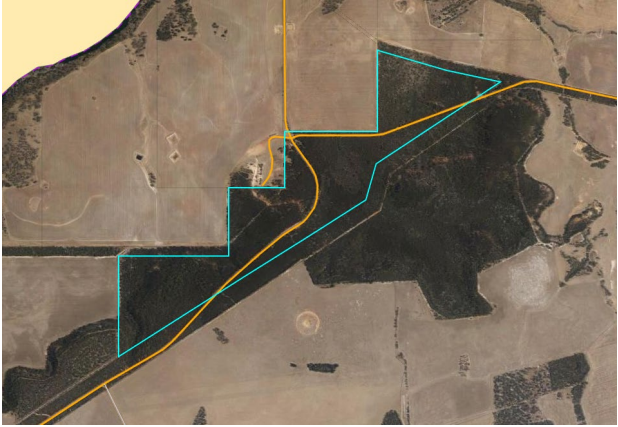
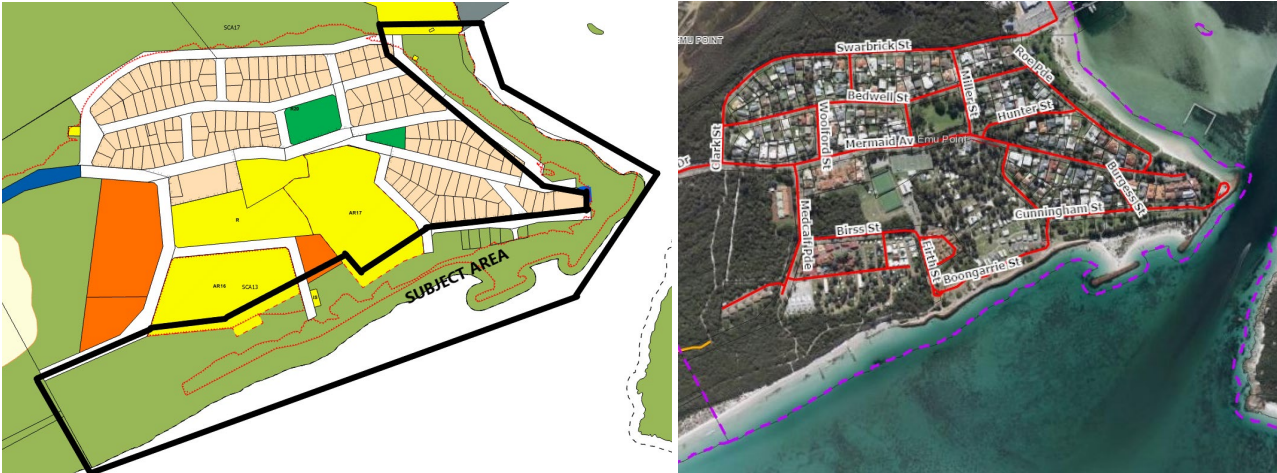

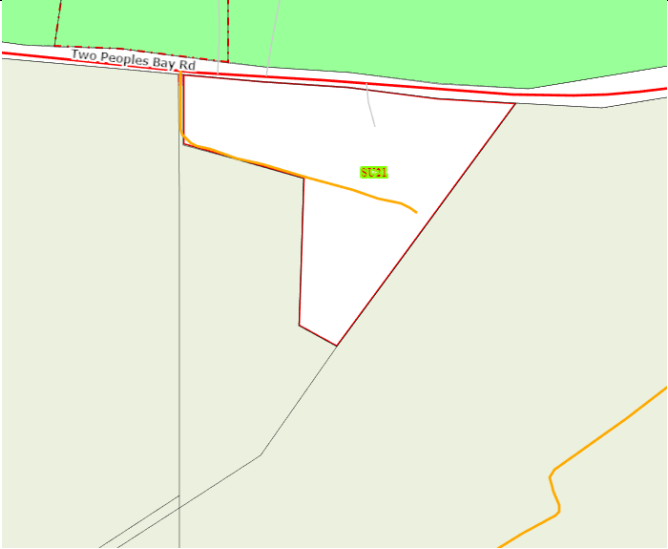
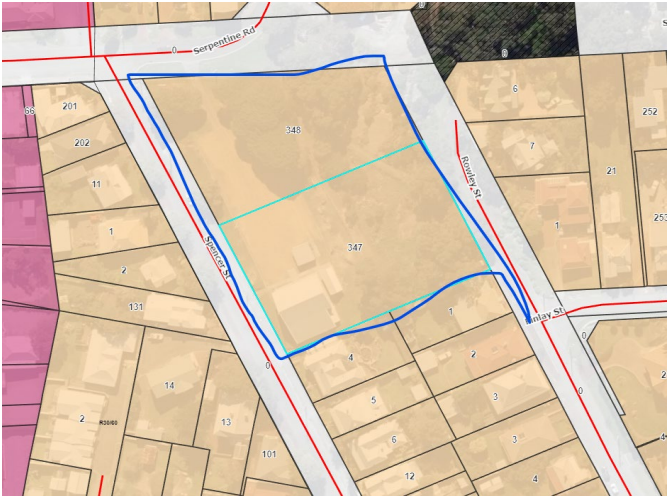
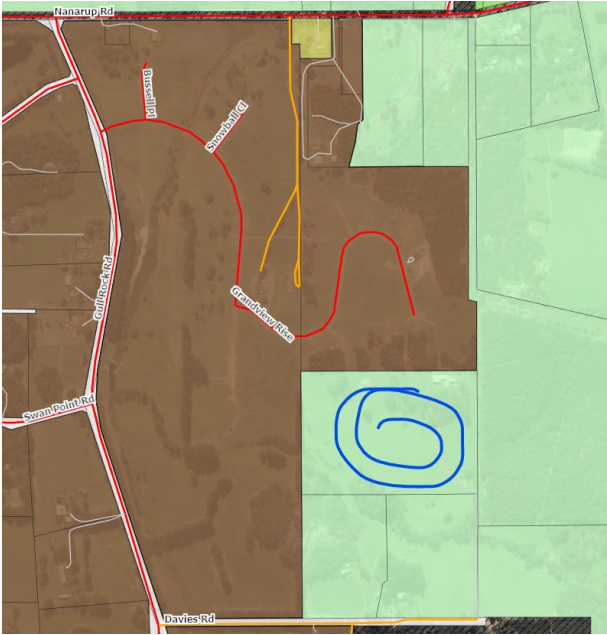



No	Schedule of Modifications
City recommended mods	
1.	<p>Change zone classification. Change from the ‘Rural’ zone classification to the ‘Environmental Conservation’ reserve classification for unallocated Crown Land (Pin: 624333).</p> 
2.	<p>Change reserve classification of R22698 Emu Point, from the Environmental Conservation reserve classification to the Public Purposes reserve classification.</p> 
3.	<p>Change reserve classification of R27713 Kalgan (Poikecerup Reserve), from the ‘Environmental Conservation’ reserve classification, to the ‘Recreational’ reserve classification.</p> 
4.	<p>In the scheme map legend, change ‘Rural small holdings’ to ‘Rural smallholdings’.</p>
5.	<p>Change R-code from R20 to R30, for lots on Omrah Lane and Lot 73 Stranmore Boulevard, Bayonet Head.</p>

	
6.	<p>Change reserve classification for Lot 310 Serpentine Rd, from 'Environmental Conservation' to 'Residential'.</p> 
7.	<p>Change zone classification for unallocated crown land, from 'Priority Agriculture', to 'Environmental Conservation' reserve.</p> 
8.	<p>Change from 'Rural' zone to 'Special Use 13' zone, for Lot 200 Two Peoples Bay Road.</p>

	
9.	<p>Change from 'Residential' zone to 'Government Services' reserve, for Lots 348 and 347, Spencer Street.</p> 
10.	<p>Lot 1879 Davies Road. Change from the 'Rural' zone to the 'Rural Residential' zone, to align with LPS1 endorsed Scheme Amendment No.12.</p> 
11.	<p>Unallocated Crown Land (Pin: 592769).</p> <p>Change zone classification from 'Priority Agriculture' to the 'Environmental Conservation' reserve classification.</p>


					
12.	At Schedule 9 Table 18, add the following text in column 2 for ‘signage for a construction site’: <i>(d) 10 m² with maximum height of above natural ground level of 3 m.</i>				
13.	At Schedule 9(1) – Signage for which development approval not required Replace ‘Table 12’ with ‘Table 13’				
14.	At Schedule 6 Table 13, Floor Levels, under the conditions column, change the condition number from (4) to (1).				
15.	At Schedule 6 Table 13 Setbacks from water resources (1) (d), change the text ‘1(b)’ to read ‘1(c)’.				
16.	Throughout the scheme, change reference to ‘sea containers’ to ‘shipping containers’				
17.	At Schedule 5, Table 12, Residential (1)(b)(ii), change the 1(c)(i) text to read as 1(b)(i).				
18.	At Schedule 6 Table 13 Parking Requirements (7)(b), change the ‘AS 2890.1 1993’ to ‘AS 2890.1 2004’.				
19.	At the Division 2 – Land use terms used in Scheme, cl38, add the following model scheme definition: <i>waste storage facility means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale.</i>				
20.	In the Table 3 – Zoning Table, change the ‘Reception centre’ permissibility classification from an ‘X’ to an ‘A’ in the Tourism zone.				
21.	In the Table 3 – Zoning Table, change the Amusement Parlour permissibility classification from an ‘X’ to an ‘A’ in the Rural Townsite, Mixed Use and Tourism zones.				
22.	At the Schedule 6, Table 13, Ancillary Dwelling, (1), include the following provision: <i>(d) the minimum floor area is 70m2, measured on the internal living floor areas.</i>				
23.	At Schedule 7, Table 16, No. (30), add the text ‘No.28 and’, to read as follows: (Refer to Figure 11, No. 28 and No. 29)				
24.	At the Table 3, change the permissibility classification for Commercial vehicle parking from an X use to an A use in the Residential, Urban Development, Rural Residential, Environmental Conservation zone and Priority Agriculture zones.				
25.	At the Schedule 6, Table 13, Parking Requirements (9)(a), add the following zone classifications: ‘Rural’ and ‘Priority Agriculture’				
26.	At Schedule 7, Table 16, No. (80), change ‘Figure 7’ to ‘Figure 8’.				
27.	At Schedule 7, Table 16, No. (62), change ‘Figure 7’ to ‘Figure 6’.				
28.	At Schedule 6, Table 13, Commercial or Industry, change ‘signage’ in the subject column, to ‘Signage’.				
29.	At Schedule 6, Table 13, Rural, add the following provisions for Transport Depot: <table><tr><th>Subject</th><th>Conditions</th></tr><tr><td>Transport Depot</td><td>(1) An application for approval is to include: (a) Site plan for depot area and access ways and including location of all structures, pavement areas, storage areas, and landscape areas. (2) The siting of the depot area and access ways is to minimise visibility from neighbouring roads. A landscape plan is to be provided to detail the screening of the development from public roads and neighbouring properties where the development will be visible.</td></tr></table>	Subject	Conditions	Transport Depot	(1) An application for approval is to include: (a) Site plan for depot area and access ways and including location of all structures, pavement areas, storage areas, and landscape areas. (2) The siting of the depot area and access ways is to minimise visibility from neighbouring roads. A landscape plan is to be provided to detail the screening of the development from public roads and neighbouring properties where the development will be visible.
Subject	Conditions				
Transport Depot	(1) An application for approval is to include: (a) Site plan for depot area and access ways and including location of all structures, pavement areas, storage areas, and landscape areas. (2) The siting of the depot area and access ways is to minimise visibility from neighbouring roads. A landscape plan is to be provided to detail the screening of the development from public roads and neighbouring properties where the development will be visible.				


	<p>(3) The local government may limit the depot area (not including access), depending on potential amenity impact.</p> <p>(4) The siting of the depot area and internal access is to achieve a 200 metre setback from any neighbouring property boundary and boundary fronting a public road.</p> <p>Note: The EPA's <i>Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses (June 2005)</i>, recommends a buffer distance of 200m between a transport depot and a sensitive use.</p> <p>(5) Details of chemical storage and management being provided to the satisfaction of the local government.</p> <p>(6) Crossover development to the satisfaction of the Local Government or Main Roads WA. The crossover to the property, internal access road and turning areas are to be designed for a 4 axle articulated truck and trailer.</p> <p>(7) Stormwater management plan and wastewater management plan being provided to the satisfaction of the local government.</p> <p>(8) No waste shall be stored, transported or processed on the site.</p> <p>(9) Operation of the workshop component of the transport depot is limited to the following hours and days of operation: Monday to Friday, 7:30am to 5:00pm.</p> <p>(10) No expansion to the transport depot shall be undertaken without the development approval of the local government.</p>	
	Recommend modification to manage the development of transport depot's, which may impact on the amenity of rural areas.	
30.	At Schedule 6, Table 13, Sea containers, add the following notation: <i>Note: The use of a sea container is to align with a scheme or R-Codes definition (e.g. outbuilding, warehouse/storage or other).</i>	
31.	At Schedule 1, Table 8, AR4, change 'Table 12' to 'Table 13'.	
32.	Delete the clause 26(6)(f), which states: <i>The definition of outbuilding under the R-Codes excludes sea containers.</i>	
33.	At Schedule 6, Table 13, Non-Habitable Structures, include the following provision: (1) Notwithstanding the R-Code definition for outbuildings ('an enclosed non-habitable structure that is detached from any dwelling'), approval may be considered for the development of an outbuilding on a vacant lot zoned 'Rural', 'Priority Agriculture', 'Rural Residential', 'Rural Smallholdings', 'Rural Townsite' or 'Environmental Conservation'. Change the numbering at Schedule 6, Table 13, Non-Habitable Structures to accommodate the additional provision and any other numbering discrepancies.	
34.	At Schedule 6, Table 13, Parking Requirements, (7) Parking Area Development Standards, change '(1) Car parking bays are to: (a) Be located...' to '(d) Car parking bays are to: (i) Be located...'	
35.	At Schedule 5, Table 12, Mixed Use zone (1)(c)(3), change '(2)' and '(3)' to '(1)' and '(2)'.	
36.	At Schedule 5, Table 12, Rural Smallholdings zone (1)(d), delete the provisions (v) and (vi). The planning system does not manage the keeping of domestic pets. There is no use classification pertaining to the keeping of pets. Pets are managed by City Rangers in accordance with the 'Animals Local Law 2020', Dog Local Law 2017, the Dog Act 1976, Cat Act 2011. The purpose of this local law is to provide for the regulation, control and management of the keeping of dogs, cats, large animals, miniature horses and pigs, poultry, pigeons, and bees within the district. The Animals Local Law 2020 states: 3.3 Property to be Fenced (1) The owner or occupier of a property on which livestock or dog is kept shall cause the property or a portion of the property to be fenced in a manner capable of confining the livestock, to that portion where the livestock is kept; (2) The minimum fencing requirements to confine livestock in a rural or special rural area, shall be a fence of posts and wire construction. 9.8 Conditions (b) each cat must be contained on the premises unless under the effective control of a person;	
37.	At Schedule 5, Table 12, Rural Enterprise zone (1)(e)(i), delete the following text: 'associated with the predominant light industrial use and ancillary residential use'	
38.	At Schedule 6, Table 13, Non-Habitable Structures (Outbuildings), change reference from 'Table 11' to 'Table 12' (two changes required).	

39.	At clause 24(3), change ‘(e)’ and ‘(f)’ to ‘(a)’ and ‘(b)’.
40.	Throughout the scheme, replace ‘non-habitable structures’ with ‘outbuildings’.
41.	<p>At Schedule 5, Table 12, Rural Townsite zone (1)(b) Non- Habitable Structures, replace the text with the following:</p> <p>(b) Outbuildings</p> <p>(i) The following standards apply to the development of outbuildings associated with dwellings:</p> <p>(1) Lots < 4000m²</p> <p>(a) Max. Wall Height: 4.2m</p> <p>(b) Max Ridge Height: 4.5m</p> <p>(c) Max Combined Floor Area: 150m²</p> <p>(2) Lots >4000m² - 1ha</p> <p>(a) Max. Wall Height: 4.2m</p> <p>(b) Max Ridge Height: 4.8m</p> <p>(c) Max Combined Floor Area: 170m²</p> <p>(3) Lots > 1ha</p> <p>(a) Max. Wall Height: 4.2m</p> <p>(b) Max Ridge Height: 4.8m</p> <p>(c) Max Combined Floor Area: 220m²</p>
42.	<p>At Schedule 5, Table 12, Rural Residential zone (1)(e) Non- Habitable Structures, replace the text with the following:</p> <p><i>(e) Outbuildings</i></p> <p><i>(i) The following standards apply to the development of outbuildings, associated with dwellings:</i></p> <p><i>(1) Lots < 2ha: 200m²</i></p> <p><i>(a) Max wall height 4.2m and max ridge height 4.8m</i></p> <p><i>(2) Lots > 2ha to 4ha: 220m²</i></p> <p><i>(a) Max wall height 4.2m and max ridge height 4.8m</i></p> <p><i>(3) Lots > 4ha to 6ha: 240m²</i></p> <p><i>(a) Max wall height 4.2m and max ridge height 4.8m</i></p> <p><i>(4) Lots > 2ha: 300m²</i></p> <p><i>(a) Max wall height 4.2m and max ridge height 4.8m</i></p>
43.	<p>At Schedule 5, Table 12, Rural Enterprise zone (1)(c) Non- Habitable Structures, include the following text after (i)(1)(a):</p> <p>(b) Max Wall Height 4.2m</p> <p>(c) Max Ridge Height 4.8m</p> <p>At Schedule 5, Table 12, Rural Enterprise zone (1)(c) Non- Habitable Structures, include the following text after (i)(2)(a):</p> <p>(b) Max Wall Height 4.2m</p> <p>(c) Max Ridge Height 4.8m</p>
44.	<p>At Schedule 5, Table 12, Rural and Priority Agriculture zones (1)(c) Non- Habitable Structures, include the following text after (i)(1)(a):</p> <p>(b) Max Wall Height 4.2m</p> <p>(c) Max Ridge Height 4.8m</p> <p>At Schedule 5, Table 12, Rural and Priority Agriculture zones (1)(c) Non- Habitable Structures, include the following text after (i)(2)(a):</p> <p>(b) Max Wall Height 4.2m</p> <p>(c) Max Ridge Height 4.8m</p>
45.	At Schedule 7, Table 16, No.39, change ‘Figure 13’ to ‘Figure 12’.
46.	At Special Control Area 5 - Spencer Park Special Control Area (1)(a)(v), change ‘Table 15’ to ‘Table 16’.
47.	At Table 3. Zoning Table, Special Use zone, change ‘Table 10’ to ‘Table 11’.
48.	At Schedule 5, Table 12 Commercial and Neighbourhood Centre zones (1)(h), change ‘Table 15’ to ‘Table 16’.
49.	At Table 8 AR4, replace ‘Schedule 6’ with ‘Schedule 5’.
50.	<p>At Schedule 9(2)(a) – Signage for which development approval not required</p> <p>Replace ‘Table 17’ with ‘Table 18’</p>
51.	Insert header for each page to reference each part or schedule of the scheme.
52.	At clause 26(3)(a). Modification of R-Codes, change ‘Table 15’ to ‘Table 16’.

53.	In the Table 3 – Zoning Table: <ul style="list-style-type: none">Change Holiday Accommodation from ‘X’ to an ‘A’ use in the Rural Townsite zone.Change Tourist Development (chalet) from ‘X’ to an ‘A’ use in the Rural Townsite zone.								
54.	In the Table 3 – Zoning Table, delete the word ‘Zone’ from ‘Rural Townsite Zone’.								
55.	In the Table 3 – Zoning Table, change Shop from ‘X’ to ‘I’ use in the ‘Service Commercial’ zone and the Light Industry zone.								
56.	Throughout the scheme, change ‘motor vehicle repair’, to ‘motor vehicle/boat repair’.								
57.	For the priority agriculture zone, change ‘Restaurant/Caf��’ from an ‘X’ use to an ‘I’ use.								
58.	Clause 26. Modification of R-Codes, clause (2)(b), change ‘5.1.6’ to ‘5.1.3’.								
59.	Reinstate current scheme SU21 provisions for Lot 200 Two Peoples Bay Rd (Marron Farm), into the new scheme, as follows: <table><tr><th>No.</th><th>Description of Land</th><th>Special Use</th><th>Conditions</th></tr><tr><td>SU13</td><td>Lot 200 (Pt. 6511) Two Peoples Bay Road, Kalgan Plan 061156</td><td>Agriculture – intensive ‘D’ Caretaker’s Dwelling ‘I’ Holiday Accommodation ‘D’ Recreation – Private ‘D’ Restaurant ‘D’ Rural Pursuit ‘P’</td><td>1. The development of holiday accommodation shall be designed, sited and undertaken to prevent negative impacts on the continued operation of agricultural pursuits. 2. Maximum of 12 Holiday Accommodation units. 3. Holiday accommodation units shall not exceed 140m2 (excluding verandahs, carports and storage areas). 4. On-site effluent disposal from the holiday accommodation units shall utilise an approved alternative treatment system that retain nutrients. 5. Car parking shall be provided in accordance with Scheme requirements. 6. No more than two crossovers onto Two Peoples Bay Road. 7. Stormwater drainage managed to the Local Governments satisfaction. 8. A potable water supply shall be provided to the satisfaction of the Local Government and the relevant State Government authority. 9. The Local Government may require the implementation of environmental management practices including nutrient and pesticide uses and stocking rates in approving any rural uses. 10. Tree/shrub planting shall be undertaken to screen the development from adjoin properties and Two Peoples Bay Road and maintained by the developer/operator and all existing vegetation is to be retained. 11. Implementation of appropriate fire control measures as determined by the Local Government. 12. All buildings shall be setback a minimum 20 metres from Two Peoples Bay Road. 13. Dwellings shall not exceed 7.5 metres in height and be located, designed and constructed utilising materials, finishes and toning’s in sympathy with the existing Nipper’s cafe and to complement the rural amenity of the area.</td></tr></table>	No.	Description of Land	Special Use	Conditions	SU13	Lot 200 (Pt. 6511) Two Peoples Bay Road, Kalgan Plan 061156	Agriculture – intensive ‘D’ Caretaker’s Dwelling ‘I’ Holiday Accommodation ‘D’ Recreation – Private ‘D’ Restaurant ‘D’ Rural Pursuit ‘P’	1. The development of holiday accommodation shall be designed, sited and undertaken to prevent negative impacts on the continued operation of agricultural pursuits. 2. Maximum of 12 Holiday Accommodation units. 3. Holiday accommodation units shall not exceed 140m2 (excluding verandahs, carports and storage areas). 4. On-site effluent disposal from the holiday accommodation units shall utilise an approved alternative treatment system that retain nutrients. 5. Car parking shall be provided in accordance with Scheme requirements. 6. No more than two crossovers onto Two Peoples Bay Road. 7. Stormwater drainage managed to the Local Governments satisfaction. 8. A potable water supply shall be provided to the satisfaction of the Local Government and the relevant State Government authority. 9. The Local Government may require the implementation of environmental management practices including nutrient and pesticide uses and stocking rates in approving any rural uses. 10. Tree/shrub planting shall be undertaken to screen the development from adjoin properties and Two Peoples Bay Road and maintained by the developer/operator and all existing vegetation is to be retained. 11. Implementation of appropriate fire control measures as determined by the Local Government. 12. All buildings shall be setback a minimum 20 metres from Two Peoples Bay Road. 13. Dwellings shall not exceed 7.5 metres in height and be located, designed and constructed utilising materials, finishes and toning’s in sympathy with the existing Nipper’s cafe and to complement the rural amenity of the area.
No.	Description of Land	Special Use	Conditions						
SU13	Lot 200 (Pt. 6511) Two Peoples Bay Road, Kalgan Plan 061156	Agriculture – intensive ‘D’ Caretaker’s Dwelling ‘I’ Holiday Accommodation ‘D’ Recreation – Private ‘D’ Restaurant ‘D’ Rural Pursuit ‘P’	1. The development of holiday accommodation shall be designed, sited and undertaken to prevent negative impacts on the continued operation of agricultural pursuits. 2. Maximum of 12 Holiday Accommodation units. 3. Holiday accommodation units shall not exceed 140m2 (excluding verandahs, carports and storage areas). 4. On-site effluent disposal from the holiday accommodation units shall utilise an approved alternative treatment system that retain nutrients. 5. Car parking shall be provided in accordance with Scheme requirements. 6. No more than two crossovers onto Two Peoples Bay Road. 7. Stormwater drainage managed to the Local Governments satisfaction. 8. A potable water supply shall be provided to the satisfaction of the Local Government and the relevant State Government authority. 9. The Local Government may require the implementation of environmental management practices including nutrient and pesticide uses and stocking rates in approving any rural uses. 10. Tree/shrub planting shall be undertaken to screen the development from adjoin properties and Two Peoples Bay Road and maintained by the developer/operator and all existing vegetation is to be retained. 11. Implementation of appropriate fire control measures as determined by the Local Government. 12. All buildings shall be setback a minimum 20 metres from Two Peoples Bay Road. 13. Dwellings shall not exceed 7.5 metres in height and be located, designed and constructed utilising materials, finishes and toning’s in sympathy with the existing Nipper’s cafe and to complement the rural amenity of the area.						
60.	In the Table 3 – Zoning Table, change: <ul style="list-style-type: none">‘Community Purpose’ from ‘X’ to ‘A’ use in the ‘Priority Agriculture’ zone.‘Warehouse/Storage’ from ‘X’ to ‘D’ use in the ‘Industrial Development’ zone.‘Trade Display’ from ‘X’ to ‘D’ use in the ‘Industrial Development’ zone.								
Recommended mods – Agency and Public									
1.	Include the following aim at clause 9 of the scheme: ‘Protect rural land for agricultural production and minimise land use conflicts’								
2.	Change the ‘Animal Husbandry – Intensive’ use classification from a ‘D’ use to an ‘A’ use in both the Rural and Priority Agriculture zones.								
3.	Change the ‘Brewery’ use classification from a ‘D’ use to an ‘A’ use in the Rural Smallholdings zone.								

4.	Change the ‘Renewable Energy Facility’ use classification from a ‘D’ use to an ‘A’ use in both the Rural and Priority Agriculture zones.												
5.	Modify the Table 13, Livestock, clause (1) as follows: <i>The keeping or grazing of livestock for Rural Pursuit/Hobby Farm purposes on any lot or part of any lot shall be in accordance with the stocking rates as recommended by the relevant government department or agency.</i>												
6.	Change the Winery use from a ‘D’ use to an ‘A’ use in both the Rural and Priority Agriculture zones.												
7.	Include the following condition at Table 12, Rural and Priority Agriculture zones, clause (1)(d)(ii): <i>(1) Secondary use to the principal use of the land for agricultural purposes;</i>												
8.	Modify the Table 13, Livestock, clause (1) as follows: <i>The keeping or grazing of livestock for Rural Pursuit/Hobby Farm purposes on any lot or part of any lot shall be in accordance with the stocking rates as recommended by the relevant government department or agency.</i>												
9.	Remove the following clause (e) from the Table 13, Agriculture-intensive and Animal husbandry-intensive, clause (1). <i>(e) An Agricultural Impact Statement in accordance with State Planning Policy 2.5 - Rural planning;</i>												
10.	Change the ‘Tree Farm’ use classification from a ‘D’ use to an ‘A’ use in the Priority Agriculture zone.												
11.	Include the following notation at Table 13, Potable water supply: <i>Note: Potable water must be of the quality as specified under the Australian Drinking Water Quality Guidelines 2011.</i>												
12.	Modify scheme map to transfer the zone classification for Lot 500 Chester Pass Road, from the ‘General Industry’ zone to the ‘Service Commercial’ zone.												
13.	At Schedule 1, Table 8, modify AR13 as follows: <table><tr><td>No.</td><td>Description of Land</td><td>Additional Use</td><td>Conditions</td></tr><tr><td>AR13</td><td>R51175 Toll Place, Albany Albany Boat Harbour</td><td>Marina (P) Marine Filling Station (P) Car Park (P) Restaurant/café (D) Shop (D) Small Bar (D) Tavern (D) Office (I)</td><td>For uses with ‘D’ land use permissibility, buildings are to be a maximum height of 1 storey. Office may only be permitted subject to that land use being incidental to an approved Shop or Restaurant/Cafe use. <i>Note: The Minister for the Environment has placed ministerial conditions that apply</i></td></tr><tr><td></td><td></td><td></td><td><i>to this area and any future development is required to comply with those conditions (Minister of Environment Statement 787 - issued 19 February 2009).</i></td></tr></table>	No.	Description of Land	Additional Use	Conditions	AR13	R51175 Toll Place, Albany Albany Boat Harbour	Marina (P) Marine Filling Station (P) Car Park (P) Restaurant/café (D) Shop (D) Small Bar (D) Tavern (D) Office (I)	For uses with ‘D’ land use permissibility, buildings are to be a maximum height of 1 storey. Office may only be permitted subject to that land use being incidental to an approved Shop or Restaurant/Cafe use. <i>Note: The Minister for the Environment has placed ministerial conditions that apply</i>				<i>to this area and any future development is required to comply with those conditions (Minister of Environment Statement 787 - issued 19 February 2009).</i>
No.	Description of Land	Additional Use	Conditions										
AR13	R51175 Toll Place, Albany Albany Boat Harbour	Marina (P) Marine Filling Station (P) Car Park (P) Restaurant/café (D) Shop (D) Small Bar (D) Tavern (D) Office (I)	For uses with ‘D’ land use permissibility, buildings are to be a maximum height of 1 storey. Office may only be permitted subject to that land use being incidental to an approved Shop or Restaurant/Cafe use. <i>Note: The Minister for the Environment has placed ministerial conditions that apply</i>										
			<i>to this area and any future development is required to comply with those conditions (Minister of Environment Statement 787 - issued 19 February 2009).</i>										
14.	Apply the ‘Strategic Infrastructure’ reserve classification only to DoT vested lands, and not waters, within the Albany Waterfront Marina.												
15.	Remove the ‘Strategic Infrastructure’ reserve classification for open waters at Emu Point Boat Harbour which are vested in DoT and beyond the boundary of Local Planning Scheme No.2.												
16.	Revise Special Control Area 16 to clarify that conditions 2 through 4 relate to habitable buildings only, as follows: <div><div>2.</div><div>The subsoil adjacent to any proposed habitable development is to be effectively drained.</div></div> <div><div>3.</div><div>The surface of the ground beneath any habitable building is to be regraded or filled and provided with adequate drainage outlets to prevent the accumulation of water beneath the building.</div></div> <div><div>4.</div><div>The surface of the ground beneath any habitable building is to be covered with an approved damp-resistant material (moisture barrier).</div></div>												
17.	At Schedule 6, Table 13, include the subject; ‘Agriculture –intensive and Animal husbandry – intensive’ and include the following condition and note; Condition <i>Agriculture –intensive and Animal husbandry – intensive should generally be located outside of Sensitive Water Resource Areas.</i> <i>Note: Sensitive water resource area include land that drains to and is within two kilometres of Wilson Inlet, Torbay Inlet, Manarup Lagoon, Lake Powell, Princess Royal Harbour and Oyster Harbour.</i>												
18.	At Schedule 6, Table 13, Sewerage disposal, include the following notation: <i>Note: The Environmental Protection Act 1986 (EP Act) currently regulates some types of premises that generate trade wastes. Prescribed premises under the EP Act require a licence for the discharge of the trade waste back into the environment. Trade waste includes any wastewater, discharged from a business or industry, aside from that which comes from staff amenities or office facilities.</i>												
19.	Change the symbol in the Table 3, which cross references between the ‘restaurant/café’ use and the ‘Commercial’ zone, from an ‘X’ (not permitted) to an ‘A’.												
20.	Change the symbol in the Table 3, which cross references between the ‘small bar’ use and the ‘Commercial’ zone, from an ‘X’ (not permitted) to an ‘A’.												

21.	<table><tr><th rowspan="2">Parking Bay Angle</th><th rowspan="2">Minimum Parking Space Length (m)</th><th rowspan="2">Minimum Parking Space Width (m)</th><th colspan="2">Minimum Aisle Width (m)</th></tr><tr><th>One-Way Aisle</th><th>Two-Way Aisle</th></tr><tr><td>30°</td><td>4.4</td><td>2.6 2.5</td><td>3.4 3.45</td><td>6.0</td></tr><tr><td>45°</td><td>5.2</td><td>2.6</td><td>3.8 4.2</td><td>6.0</td></tr><tr><td>60°</td><td>5.2 5.7</td><td>2.6</td><td>4.3 5.1</td><td>6.0</td></tr><tr><td>90°</td><td>5.4</td><td>2.6 2.7</td><td>5.4 6.2</td><td>6.0</td></tr><tr><td>Parallel</td><td>6.3</td><td>2.1</td><td>3.0</td><td>6.0</td></tr></table>	Parking Bay Angle	Minimum Parking Space Length (m)	Minimum Parking Space Width (m)	Minimum Aisle Width (m)		One-Way Aisle	Two-Way Aisle	30°	4.4	2.6 2.5	3.4 3.45	6.0	45°	5.2	2.6	3.8 4.2	6.0	60°	5.2 5.7	2.6	4.3 5.1	6.0	90°	5.4	2.6 2.7	5.4 6.2	6.0	Parallel	6.3	2.1	3.0	6.0
Parking Bay Angle	Minimum Parking Space Length (m)				Minimum Parking Space Width (m)	Minimum Aisle Width (m)																											
		One-Way Aisle	Two-Way Aisle																														
30°	4.4	2.6 2.5	3.4 3.45	6.0																													
45°	5.2	2.6	3.8 4.2	6.0																													
60°	5.2 5.7	2.6	4.3 5.1	6.0																													
90°	5.4	2.6 2.7	5.4 6.2	6.0																													
Parallel	6.3	2.1	3.0	6.0																													
22.	Insert header for each page to reference each part or schedule of the scheme.																																
23.	<p>Within Schedule 5, Table 12, Rural Residential zone, delete the clauses (1)(h)(v) and (1)(h)(vi), which state:</p> <p>(v) All pets shall be confined within the building envelope or similar at all times unless kept on a leash by a responsible person.</p> <p>(vi) Cats and rabbits are considered to pose a threat to native flora and/or fauna and shall be confined inside buildings.</p>																																
24.	<p>Change reserve classification for 498 and 522 Hunwick South Road, TORBAY. Change reserve classification (Environmental Conservation) to the ‘Rural’ zone classification.</p> 																																
25.	<p>At Schedule 5, Table 12, Rural Residential zone (1)(h), delete the provisions (v) and (vi).</p> <p>The provisions (v) and (vi) deal with the keeping of pets.</p>																																
26.	<p>At Schedule 4, Table 11, SU2, include the following land use classification and conditions:</p> <p>Home Occupation (P)</p> <ul style="list-style-type: none">The home occupation shall not occupy an area greater than 130m2.Chalets/cabins as a part of a Tourist development use shall not exceed an individual plot ratio area of 110m2. Chalet/Cottage Units shall not exceed 110m2 (excluding verandahs, carports and storage areas).																																
27.	<p>Within the Table 2, Include the word ‘enterprise’ within objectives for the Rural Enterprise zone, as follows:</p> <ul style="list-style-type: none">To provide for light industrial <u>enterprise</u> and ancillary residential development on 1 one lot.To carefully design rural enterprise estates to provide a reasonable standard of amenity without limiting light industrial <u>enterprise</u> land uses.To notify prospective purchasers of potential amenity impacts from light industrial <u>enterprise</u> land uses.																																
28.	<p>Within the Table 3 of the scheme, make the following permissibility changes for uses in the Rural Enterprise zone:</p> <ul style="list-style-type: none">Identify Agriculture – Intensive as an ‘A’ use.Identify Animal Establishment as an ‘A’ use.Identify ‘Garden Centre’ as an ‘A’ use.Identify Rural Pursuit/Hobby Farm as a ‘P’ use.																																

29.	<p>Modify provisions within the Schedule 5, Table 12, for the Rural Enterprise zone, as follows:</p> <ul style="list-style-type: none">• Delete the following text within 1(a)(i): (applicable to both frontages if dual frontage lot)• Add the following to 1(a) (ii) Primary street setback to residential uses: 15m• Add the word ‘enterprise’ after text that reads ‘light industrial’• Delete the following text at 1(b)(i)(2): clear delineation between light industrial and residential vehicles in access arrangements to the lots• Add the following text at 1(b)(i)(2): design, scale and operation that does not adversely impact on the amenity of the surrounding area• Delete the provisions 1(c)(i)(3) and (4)• Modify the provision 1(d)(i) to read as follows: (i) For rural industrial enterprise uses, a minimum 1 car parking bay per 75m2 of the net lettable area, is to be developed, sealed and line marked.• Delete the following text at 1(h)(vi): Open storage areas and/or waste storage areas associated with the predominant use to be screened from public view by a wall, a fence and/or landscaping or where located on a dual frontage lot, behind the building setback line and screened from public view• Add the following text at 1(h)(vi): Equipment associated with the light industrial enterprise use is to be stored in a building or structure
30.	<p>Within the Table 3 of the scheme, make the following permissibility change for the Bulky Goods Showroom use in the Neighbourhood Centre zone:</p> <ul style="list-style-type: none">• Change Bulky Goods Showroom from an ‘A’ use to a ‘D’ use.
31.	<p>Include the following conditions at Schedule A, Table 7, item 11:</p> <p>(2) The Tree Farm is incorporated with agriculture (agroforestry – trees planted as windrows amongst pasture).</p> <p>(3) The Tree Farm is for environmental restoration.</p>
32.	<p>Modify the draft new scheme mapping, such that the ‘Priority Agriculture’ zone areas, which are located north of the 700mm line (see LGSS 2016 figure above), are transferred to the ‘Rural’ zone classification.</p> 
33.	<p>At Schedule 6, Table 13, replace the tree farm provisions with the following:</p> <ol style="list-style-type: none">1. <i>In considering an application for a tree farm, the local government will have regard to the following matters:</i><ol style="list-style-type: none">a) <i>Ensuring an appropriate setback to sensitive uses (e.g. min 100m setback considerate of bushfire hazard and separation distances to limit exposure to intensive operations such harvesting and spraying of chemicals)</i>b) <i>Ensuring the provision of firefighting equipment and trained personnel</i>c) <i>Ensuring suitable water resource (water tank) for firefighting purpose (dam not appropriate)</i>d) <i>Where harvesting is proposed, the suitability of the location in terms of the road network capabilities</i>e) <i>The visual impact if the plantation has potential to interrupt scenic views (particularly along main tourist routes)</i>f) <i>Impact on any tourist and recreation uses on the subject or the adjoining land</i>g) <i>Proximity to any airstrips</i>h) <i>The proximity of the plantation to water resource</i>i) <i>The proximity of the plantation to areas being used for horticulture (based on water availability and recharge)</i>j) <i>The proximity of the plantation to any substantial areas of remnant endemic species and the potential impact on any existing ‘Conservation’ areas or remnant vegetation areas</i> <p>Note:</p> <ol style="list-style-type: none">1. <i>The local government may seek comment from the relevant government department or agency, in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.</i>2. <i>Applications for tree farms should comply with the Code of Practice for Timber Plantations in Western Australia (1997) and the DFES Guidelines for Plantation Fire Protection 2011.</i>

34.	At Schedule 1, Table 8, AR12, include the following new provision: (1) The use of the land as exhibition centre may include the exhibiting of marine heritage and flora and fauna.
35.	At Schedule 1, Table 8, AR12, (3), modify text as follows: (3) All development on the site shall be planned in close consultation with an professionally qualified Landscape Planner <u>AILA Registered Landscape Architect</u> .
36.	At Schedule 1, Table 8, AR12, (5)(b), modify text as follows: (b) No development shall exceed 5 m in height above the natural ground level. Consideration should be given to limiting the height of development above natural ground levels through the use of low-profile buildings or establishing floor levels below the natural ground surface including earth covered buildings;
37.	At Schedule 1, Table 8, AR12, (5)(d), modify text as follows: (d) Minimise excavation and fill required for development, with consideration for earth integrated construction;
38.	At Schedule 1, Table 8, AR12, (5)(k), delete the text as follows: (k) Confine access/egress to Frenchman Bay Road;
39.	At clause 9(i), insert the words ‘cultural and’ before the word ‘archaeological’.
40.	Changing the zone classification (mapping change) for Lot 5781 from ‘Rural’ to ‘Priority Agriculture’.
41.	At Schedule 4, Table 11, SU8, include a ‘shop’ as a ‘D’ use and the following condition: <i>(2) The development of a ‘shop’ is limited to that of a pharmacy.</i>
42.	At Schedule 7, Table 16 (17) Conservation Lots (Lots 20-21 Torbay Rd, Kronkup), modify the condition 1(a) as follows: <i>(a) The minimum lot size should be no less than 2 ha, subject to a maximum number of 8 lots.</i>
43.	In the Table 3 – Zoning Table, change the ‘Industry - Cottage’ permissibility classification from an ‘X’ to an ‘A’ in the ‘Priority Agriculture’ zone.
44.	In the Table 3 – Zoning Table, change the ‘brewery’ permissibility classification from an ‘X’ to an (‘A’) for the ‘Service Commercial’ zone.
45.	In the Table 3 – Zoning Table, make the following changes for land uses in the Priority Ag zone: <ul style="list-style-type: none">• Winery – change from ‘D’ to ‘A’.....see mod 65• Restaurant/café – change from ‘X’ to ‘A’• Recreation Private – change from ‘X’ to ‘A’
46.	In the Table 3 – Zoning Table, make the following changes for land uses in the Strategic Industry zone: <ul style="list-style-type: none">• Caretakers Dwelling – ‘X’ to ‘P’• Industry – Rural - ‘X’ to ‘P’• Office - ‘X’ to ‘P’• Warehouse / Storage - ‘X’ to ‘P’
47.	At schedule 8, Table 17, Special Control area 2, modify the conditions (3)(a), (3)(b) and (4)(a)(ii) as follows: (3) Land Use (a) The local government shall refer all applications for development approval to relevant government department or agency for comment, where that application is for a use which is identified as ‘compatible with conditions’ or ‘incompatible’ with the applicable priority area classification, as per applicable policy or guidance notes prepared by a relevant government department or agency. (b) Notwithstanding the land use permissibility set out in Table 3. – Zoning Table, a use which is identified as incompatible within the relevant priority area classification shall not be approved, unless exceptional circumstances apply <u>risks or impacts associated with the proposed land use, to the satisfaction of the local government, in consultation with relevant referral agency, can be adequately managed or mitigated.</u> (4) Subdivision and development proposals: (a) In determining or making recommendation on an application for development approval or making recommendation on an application for subdivision in the special control area, the local government shall have due regard to: (i) Setback requirements for on-site effluent disposal systems and development to water resources, as identified elsewhere in this Scheme; (ii) Compliance with relevant state policy and/or guidelines, in consultation with relevant government department or agency;
48.	At Schedule 6, Table 13, Workforce Accommodation, delete the conditions (1)(a) and (1)(c).
49.	Rezone all Port land with the ‘Strategic Infrastructure’ reserve classification.
50.	At Schedule 2, Table 9, A6, modify the condition 3(b), as follows: 3(b) Buildings fronting Frederick Street are to have a residential character and scale. In particular, the building height of new dwellings, when viewed from Frederick Street, to be single storey (or Category A of Table 3 of the R-Codes);

51.	At Schedule 2, Table 9, A6, delete the condition (7), as follows: (7) Vehicular access is to be limited to a single access point per street.
-----	--