associated regulations 2007	Department of Mines and Petroleum <a href="http://www.dmp.wa.gov.au">www.dmp.wa.gov.au</a>

What's regulated?	Western Australian statute	Regulatory office
Management of human wastes and community health issues	<i>Health Act 1911</i>	Department of Health <a href="http://www.health.wa.gov.au">www.health.wa.gov.au</a> Local government
Emergency response planning	<i>Fire and Emergency Services Authority of WA Act 1998</i>	Department of Fire and Emergency Services <a href="http://www.dfes.wa.gov.au">www.dfes.wa.gov.au</a>
Discharge to sewer (industrial waste permit) or to main drain	<i>Metropolitan Water Supply, Sewerage and Drainage Act 1909</i>	Water Corporation <a href="http://www.watercorporation.com.au">www.watercorporation.com.au</a> Designated water service provider
Mining, petroleum and geothermal activities and exploration	<i>Mining Act 1978</i> <i>Petroleum and Geothermal Energy Resources Act 1967</i> <i>Petroleum and Geothermal Energy Resources (Environment) Regulations 2012</i> <i>Environmental Protection Act 1986</i> Environmental Protection Regulations 1987 <i>Metropolitan Water Supply, Sewerage and Drainage Act 1909</i> <i>Country Area Water Supply Act 1947</i>	Department of Mines and Petroleum <a href="http://www.dmp.wa.gov.au">www.dmp.wa.gov.au</a> Department of Environment Regulation <a href="http://www.der.wa.gov.au">www.der.wa.gov.au</a> Department of Water - regional office <a href="http://www.water.wa.gov.au">www.water.wa.gov.au</a>

Relevant statutes are available from the State Law Publisher at <[www.slp.wa.gov.au](http://www.slp.wa.gov.au)>.

## Appendix B - Definitions of model scheme text land uses

The following definitions have been taken from Appendix B – Model scheme text, Schedule 1 of the Town Planning Regulations 1967.

<b>Agriculture – extensive</b>	premises used for the raising of stock or crops but does not include agriculture – intensive or animal husbandry
<b>Agriculture – intensive</b>	premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following – (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts; (b) the establishment and operation of plant or fruit nurseries; (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); or (d) aquaculture
<b>Agro-forestry</b>	land used commercially for tree production and agriculture where trees are planted in blocks of more than one hectare
<b>Amusement parlour</b>	premises open to the public, where the predominant use is for amusement by means of amusement machines and where there are more than 2 amusement machines operating within the premises
<b>Animal establishment</b>	premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry – intensive or veterinary centre
<b>Animal husbandry – intensive</b>	premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots
<b>Bed and breakfast</b>	a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast.
<b>Betting agency</b>	an office or totalisator agency established under the <i>Totalisator Agency Board Betting Act 1960</i>
<b>Caravan park</b>	has the same meaning as in the <i>Caravan Parks and Camping Grounds Act 1995</i> . [This Act defines a caravan park as ‘An area of land on which caravans, or caravans and camps, are situated for habitation’]
<b>Caretakers dwelling</b>	a dwelling on the same site as a building, operation or plant, and occupied by a supervisor of that building, operation or plant
<b>Carpark</b>	premises used primarily for parking vehicles whether open to the public or not but does not include any part of a public road used for parking or for a taxi rank, or any premises in which cars are displayed for sale
<b>Child care premises</b>	has the same meaning as in the <i>Community Services (Child Care) Regulations 1988</i> [These regulations have now been superseded. The definition for child care premises is now contained in the <i>Child Care Services Act 2007</i> , where it is defined as ‘A service for the casual, part-time or day-to-day care of a child or children under 13 years of age (or such other age as may be prescribed for the purposes of this subsection) that is provided (a) for payment or reward, whether directly or indirectly through payment or reward for some other service, (b) as a benefit of employment; or (c) as an ancillary service to a commercial or recreational activity.’]
<b>Cinema/theatre</b>	premises where the public may view a motion picture or theatrical production
<b>Civic use</b>	premises used by a government department, an instrumentality of the Crown, or the local government, for administrative, recreational or other purposes
<b>Club premises</b>	premises used by a legally constituted club or association or other body of persons united by a common interest
<b>Community purpose</b>	the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit
<b>Consulting rooms</b>	premises used by no more than 2 health consultants for the investigation or treatment of human injuries or ailments and for general outpatient care
<b>Convenience store</b>	premises – (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents, or the retail sale of petrol and those convenience goods; (b) operated during hours which include, but may extend beyond, normal trading hours; (c) which provide associated parking; and (d) the floor area of which does not exceed 300 square metres net lettable area
<b>Corrective institution</b>	premises used to hold and reform persons committed to it by a court, such as a prison

	or other type of detention facility
<b>Educational establishment</b>	premises used for the purposes of education and includes a school, tertiary institution, business college, academy or other educational centre
<b>Exhibition centre</b>	premises used for the display, or display and sale, of materials of an artistic, cultural or historic nature, and includes a museum or art gallery
<b>Family day care</b>	premises used to provide family day care within the meaning of the <i>Community Services (Child Care) Regulations 1988</i> [These regulations have been superseded. The definition for family day care is now contained in the <i>Child Care Services Act 2007</i> , and is 'A child care service provided at a place where (a) the person providing the service lives and (b) none of the children to whom the service is provided live']
<b>Fast food outlet</b>	premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but does not include a lunch bar
<b>Fuel depot</b>	premises used for the storage and sale in bulk of solid or liquid or gaseous fuel, but does not include a service station and specifically excludes the sale by retail into a vehicle for final use of such fuel from the premises
<b>Funeral parlour</b>	premises used to prepare and store bodies for burial or cremation
<b>Home business</b>	a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which – <ul style="list-style-type: none"> <li>(a) does not employ more than 2 people not members of the occupier's household;</li> <li>(b) will not cause injury to or adversely affect the amenity of the neighbourhood;</li> <li>(c) does not occupy an area greater than 50 square metres;</li> <li>(d) does not involve retail sale, display or hire of goods of any nature;</li> <li>(e) in relation to vehicle and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and</li> <li>(f) does not involve the use of an essential service of greater capacity than normally required in the zone</li> </ul>
<b>Home occupation</b>	an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which – <ul style="list-style-type: none"> <li>(a) does not employ any person not a member of the occupier's household;</li> <li>(b) will not cause injury to or adversely affect the amenity of the neighbourhood;</li> <li>(c) does not occupy an area greater than 20 square metres;</li> <li>(d) does not display a sign exceeding 0.2 square metres;</li> <li>(e) does not involve the retail sale, display or hire of goods of any nature;</li> <li>(f) in relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and</li> <li>(g) does not involve the use of an essential service of greater capacity than normally required in the zone</li> </ul>
<b>Home office</b>	a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not – <ul style="list-style-type: none"> <li>(a) entail clients or customers travelling to or from the dwelling;</li> <li>(b) involve any advertising signs on the premises; or</li> <li>(c) require any external change to the appearance of the dwelling</li> </ul>
<b>Home store</b>	any shop with a net lettable area not exceeding 100 square metres attached to a dwelling and which is operated by a person resident in the dwelling.
<b>Hospital</b>	premises in which persons are admitted and lodged for medical treatment or care and includes a maternity hospital
<b>Hotel</b>	premises providing accommodation the subject of a hotel licence under the <i>Liquor Licensing Act 1988</i> , and may include a betting agency on those premises, but does not include a tavern or motel
<b>Industry</b>	premises used for the manufacture, dismantling, processing, assembling, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes premises on the same land used for – <ul style="list-style-type: none"> <li>(a) the storage of goods;</li> <li>(b) the work of administration or accounting;</li> <li>(c) the selling of goods by wholesale or retail; or</li> <li>(d) the provision of amenities for employees, incidental to any of those industrial operations</li> </ul>
<b>Industry – cottage</b>	a trade or light industry producing arts and crafts goods which does not fall within the

	definition of a home occupation and which
	(a) does not cause injury to or adversely affect the amenity of the neighbourhood;
	(b) where operated in a residential zone, does not employ any person than a member of the occupier's house;
	(c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;
	(d) does not occupy an area in excess of 50 square metres;
	(e) does not display a sign exceeding 0.2 square metres in area
<b>Industry – extractive</b>	An industry which involves the extraction, quarrying or removal of sand, gravel, clay, hard rock, stone or similar material from the land and includes the treatment and storage of those materials, or the manufacture of products from those materials, on or adjacent to, the land from which the materials are extracted, but does not include industry – mining
<b>Industry – general</b>	an industry other than a cottage, extractive, light, mining, rural or service industry
<b>Industry – light</b>	an industry –
	(a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises do not cause any injury to or adversely affect the amenity of the locality;
	(b) the establishment or conduct of which does not, or will not, impose an undue load on any existing or proposed service for the supply or provision of essential services
<b>Industry – mining</b>	land used commercially to extract minerals from the land
<b>Industry – rural</b>	(a) an industry handling, treating, processing or packing rural products; or
	(b) a workshop servicing plant or equipment used for rural purposes
<b>Industry – service</b>	(a) an industry – light carried out from premises which may have a retail shop front and from which goods manufactured on the premises may be sold; or
	(b) premises having a retail shop front and used as a depot for receiving goods to be serviced
<b>Lunch bar</b>	a premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas
<b>Marina</b>	premises at which berths or pens, and fuelling, servicing, repairing, storage (including storage on land) and other facilities for boats are provided, with or without the sale of boating gear and equipment, and includes all jetties, piers, embankments, quays and moorings, and all offices and storerooms used in connection with the marina
<b>Marine filling station</b>	premises used for the storage and supply of liquid fuels and lubricants for marine craft
<b>Market</b>	premises used for the display and sale of goods from stalls by independent vendors
<b>Medical centre</b>	premises, other than a hospital, used by one or more health consultant(s) for the investigation or treatment of human injuries or ailments and for general outpatient care (including preventative care, diagnosis, medical and surgical treatment, and counselling)
<b>Motel</b>	premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises listed under the <i>Liquor Licensing Act 1988</i>
<b>Motor vehicle, boat or caravan sales</b>	premises used to sell or hire motor vehicles, boats or caravans
<b>Motor vehicle repair</b>	premises for or in connection with –
	(a) electrical and mechanical repairs, or overhauls, to vehicles; or
	(b) repairs to tyres,
	but does not include premises used for recapping or retreading of tyres, panel beating, spray painting or chassis reshaping
<b>Motor vehicle wash</b>	premises where the primary use is the washing of motor vehicles
<b>Night club</b>	premises –
	(a) used for entertainment with or without eating facilities; and
	(b) licensed under the <i>Liquor Licensing Act 1988</i>
<b>Office</b>	premises used for administration, clerical, technical professional or other like business activities
<b>Park home park</b>	has the same meaning as in the <i>Caravan Parks and Camping Grounds Regulations 1997</i> [These regulations define a park home park as 'a caravan park at which park homes, but not any other caravans or camps, are situated for habitation']
<b>Place of worship</b>	premises used for religious activities such as a church, chapel, mosque, synagogue or temple
<b>Plantation</b>	has the same meaning as in the <i>Code of Practice for Timber Plantations in Western Australia (1997)</i> published by the Department of Conservation and Land Management and the Australian Forest Growers

[This code defines a plantation as 'a stand of trees of ten hectares, or larger, that has been established by sowing or planting of either native or exotic tree species selected and managed intensively for their commercial and/or environmental value. A plantation includes roads, tracks, firebreaks and small areas of native vegetation surrounded by plantations. Implicit in this definition is the recognition that plantations will be harvested.']

<b>Reception centre</b>	premises used for functions on formal or ceremonial occasions but not for unhosted use for general entertainment purposes
<b>Recreation– private</b>	premises used for indoor or outdoor leisure, recreation or sport which are not usually open to the public without charge
<b>Restaurant</b>	premises where the predominant use is the sale and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant licensed under the <i>Liquor Licensing Act 1988</i>
<b>Restricted premises</b>	premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of – (a) publications that are classified as restricted under the <i>Censorship Act 1996</i> (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity
<b>Rural pursuit</b>	any premises used for – (a) the rearing or agistment of animals; (b) the stabling, agistment or training of horses (c) the growing of trees, plants, shrubs or flowers for replanting in domestic, commercial or industrial gardens; or (d) the sale of produce grown solely on the lot but does not include agriculture – extensive or agriculture – intensive
<b>Service station</b>	premises used for – (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental/convenience retail nature; and (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles but does not include premises used for a transport depot, panel beating, spray painting, major repairs or wrecking
<b>Shop</b>	premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a show room or fast food outlet
<b>Show room</b>	premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools or goods of a bulky nature
<b>Storage</b>	premises used for the storage of goods, equipment, plant or materials
<b>Tavern</b>	premises licensed as a tavern under the <i>Liquor Licensing Act 1988</i> and used to sell liquor for consumption on the premises
<b>Telecommunications infrastructure</b>	land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network
<b>Trade display</b>	premises used for the display of trade goods and equipment for the purpose of advertisement
<b>Veterinary Centre</b>	premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders
<b>Warehouse</b>	premises used to store or display goods and may include sale by wholesale
<b>Winery</b>	premises used for the production of viticultural produce and may include sale of produce



## References and further reading

- Agriculture and Resource Management Council of Australia and New Zealand & Australian and New Zealand Environment and Conservation Council 1999, *Effluent management guidelines for dairy sheds in Australia*, National water quality management strategy paper 16a, Commonwealth of Australia, Canberra, available <[www.environment.gov.au/resource/effluent-management-guidelines-dairy-sheds-australia](http://www.environment.gov.au/resource/effluent-management-guidelines-dairy-sheds-australia)>.
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