ATTACHMENTS

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE MEETING

13 November 2024

6.00pm

City of Albany Council Chambers

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City of Albany

Policy

Local Planning Policy 1.2 Shipping Containers

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Policy objectives

1. To provide guidance on the siting and development of shipping containers to ensure they do not detract from the amenity of the local area in which they are situated or affect the existing operation of the site.
2. To guide the use of shipping containers where a cost-effective storage solution is appropriate and supports operation of the site.
3. To provide for the temporary placement of shipping containers for construction or storage purposes when located to minimise amenity and safety impacts.

Policy scope

4. The policy applies to the placement and/or development of shipping containers for the purpose of outbuildings or storage in association with an approved land use under the City of Albany Local Planning Scheme No.2.

Policy Statement

Location

5. The local government will employ a general presumption against approving the permanent placement of shipping containers where:
   - a building or dwelling does not already exist on the site;
   - the shipping container is proposed as an outbuilding associated with multiple dwellings;
   - the shipping containers is proposed to be stacked vertically on top of another shipping container;
   - the shipping container is proposed over septic tanks, leach drains or utilities;
   - the shipping container is proposed in dedicated car parking, vehicle manoeuvring, bin storage or landscaping areas; or
   - the shipping container is proposed in the front setback area or in front of existing buildings on-site.
6. For the intermittent storage of shipping containers in builder's yards or similar, the City may accept a site plan indicating a general 'shipping container laydown area' rather requiring a specific location to be identified.

Redevelopment measures

7. Where a shipping container is proposed to be permanently placed on site and is likely to be visible from adjoining properties and/or public areas, the City may require details of redevelopment measures in order to make the shipping container more visually appealing. These measure may include:
   - painting and/or re-cladding the shipping container in a colour similar to the surrounding development;
   - incorporating a roof structure over the shipping container; and/or
   - incorporating a verandah or window into the shipping container.

Re-development measures should be implemented within sixty (60) days of the shipping container being placed on the lot / development site.

Note: Shipping containers developed as outbuildings as part of residential or mixed-use developments are recommended to incorporate a sloping roof structure, guttering and down pipes to enable effective stormwater management.

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8. The City of Albany considers shipping containers to be consistent with industrial amenity. Redevelopment measures referenced in provision 6 above may be waived by the City of Albany for the placement of shipping containers in industrial zones unless:

- The property is located in close proximity to land not subject to industrial zoning and the shipping container will be visible from adjoining properties or public spaces within non-industrial zones.

Advertising

9. Proposals involving the permanent placements of shipping containers in 'Residential' zones will be advertised. Outside of Residential zones, proposals may be advertised at the discretion of the City of Albany.

Temporary placement of shipping containers

10. The temporary placement of a shipping container on a property to store building materials while construction of a building is being carried out on the property is permitted without the requirement to obtain development approval where:

- The placement of the shipping container forms part of an approved Construction Management Plan for the site; or
- A formal request is received, and a response is issued by the City approving the temporary nature of the shipping container and the following has been confirmed by the proponent:
    - the shipping container will not be stored on-site for more than 12 months (subsequent exemptions may be sought);
    - a building permit has been issued for the associated building;
    - the shipping container will be removed immediately upon the completion of construction or the expiry of the building permit; and
    - a site plan has been provided to demonstrate that:
        - the shipping container will achieve all setback requirements;
        - the shipping container will not impact on pedestrian or vehicle movement; and
        - the placement of the shipping container will not impede sight lines.

11. The temporary placement of a shipping container for the purpose of loading or unloading goods within the subject site property is permitted without the requirement to obtain development approval where:

- a formal request is received and a response is issued by the City approving the temporary nature of the shipping container and the following has been confirmed by the proponent:
    - the shipping container will not be stored on-site for more than 7 days; and
    - a site plan has been provided to demonstrate that:
        - the shipping container is wholly contained within the property boundary;
        - the shipping container will not impact on pedestrian or vehicle movement; and
        - the placement of the shipping container will not impede sight lines.

General Advice

12. Please note a building permit is required for the placement of a shipping container in most instances. Please contact the City of Albany Building Section to discuss building permit requirements.

13. To ensure the safety of users, it is recommended that shipping containers proposed for permanent placement on site are modified to:

- Enable opening from the inside; or
- Incorporate a window, whirly bird, air vents or similar to ensure airflow within the shipping container.

Legislative and Strategic Context

14. The policy operates within the following framework of legislation.

- *Planning and Development Act 2005*

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- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Albany Local Planning Scheme No.2.*

Review Position and Date

15. This policy was adopted on [Insert Date]. This policy should be reviewed every two years, or earlier if required.

Associated Documents

16. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:

- *State Planning Policy 7.3 Residential Design Codes*

Definitions

Shipping container means a metal transportable structure designed for the storage and transport of goods from one location to another by road, rail or sea.

Storage means a structure used for the storage of goods, equipment, plant or materials.

Permanent placement means the placement of a shipping container that does not meet the criteria for temporary placement of shipping containers as outlined under provisions 11 and 12 of this policy.

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SHIPPING CONTAINERS SCHEDULE OF SUBMISSIONS	
Summary of submissions	**Officer Comment**
The policy wording claims a shipping container with artificial external cladding is "more visually appealing" than one without. The policy wording claims verandahs, roofs and windows make a container "more visually appealing" than without. These practices are contrary to the globally admired aesthetic of the shipping container as a simple and complete structural sound object capable of moving across continents and oceans.	As this comment states, shipping containers are purposely designed for transportation by sea, not for domestic storage. Give their intended industrial function, it is considered some redevelopment measures may be appropriate if a shipping container is used for domestic storage and is likely to be visible from adjoining properties or public places. It should also be noted that shipping containers are generally only available for purchase when the have been degraded to the extent that they are no longer fit for purpose within the logistics industry and are therefore commonly rusted/damaged etc. Redevelopment measures would help to rectify their appearance to ensure they are consistent with the expected amenity of the locality.
I support this planning policy because rural properties around mine are turning into industrial storage areas with sea containers dumped everywhere.	Support Noted

SHIPPING CONTAINERS

SCHEDULE OF SUBMISSIONS

Summary ofsubmissions	Officer Comment
Hi guys we previously had a sea container at our property and got told to remove it as it wasn't tied down, I have see storms go through up north and shed blown over and sea containers still in the same spot! And as we can't not afford a shed as I would love one a sea container is the next best thing for storage!! I really don't think we should need council approval for a sea container , as long as it's with in the rules eg 5m from boundary fence, and same colour as other buildings around, things like that, and not sure how you are going to get it so you can open it from the inside as they are purposely built to lock things in, if you get locked in one with the door latches that are on them now you must be doing something wrong!!!	Tie down requirements for shipping containers are contained within the Building Code of Australia and are not capable of being amended or altered under any local planning policy. This is a separate process governed under different legislation to the proposed local planning policy. Shipping containers will not require planning approval due to this policy, requirements for planning approval are already set out under the Planning and Development (Local Planning Schemes) Regulations and the City of Albany Local Planning Scheme No.2. This policy just provides guiding principles for the assessment of applications for shipping containers with the aim of providing clarity and certainty for applicant on the requirements which may otherwise be unclear. The proposed LPP provides some exemptions from the requirement to obtain development approval for shipping containers with more proposed under planned amendments to the City of Albany Local Planning Scheme No.2, which is the most appopiorate document for providing exemptions from the requirements to obtain development approval. Comments on proposed provision 7 are noted and reflect officer concern on the matter – they are designed and built to lock things in. This may happen infrequently however given they are air tight and sound proof, it could be fatal if it does happen. However it is considered proposed provision 7 may be better suited as an advice note / city recommendation rather than a policy requirement.

SHIPPING CONTAINERS SCHEDULE OF SUBMISSIONS	
Summary ofsubmissions	**Officer Comment**
It seems the policy does not allow for the use of shipping containers in the construction of shipping container homes. In fact, it seems to specifically disallow it by saying a shipping container cannot be placed on a vacant lot, and shipping containers cannot be stacked. Given our current housing crisis, I think the City should be actively encouraging alternative methods of home building, including the construction of fast, cost-effective, eco-friendly, durable, and fire and weather resistant shipping container homes.	This policy only applies to the placement and/or development of shipping containers for the purpose of outbuildings or storage in association with an approved land use under the City of Albany Local Planning Scheme No.2 and does not seek to address shipping containers used for residential purposes. Any proposal to use shipping containers to construct a residence would be addressed under state Planning Policy 7.3 – Residential Design Codes and/or the City of Albany Local Planning Scheme No.2.
2. Provision 8 states "Re-development measures should be implemented with sixty (30) days ...". The number "30" in parentheses should be "60".	Error noted and corrected.
3. Provision 13 states "The City may consider waiving the requirement for the shipping container to be redeveloped in accordance with provision 5 above ...".	
There seem to be two problems with this. Firstly, provision 5 pertains to location, not redevelopment. Secondly, the section "Redevelopment Measures" specifically discusses permanent placement, whereas provision 13 relates to temporary placement. Nothing preceding provision 13 states temporary shipping containers need to be redeveloped.	Error noted and corrected.

This sounds like somebody likes paperwork. As pre-engineered, non habitable structures they work great for long and short term storage solutions. I can't see why this is even being discussed.	Shipping containers will not require planning approval due to this policy, requirements for planning approval are already set out under the Planning and Development (Local Planning Schemes) Regulations and the City of Albany Local Planning Scheme No.2. This policy just provides guiding principles for the assessment of applications for shipping containers with the aim of providing clarity and certainty for applicant on the requirements which would otherwise be unclear, therefore streamlining assessment processes. The proposed LPP provides some exemptions from the requirement to obtain development approval for shipping containers with more proposed under planned amendments to the City of Albany Local Planning Scheme No.2, which is the most appopiorate document for providing exemptions from the requirements to obtain development approval.

Local Planning Scheme No.2

Amendment No 1 – Omnibus

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Form 2A

Planning And Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF ALBANY LOCAL PLANNING SCHEME NO. 2 AMENDMENT NO. 01

Resolved that the local government pursuant to section 75 of the *Planning and Development Act 2005,* RESOLVES to adopt Scheme Amendment No. 1 (Omnibus) to Local Planning Scheme No. 2, amend the above Local Planning Scheme by:

1. **Modify clause 7 Contents of Scheme text as follows:**
2. **Insert (1) before 'In addition…'**
   - **Update (b) – delete ';' and replace with '.'**
   - **Delete sub clauses (c) and (d)**
   - **Change (e) to (2)**
3. **Modify clause 17, Table 3 Zoning Table as follows:**
   a) **Delete all symbology listed under 'Urban Development Zone' and replace with text 'Land use permissibility in accordance with cl. 21 Schedule 5 Table 12 Urban Development zone'.**
   b) **Delete all references to:**
      - **Bed and breakfast;**
      - **Holiday accommodation;**
      - **Holiday house;**
      - **Motel;**
      - **Serviced apartment;**
      - **Tourist development**
   c) **Change permissibility under applicable zones for the following land use classes:**
      - **'Ancillary Dwelling' from 'D' to 'P' in the following zones:**
        - **Priority Agriculture**
        - **Rural Enterprise**
        - **Rural Townsite**
        - **Environmental Conservation**
        - **Mixed Use**
        - **Cultural and Natural Resource**
      - **'Car Park' in the following zones:**
        - **Neighbourhood Centre – 'P' to 'D'**
        - **Mixed Use – 'D' to 'A'**
        - **Tourism – 'X' to 'I'**
      - **'Grouped Dwelling' 'A' to 'D' in the Rural and Priority Agriculture zones**
      - **'Home Business' from 'D' to 'A' in the Rural Residential zone**
      - **'Home Store' as follows:**
        - **Rural Townsite – 'A' to 'D'**
        - **Neighbourhood Centre - 'X' to 'D'**
        - **Regional Centre - 'A' to 'D'**
      - **'Industry' as follows:**
        - **Rural Smallholdings – 'A' to 'X'**
        - **Commercial – 'D' to 'X'**
      - **'Rural Home Business' in the following zones:**

    - **Rural Residential - 'X' to 'A'**
    - **Rural Smallholdings – 'D' to 'A'**
    - **Rural Townsite – 'D' to 'A'**
  - **'Single House' from 'D' to 'P' in the following zones:**
    - **Rural**
    - **Priority Agriculture**
    - **Rural Smallholdings**
    - **Rural Townsite**
    - **Cultural and Natural Resource**
  - **In the Residential zone, change permissibility of land uses classes as follows:**
    - **'Independent Living Complex' - 'D' to 'A'**
    - **'Repurposed Dwelling' - 'D' to 'A'**
  - **In the Mixed Use zone, change the permissibility of land use classes as follows:**
    - **'Bulky Goods Showroom' – 'X' to 'A'**
    - **'Caretaker's Dwelling' – 'X' to 'I'**
    - **'Cinema/Theatre' – 'X' to 'A'**
    - **'Hotel' – 'X' to 'A'**
    - **'Motor Vehicle, Boat or Caravan Sales' – 'X' to 'A'**
    - **'Reception Centre' – 'X' to 'A'**
    - **'Resource Recovery Centre' - 'D' to 'A'**
  - **In the Tourism zone, change permissibility of land classes as follows:**
    - **'Caravan Park' - 'A' to 'D'**
    - **'Car Park' – 'X' to 'I'**
    - **'Hotel' - 'A' to 'D'**

d) Insert new land use class 'Hosted Short-Term Rental Accommodation' and designate permissibility as follows:
  - **'P' in all zones where a 'dwelling' (under applicable land use class) is capable of approval; and**
  - **'X' in all other zones.**

e) Insert new land use class 'Tourist and Visitor Accommodation' and designate permissibility as follows:
  - **'D' in Regional Centre, Tourism and Cultural and Natural Resource zones**
  - **'A' in Residential, Rural Smallholdings, Rural Townsite, Commercial, Neighbourhood Centre, Mixed Use and Service Commercial zones**
  - **'I' in Rural and Priority Agricultural zones**
  - **'X' in Rural Enterprise, Rural Residential, Environmental Conservation, Light Industry, General Industry, Industrial Development, Strategic Industry, Service Commercial and Private Community Purpose**

f) Insert new land use class 'Unhosted Short-Term Rental Accommodation' and designate permissibility as follows:
  - **'D' in Mixed Use, Regional Centre, Tourism and Cultural and Natural Resource zones**
  - **'A' use in Residential, Rural, Priority Agricultural, Rural Residential, Rural Smallholdings, Rural Enterprise, Rural Townsite and Environmental Conservation zones**
  - **'X' in all other zones**

4. Modify cl. 24:

a) Adjust subclause (3A) text left to correct alignment

5. Modify cl. 26 Modification of R-Codes as follows:

a) **Insert new subclause (1)(b):**

   (b) Within the area coded R5/R20, the local government may approve development to the density and standards of the higher applicable code, subject to all development on the land being connected to reticulated sewerage.

b) **Modify subclause (2)(b) by deleting and replacing with:**

   (b) Where the proposed development varies the specified requirements outlined under (a) above, the Design Principles of 5.1.6 P6 of the R-Codes apply.

c) **Modify subclause (3):**

   - **Replace existing subclause (3) heading text with the following:**

     (3) Variation to lot boundary setbacks -

   - **Delete existing subclause (a) text and replace with the following:**

     (a) Unless otherwise stated in the Scheme and/or set out under site specific requirements in Table 17 of Schedule 7, the following minimum lot boundary setback requirements apply in areas coded R2, R2.5, R5 and R10:

     (i) In areas coded R2 and R2.5:

     (1) All buildings and structures including outbuildings, developed to the assigned minimum setback distance for the specified boundary type for the applicable density code, in accordance with Table B of the R-Codes.

     (ii) In areas coded R5:

     (1) All buildings and structures including outbuildings, developed as follows:

     (a) Primary street setback: 10 m

     (b) Secondary street, side and rear boundary setbacks: 5 m

     (iii) In areas coded R10:

     (1) All buildings and structures including outbuildings, developed as follows:

     (a) Primary street setback: 7.5 m

     (b) Secondary street, side and rear boundary setbacks: 3 m

   - **Insert new subclause (3)(b):**

     (b) Where the proposed development varies the specified requirements outlined under (a) above, the Design Principles set out under 5.1.3 P3.1 of the R-Codes apply.

d) **Amend cl. (5) as follows:**

   - **Replace existing subclause (5) heading text with the following:**

     (3) Variation to Site Works, Retaining & Boundary Fencing

   - **Insert new subclause (b) to read as follows:**

     (b) In areas coded R2, R2.5, R5 and R10 and unless otherwise stated in the Scheme and/or set out under site specific requirements in Table 17 of Schedule 7, boundary fencing is subject to the following:

     (i) constructed of post and wire construction or similar and visually permeable; and

     (ii) in the primary and/or secondary street setback areas a maximum height of 1.2 m above natural ground level; and

     (iii) to side boundaries, behind the primary street and/or secondary street setback a maximum height of 1.8 m above natural ground level.

(iv) The use of fibre cement or metal sheeting or masonry (bricks, limestone blocks, stone walls) for fencing materials will not be supported.

(v) Where proposed boundary fencing varies the specified requirements outlined under (i)-(iv) above, the local government may consider an alternative where:

(1) There is an established aesthetic within the streetscape or broader locality; and

(2) The proposed alternative integrates and positively contributes to the locality; and

(3) The proposed alternative does not result in a variation to any other standard of the scheme or relevant local planning policy

e) Delete existing subclause (6)(b)(ii) and replace with the following:

(ii) Development that varies the specified requirements of (6)(b)(i) is subject to the Design Principles of 5.4.3 of the R-Codes and the following:

(1) Variations to the maximum permitted floor area requirements may be considered in the following circumstances:

(a) The outbuilding is ancillary to the residential use of the land, used only for storage and/or parking of vehicles/vessels related to the primary residential use; and

(b) The bulk and scale of the outbuilding, in conjunction with any other outbuilding/s and structures on the site, does not detract from the existing dwelling or have a detrimental impact on the visual amenity or natural environmental values of the locality; and

(c) The variation does not result in discretion sought to any other standard set out under subclause (6)(b)(i) above, any other applicable standard of this Scheme, or relevant local planning policy; and

(d) The combined footprint of all approved outbuildings on site, is less than that of the existing dwelling on the lot to which the outbuilding/s are associated.

(2) Variations to maximum permitted wall and ridge height requirements may be considered in the following circumstances:

(a) The variation does not result in discretion sought to any other standard set out under subclause (6)(b)(i) above, any other applicable standard of this Scheme, or relevant local planning policy; and

(b) Notwithstanding the intent of the relevant criteria set out elsewhere in this Scheme and/or the R-Codes, where site works are required to provide a level site for an outbuilding, wall height only may be measured from natural ground level at the point where the cut and fill intersect, provided that:

(1) The extent of excavation and fill is balanced across the building footprint; and

(2) The change in height of the natural ground level is limited to 500 mm; and

(3) The outbuilding achieves all setback requirements.

and/or

(c) Where the outbuilding incorporates a mono-pitch skillion roof form (not a hipped, pitched or gable roof form), the maximum wall height on the higher side shall be no more than 15% greater than permitted under the maximum wall height provisions as set out under Table 14 of Schedule 6; or

(d) Where a lot is <4 000 m2, the maximum wall height shall be more than 15% greater than permitted under the maximum wall height provisions as set out under Table 14 of Schedule 6, in order to accommodate larger boats, caravans or motor-homes and where:

(1) the landowner of the subject site demonstrates proof of ownership of such vehicle/vessel; and

(2) the relaxation does not result in discretion sought to any other applicable standard contained under Table 14 of Schedule 6, subclauses (1)(a)-(c) above, this Scheme and/or relevant local planning policy.

6. Delete clauses 27 and 28 from the scheme.

7. Modify clauses 29 and 30 consistent with the current version of the LPS regulations, including:

a) Delete text from 30(1)(a) and relocate text to Schedule 5 Table 12 as outlined under point 18 below.

b) Replace Table 5 text to read as follows:

There are no other planning codes that are to be read as part of the Scheme.

8. Minor modification to clause 32 to be consistent with the current version of the LPS regulations.

9. Modify clauses 29 and 30 consistent with the current version of the LPS regulations,

10. Modify clause 32(1) and (2) consistent with the current version of the LPS regulations.

11. Modify Division 1 cl. 37. Terms used as follows:

a) Delete the definition for *short-term accommodation*.

b) Amend the general definition for '*cabin*' to*:*

means a building that —

(a) is an individual unit other than a chalet; and

(b) forms part of -

(i) tourist and visitor accommodation; or

(ii) a caravan park;

and

(c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

c) Amend the general definition for '*chalet*' to:

means a building that —

(a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and

(b) forms part of –

(i) tourist and visitor accommodation; or

(ii) a caravan park;

and

(c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

12. Modify Division 2 cl. 38 Terms used as follows:

a) Delete the definitions for:

- **bed and breakfast**
- **holiday accommodation**
- **holiday house**

- **motel**
- **serviced apartment**
- **tourist development**

b) Amend the existing land use term for *road house* by deleting paragraph (d) and replace with the following:

(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

c) Insert the definition for '*Tourist and Visitor Accommodation*' as per Schedule 1 – Model Provisions of the Planning Regulations.

13. Modify Schedule A - Table 6 Supplemental provisions to Clause 61(1):

a) Amend Column 3 Conditions for existing exempted item class nos. 22 and 26 as follows:

No.	Column 1 Works	Column 3 Conditions
22.	The erection of a boundary fence in a zone where the R-Codes do not apply.	1. Insert new conditions (3) and (4): *(3) The works comply with the standards of the scheme.*
26.	Earthworks — cut and fill	Amend condition (1) text by replacing with the following: *(1) The works involve the cutting or filling of land not more than 500mm above or below natural ground level.* Insert new condition (5): *(5) The works comply with the standards of the scheme.*

b) Insert new exempted item class nos. 28, 29, 30, 31, 32 and 33, and associated text under Columns 1 and 2 as follows:

No.	Column 1 Works	Column 2 Conditions
28.	*The erection of, or alterations or additions to, a single house on a lot, where:* *(a) the land use is permitted; and* *(b) the R-Codes do not apply.*	*(1) The works are not located on land in the Urban Development zone.* *(2) The works comply with the standards of the scheme.* *(3) The works are not located in a heritage-protected place.* *(4) The works are not within a special control area.* *(5) The works are on a lot which has permanent legal and constructed vehicular access.*
29.	*The erection of, or alterations or additions to, a single house on a lot in the Urban Development zone.*	*(6) The works are not located in a heritage-protected place.* *(7) The works are not within a special control area.* *(8) The works are on a lot where:* *(a) there is an endorsed structure plan and/or adopted local development plan that applies to the land; and* *(i) The use class is permitted and an R-Code density defined for the land, in accordance with the endorsed structure*

		plan and/or adopted local development plan; and *(ii) The works comply with the deemed-to-comply provisions of the R-Codes;* *or* *(b) an endorsed structure plan and/or adopted local development plan does not apply; and* *(i) The works comply with the standards of the scheme.*
30.	*The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or a grouped dwelling, on land zoned not subject to the R Codes —* *(a) an ancillary dwelling;* *(b) an external fixture;* *(c) a patio;* *(d) a pergola;* *(e) a verandah;* *(f) a deck;* *(g) a garage;* *(h) a carport.*	*(1) The works comply with the standards of the scheme.* *(2) The works are not located in a heritage-protected place* *(3) The works are not within a special control area.* *(4) The works are on a lot which has permanent legal and constructed vehicular access.* *(5) The works do not involve the placement or use of a shipping container.*
31.	*The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or an approved ancillary dwelling, on land in the Urban Development zone —* *(a) an external fixture;* *(b) a patio;* *(c) a pergola;* *(d) a verandah;* *(e) a deck;* *(f) a garage;* *(g) a carport.*	*(1) The works are not located in a heritage-protected place.* *(2) The works are not within a special control area.* *And the works are on a lot where either:* *(3) there is an endorsed structure plan and/or adopted local development plan that applies to the land; and* *(a) The works comply with the deemed-to-comply provisions for the applicable density coding under the R-Codes, in accordance with the endorsed structure plan and/or adopted local development plan;* *or* *(4) an endorsed structure plan and/or adopted local development plan does not apply; and* *(a) The works comply with the standards of the scheme.*
32.	*The erection of a small outbuilding, on the same lot as a single house or a grouped dwelling,*	*(1) The works are not located in a heritage-protected place.* *(2) The works comply with the standards of the scheme; and* *(3) The works meet the following standards:* *(a) no more than one outbuilding per dwelling site;*

	where the R-Codes do not apply. .	*(b) does not exceed 10 m² in area* *(c) does not exceed a wall height of 2.7 m from natural ground level; and* *(d) not located within the primary or secondary street setback area.*
33.	*The placement of a shipping container in the Priority Agriculture or Rural zones.*	*(1) The works comply with the standards of the scheme.* *(2) The works are not located in a heritage-protected place* *(3) The works are not within a special control area.* *(4) The works are proposed in association with an existing approved land use on the lot (i.e Agriculture Extensive).* *(5) No more than one shipping container per lot (note: development approval will be required where more than one shipping container is proposed or is in addition to existing approved shipping containers on the lot); and* *(6) The shipping container is repainted a consistent colour to improve its appearance and cover all existing logos and branding.*
34.	*The installation of a water tank, on land zoned Rural, Priority Agriculture, Rural Residential, Rural Smallholdings, General Industry, Light Industry or Urban Development zone.*	*(1) The works comply with the standards of the scheme.* *(2) The works are not located in a heritage-protected place.*
35.	*Works associated with the erection of an outbuilding wholly associated with approved rural activities or agricultural use on land in the Rural, Priority Agriculture, Rural Smallholdings, or Urban Development zone.*	*(1) The works comply with the standards of the scheme.* *(2) The works are not located in a heritage-protected place* *(3) The works are not within a special control area.* *(4) The works are proposed in association with an existing approved rural activity or agricultural use on the lot (i.e Agriculture - Extensive) and where the works do not result in intensification of the existing approved rural activity or agricultural use.* *(5) There are no other existing outbuilding/s or structures associated with an approved rural activity or agricultural use on the site or existing outbuilding/s associated with an existing dwelling on the lot.*

14. Modify Schedule 1 Table 8 – Specified additional uses for land in local reserves in Scheme area:

a) Insert 'Tourist and Visitor Accommodation (D)' under 'Additional Use' column for the following:

- **AR13 – R36320 Flinders Parade**
- **AR15 – Portion R22698 Medcalf Parade, Big4 Emu Beach Holiday Park**
- **AR16 – Portion R22698 Mermaid Avenue, Rose Gardens Beachside Holiday Park**

b) Amend text under columns 'Additional Use' and 'Conditions' as follows:

No. / Description of Land	Amendments
AR14 R 41267 Golf Links Road, Old Golf Club Site	• Under Additional Use column: ○ Delete reference to 'Tourist Development (A)'; and ○ Insert 'Tourist and Visitor Accommodation (A); and • Under Conditions column: ○ Update cl. (1): ▪ Delete 'Tourist Development'; and ▪ Insert replacement text 'Caravan Park, Tourist and Visitor Accommodation'

15. Modify Schedule 2 Table 9 – Additional use provisions as follows:

c) Amend 'A17' by:

- **Deleting associated text under columns 'Description of Land', 'Additional Use' and 'Conditions'; and**
- **Inserting replacement text under 'Description of Land' column '[Deleted – AMD001]'.**

d) Update provisions for the following standards:

No. / Description of Land	Amendments
A3 Lots 52, 6, 7, 19, 4, 1013, 23, 6, 7, 44, 4, 32, 311, 312, 61, 2, 33, 1, 4, 3, 2, and 1 Albany Highway, Mount Melville	• Under Description of Land column, delete existing text and replace with the following: *Albany Hwy, Mount Melville:* *Lot 44 on Deposited Plan 068069 (No. 81) Albany Hwy, cnr Alicia St* *Lots 6 & 7 on Deposited Plan 277 (No. 85) Albany Hwy, cnr Camfield St* *Lot 23 on Deposited Plan 82021 (No. 89) Albany Hwy, cnr Camfield St* *Pt. Lot 150 on Deposited Plan 408416 (No. 101) Albany Hwy* *Lot 4 on Deposited Plan 4697 (No. 105) Albany Hwy* *Lot 19 on Deposited Plan* *10135 (No. 111) Albany Hwy* *Lots 6 & 7 on Deposited Plan 4697 (Nos. 117 & 123) Albany Hwy* *Pt. Lot 52 on Deposited Plan 65690 (No. 129) Albany Hwy, cnr. Crossman St*
A4 Lot 504 The Esplanade, Lower King	• Under Additional Use column delete 'Motel (D)'; and • Under Conditions column: ○ Delete 'and Motel are to'; and ○ Replace with 'development is'; and ○ Delete subclause (f) and update (e) accordingly.
A6 Lots 213, 214 and 215 (on Plan P406191) Spencer Street, Albany	• Under Additional Use column delete the following text: ○ Single House (P) ○ Grouped Dwelling (P) ○ Multiple Dwelling (D)
A11	• Under Description of Land column, delete existing text and replace with the following: *Lot 24 on Deposited Plan 16857 (No. 36) South Coast Hwy, Orana*
A12 Portion of Albany Town Lot 141 (No. 41-45) Grey Street East, Albany	• Under Description of Land column: ○ Delete text 'Portion of Albany Town Lot 141'; and ○ Replace with 'Lot 123 on Deposited Plan 11981'
A13 Lot 25 (No. 60) Spencer St, Albany	• Under Additional Uses column: ○ Delete 'Motel'; and

	○ Insert 'Unhosted Short-Term Rental Accommodation' after Restaurant/Café
A15 Lot 25 Lancaster Road, Lots 60, 59, 35, 37, 58 and 57 Albany Highway, McKail	• Under Description of Land column update text to read as follows: *Lot 25 on Deposited Plan 212 (No. 3) Lancaster Road, Lots 58 & 57 on Deposited Plan 39552 (Nos. 549 & 551) 60, 59, 35, 37, 58 and 57 & Lot 703 on Deposited Plan 405916 (No. 557) Albany Highway, McKail* • Under Additional Use column delete text: ○ Multiple Dwellings (A) ○ Grouped Dwellings (A) ○ Office (A)
A16 Bayonet Head North (Oyster Harbour III) Neighbourhood Centre site on Lot 27 Stranmore Boulevard. Lot 73 Lower King Road; and portion of Lots 9004 and 42 (proposed as Lots 65-70) on the corner of Stranmore Boulevard and Lower King Road, Bayonet Head.	• Under Description of Land column, delete existing text and replace with the following: *Bayonet Head North (Oyster Harbour III) Neighbourhood Centre site Stranmore Blvd, Oyster Harbour:* *Pt. Lot 70 on Deposited Plan 406170* *Lot 954 on Deposited Plan 422091* • Under Conditions column delete text 'Multiple Dwelling (A)'
A18 Lot 19 (No. 812) Frenchman Bay Rd, Big Grove	• Under Additional Use column: ○ Delete 'Tourist Development (D)' • Under Conditions column: ○ Delete 'Tourist Development'; and ○ Replace with 'Tourist and Visitor Accommodation development' after 'Caretaker's Dwelling'
A19 Lots 312 and 1315 Cockburn Road, Mira Mar	• Under Land Description: ○ Delete reference to Lots 312 and 1315; and ○ Replace with 'Lots 251, 252, 253 and 254 on Deposited Plan 413796' and ○ Insert 'Lubich Way &' before Cockburn Road • Under Additional Use: ○ Delete 'Hospital (D)' and 'Residential Building (D)' • Under Conditions: ○ Delete reference to 'Holiday Accommodation' and ○ Replace with 'Tourist and Visitor Accommodation'.
A22	• Under Land Description insert 'Pt.' before 'Lot'
A23 Part Lot 973 Mead Road, Lower King	• Delete references to 'Tourist Development' • Replace with 'Tourist and Visitor Accommodation'
A25 Two People's Bay Road, Kalgan	• Delete reference to 'Holiday Accommodation' • Replace with 'Tourist and Visitor Accommodation'
A26 Lot 32 (No. 1455) Nanarup Road, Nanarup	• Delete reference to 'Holiday Accommodation' • Replace with 'Tourist and Visitor Accommodation'
A27 Pt. Lot 22 Willyung Rd, Willyung	• Under Land Description, delete '22' and replace with '9059' • Under Additional Use column: ○ Delete 'Tourist Development (D)' ○ Insert 'Tourist and Visitor Accommodation (D)'

	• Update Conditions column as follows: o Delete text 'Tourist Development' o Replace with 'Tourist and Visitor Accommodation use'

16. Modify Schedule 3 Table 10 – Restricted use provisions:

e) Amend 'RU9' by:

- **Deleting associated text under columns 'Description of Land', 'Restricted Use' and 'Conditions'; and**
- **Inserting replacement text under 'Description of Land' column '[Deleted – AMD001]'.**

f) Update provisions for the following standards:

No. / Description of Land	Amendments
RU1 Lot 2 Hanrahan Road, Mount Elphinstone	• Under Description of Land column: o Delete '2'; and o Replace with 211 on Deposited Plan 416231 • Amend cl. (6) under Conditions column by deleting existing text and replace with the following: *(6) The following buffer distances (free of development) shall be maintained:* • *100 m adjacent to Hanrahan Road* • *Average of 50 m adjacent to Menang Drive* • *100 m adjacent to the Frenchman Bay Road & Hanrahan Road interchange*
RU6 Lots 873, 874 and 875 Morris Road and Lots 876, 877, 87 and 88 John Street	• Update Conditions column as follows: o Under subclause (2)(b) insert new 'Restricted Use' *Warehouse/storage*
RU7 Lots 94, 100 and 9001 Down Road, Drome	• Update Land Description column text to read as follows: *Lots 102 & 103 on Deposited Plan P416536 and Lot 9001 on Deposited Plan 54723, Down Road, Drome*
RU11 Lot 3 Nanarup Rd	• Delete reference to 'Tourist Development'; and • Replace with 'Tourist and Visitor Accommodation'.

17. Modify Schedule 4 Table 11 – Special use provisions as follows:

a) Amend Special Use and Conditions of the following:

No. / Description of Land	Amendments to Special Use & Conditions
SU1 Pt. Lot 660 La Perouse Road, Goode Beach	• Delete references to 'Tourist Development' • Replace with 'Tourist and Visitor Accommodation'
SU2 Lot 200 Hayn Road, Goode Beach	• Delete references to 'Tourist Development' • Replace with 'Tourist and Visitor Accommodation'
SU3 Lots 1 and 2 Frenchman Bay Road, Frenchman Bay	• Delete reference to 'Tourist Development' • Replace with 'Tourist and Visitor Accommodation'
SU5 Middleton Beach Activity Centre	• Update Land Description text as follows: o Delete 'Lot 8888 Flinders Parade Lots 660 and 661, Marine Terrace' o Replace with: *Lot 9003 on Deposited Plan 426459 Flinders Pde*

	Lots 1-6 on Deposited Plan 426459, Adelaide Cres *R 54365 (Lot 501), Lot 10 on Deposited Plan 422068 Flinders Pde & Marine Dve* *R 14789 (Lot 500 on Deposited Plan 413950) Flinders Pde* • Under Special Use column: <u>Hotel / Mixed Use Precinct</u> o Delete reference to 'Holiday Accommodation (D)' o Insert 'Tourist and Visitor Accommodation (D)' <u>Mixed Use Precinct</u> o Delete 'Holiday Accommodation (P)' o Insert text 'Hosted short-term rental accommodation (P)', 'Tourist and Visitor Accommodation (D)' and 'Unhosted short-term rental accommodation (D)' <u>Residential Precinct</u> o Insert text 'Hosted short-term rental accommodation (P)', 'Tourist and Visitor Accommodation (A)' and 'Unhosted short-term rental accommodation (D)' • Under Conditions column: o Amend subclause (1)(c) to delete reference to 'short stay' and replace with 'visitor'; and o Delete Condition (8) text and replace with '*[Deleted – AMD 001]*; and o Amend subclause (9): ▪ Delete text '& short term'; and ▪ Insert new text 'and visitor accommodation' after 'residential'; and o Amend subclause (20) to delete reference to 'Holiday Accommodation' and replace with 'Tourist and Visitor Accommodation'.
SU6 Princess Royal Harbour Foreshore Albany Waterfront	Under Special Use column: <u>Accommodation Precinct</u> • Delete: o 'Holiday Accommodation (D)' o 'Motel (P) • Insert: o 'Tourist and Visitor Accommodation (D)' <u>Commercial Precinct</u> • Delete 'Holiday Accommodation (D)' • Insert: o 'Amusement Parlour (D)' o 'Art Gallery (P)' o 'Car Park (I)' o 'Childcare Centre (D)' o 'Cinema/Theatre (D)' o 'Civic Use (D)' o 'Community Purpose (D)' o 'Convenience Store (D)' o 'Consulting Rooms (D)' o 'Lunch bar (D)' o 'Market (D)' o 'Medical Centre (D)' o 'Reception Centre (A)' o 'Recreation – Private (D)' o 'Tourist and Visitor Accommodation (D)'

	Under Conditions column:
	<u>Accommodation Precinct</u>
	• Lot 3 Toll Place - Land Use (i):
	  o Delete reference to 'Motel'
	  o Replace with 'Hotel/Tourist and Visitor Accommodation'
	• Lot 3 Toll Place - Building Height
	  o Under (ii) - delete text 'and/or Motel'
	  o Under (iii) – delete reference to 'Holiday Accommodation' and replace with 'Tourist and Visitor Accommodation'

SU8 Lot7250 Gywdd Close, Elleker	• Delete references to 'Tourist Development' • Replace with 'Tourist and Visitor Accommodation'

SU9
Lot 200 (Pt. 6511) Two Peoples Bay Road
	• Under Special Use column:
	  o Delete 'Holiday Accommodation (D)'
	  o Insert 'Tourist and Visitor Accommodation (D)'
	• Under Conditions column:
	  o Update cl. (1) to read as follows:
	  (1) Tourist and Visitor Accommodation and Caravan Park uses shall be designed, sited and undertaken to prevent negative impacts on the continued operation of agricultural pursuits.
	  o Update cl. (2) to read as follows:
	  (2) Maximum of 12 accommodation sites (combination of chalets/cabins and/or caravan/camping bays) Holiday Accommodation units permitted as part of a Tourist and Visitor Accommodation and/or Caravan Park use.
	  o Update cl. (3) to read as follows:
	  (3) Chalets/cabins shall not exceed an individual internal floor area of 140 m2 (excluding verandahs, carports and storage areas).

SU10
Albany Highway, Drome
	Under Description of Land column:
	• Delete reference to 'Lot 2 (Pt. 4889) Diagram 058244'; and
	• Replace with 'All lots on Deposited Plan 427501'; and
	• Insert text 'cnr Gunn Road and' before 'Albany Highway'
	• Insert new text (Refer to Figure 7, No. 90)
	Under Conditions column:
	• Amend Condition (4) by inserting new subclauses (g) & (h) as follows:
	  (g) Due to the high amount of standing water, all new buildings/structures shall be constructed using a minimum 300mm high sand pad. The minimum required height of the sand pad to be determined based off existing natural ground level at the location of the new development.
	  (h) Deemed natural ground level for all new development will be determined from the highest point of the sand pad required under (g) above.

18. Modify Schedule 5 Table 12 – Additional requirements that apply to specific zones in Scheme area as follows:

a) Delete the following standards and associated conditions:
- **Bed and Breakfast**

b) Amend development standard descriptions and/or conditions as follows:

Urban Development zone
1. Insert new text as follows under (1): *(a)* ***Subdivision, development and use of land where there is an endorsed structure plan or adopted local development plan*** *(i) Further to cl. 18 (6) of the scheme, subdivision, development and use of the land within the Urban Development zone is to generally be in accordance with an endorsed structure plan or adopted local development plan, including applicable standards of the scheme and/or relevant local planning policy, state planning policy, and planning code, that applies to the designated future zone of the subject land, including the designated land use class permissibility, applicable residential density code, and associated development requirements, with the local government to have due regard to such plans.* *(ii) Where subdivision, development and/or use of the land that does not meet the requirements or otherwise generally align with the objectives and intent of an endorsed structure plan or adopted local development plan, is to be assessed under the provisions of subclause (b) below.* *(b)* ***Subdivision, development and use of land where an endorsed structure plan or adopted local development plan does not apply or where subdivision, development and/or use does not align with the intent, objectives and requirements of an endorsed structure plan or adopted local development plan*** *(i) Further to (a) above and cl. 18 (6) of the scheme, where:* *(1) an endorsed structure plan and/or local development doesn't apply; or* *(2) where a proposal does not align with the general intent, objectives and requirements of an applicable endorsed structure plan and/or adopted local development plan applicable to the subject land;* *a person must not use any land, or any structure or buildings on land in the Urban Development zone, unless in accordance with the requirements outlined below:* *(ii)* ***Land use*** *(1) Land use permissibility's are as follows:* *Ancillary Dwelling (D)* *Commercial Vehicle Parking (A)* *Family Day Care (D)* *Home Business (A)* *Home Occupation (D)* *Home Office (I)* *Hosted short-term rental accommodation (P)* *Industry – Cottage (A)* *Repurposed Dwelling (D)* *Rural Pursuit/Hobby Farm (A)* *Second-hand Dwelling (D)* *Single House (P)* *Telecommunications Infrastructure (A)* *Unhosted short-term rental accommodation (D)* *(2) All other uses not listed above are not permitted (X).* *(3) Land uses to be carried out in accordance with the applicable requirements of the scheme for that land use.* Modify existing subclause (1)(a) to (1)(b). Update new (1))(b) text as follows: • Under (a)(i) change 20m to 10 m • Under (a)(ii) change 10m to 5 m • Under (a) (iii) change 10m to 5 m Insert new text under subclause 1(b) as follows: *(iv)* ***Fencing***

(1) All fencing to be constructed of post and wire construction or similar and visually permeable; and
(2) In the primary and/or secondary street setback areas a maximum height of 1.2m above natural ground level;
(3) To side boundaries, behind the primary street and/or secondary street setback a maximum height of 1.8m above natural ground level.

(v) ***Building Design***
(1) Subject to other requirements of the scheme, building design is to be responsive to the existing landform, minimising cut and fill and the use of retaining walls.

(vi) Where proposed development varies the specified requirements outlined under 1(b), the local government may consider an alternative where:
(1) There is an established aesthetic within the streetscape or broader locality; and
(2) The proposed alternative integrates and positively contributes to the locality; and
(3) The proposed alternative does not result in a variation to any other standard of the scheme.

Rural and Priority Agriculture zones

1. Insert relocated text from deleted cl. 30 (1)(a) as new subclause (2):

   (2) The local government may recommend support for the subdivision of land in the Rural or Priority Agriculture zone for the creation of a homestead lot/s, subject to the proposal being located within the Figure 1: Homestead lot policy area, and the subdivision being consistent with all other requirements of the relevant and any other applicable State planning policy, the local planning scheme and local planning policy.

Modify (1)(c) as follows:

- Delete 'Chalet'; and
- Replace deleted text with 'Incidental Tourist and Visitor Accommodation and/or Caravan Park' and keep remaining text from '…in the…'

Amend (1)(c)(i) as follows:

- Delete 'Tourist Development'; and
- Replace with Tourist and Visitor Accommodation

2. Delete text of existing subclause (1)(c)(ii) and replace with following:

   (ii) Development applications for proposed new incidental Tourist and Visitor Accommodation and/or Caravan Park development and/or amendments to existing approved development are to comply with the provisions of this Scheme and relevant local planning policy.

Rural Residential zone

1. Modify clause (1) as follows:
   - Delete subclauses (f), (g) and (h)

Rural Smallholdings zone

1. Modify (1)(b) as follows:
   - Delete reference to 'Tourist Development'; and
   - Replace with Tourist and Visitor Accommodation
2. Modify (1)(b)(i) as follows:
   - Delete reference to 'Tourist Development'; and
   - Replace with Tourist and Visitor Accommodation
   - Insert new (1)(b)(i)(1) text as follows:

     (1) A Tourist and Visitor Accommodation proposal will not be supported in the Rural Smallholdings zone on a lot less than 5 ha, notwithstanding the designated permissibility for the use in the zone in accordance with the Zoning Table.

   - Renumber (1)(b)(i)(1) & (1)(b)(i)(2) accordingly
3. Modify (1)(b)(ii) as follows:

- Insert '/cabins' after 'chalets'

Insert new (1)(b)(ii) as follows:

(ii) Development applications for proposed new incidental Tourist and Visitor Accommodation development and/or amendments to existing approved development are to comply with the provisions of this Scheme and relevant local planning policy.

Modify clause (1) as follows:

- Delete subclause (c)

Insert new (1)(c) as follows:

(c) ***Building Design/Materials***

(i) All dwellings, outbuildings and other structures (such as water tanks) shall be designed and constructed of material which allows them to blend into the landscape of the site.

(ii) In order to reduce glare from a building (including a water tank) and to protect visual amenity, the use of reflective materials and finishes and white/off-white colours shall not be permitted.

Note: Unpainted zincalume, Colorbond Surfmist and Colorbond white/off-white are considered to be reflective building materials.

Rural Townsite zone

1. Insert new (1)(c) as follows:

(c) ***Building Design/Materials***

(i) All dwellings, outbuildings and other structures (such as water tanks) shall be designed and constructed of material which allows them to blend into the landscape of the site.

(ii) In order to reduce glare from a building (including a water tank) and to protect visual amenity, the use of reflective materials and finishes and white/off-white colours shall not be permitted.

Note: Unpainted zincalume, Colorbond Surfmist and Colorbond white/off-white are considered to be reflective building materials.

Mixed Use zone

1. Delete subclauses (1)(e) and (1)(g) and renumber remaining provisions accordingly.
2. Amend renumbered subclause (1)(g)(iii) to delete reference to 'short stay' and replace with 'tourist accommodation'

Environmental Conservation zone

1. Modify (1)(d) Fencing as follows:
   - Delete (i);
   - Insert new text to replace (i) as follows:

(i) Fencing of individual lot boundaries (other than the road/battleaxe leg frontage) within the zone is not permitted except where an external boundary adjoins reserved land.

(ii) Acceptable alternative measures to delineate individual lot boundaries other than fencing include use of pegs and/or cairns or similar, to the satisfaction of the local government.

(iii) The local government may approve fencing to an external lot boundary adjoining reserved land, where constructed of post and wire or similar, to a maximum height of 1.8 m above natural ground level, and the landowner responsible for ongoing maintenance of the fencing, to the satisfaction of the local government.

(ii) Fencing to the road frontage to be constructed of post and wire fencing, to a maximum height of 1.2 m above natural ground level, to the satisfaction of the local government.

(iii) Fencing to individual lot boundaries where constructed of fibre cement, metal sheeting or wooden pickets or similar, is not permitted.

(iv) Fencing of a designated building envelope area is permitted, where constructed of post and wire or similar. The local government may approve an alternative form of fencing to the building envelope, if required to contain a domestic pet.

(vii) Any permitted and approved fencing shall be designed and constructed so as to minimise site disturbance and all topsoil shall be stockpiled and returned to disturbed areas. *(viii) The local government may request the Western Australian Planning Commission to impose a condition at the time of subdivision requiring lot boundaries are suitably identified by pegs or cairns on lot boundaries other than the road frontage.* 2. Modify new subclause (1)(h) as follows: *(1)(h) Keeping of Stock, Pets and/or Agriculture Pursuits* *(a) The keeping of animals/livestock and any agricultural pursuits are not permitted in the zone.* *(b) Domestic pets which do not pose a threat to native flora and/or fauna (cats and rabbits are considered to pose a threat) may be kept on private land within the Conservation zone under the following conditions:* *(i) Domestic pets must be confined to the designated building envelope areas at all times unless accompanied by a responsible person;* *(ii) Domestic pets may be confined by means other than fencing, as long as restriction to the designated building envelope area is assured; and* *(iii) If fencing is erected as the means of confining domestic pets, the standard of fencing must be sufficient to ensure containment of the pets.*
Tourism Zone
1. Amend subclause (1)(e) as follows: • Update text to read as follows: *(e) Tourist and Visitor Accommodation and/or Caravan Park Development* Amend subclause (1)(e)(i) as follows: • Delete reference to 'short stay accommodation'; and • Replace with 'development'; and • Replace references to 'Tourist Development' with 'Tourist and Visitor Accommodation'.

19. Modify Schedule 6 Table 13 – General development standards that apply to land in the Scheme area as follows:

a) Delete the following standards and associated conditions:
- **Residential Building**
- **Short Stay Accommodation**

b) Update development standard description of the following:
- **Amend 'Access' to 'Internal Access'; and**
- **Update position in table accordingly.**

c) Update conditions for the following standards:

Accommodation Within 200 m of Industry – Extraction
1. Amend development standard description: • Delete 'Accommodation'; and • Replace with 'Sensitive Land Use' 2. Relocate position of provisions in the table accordingly.
Ancillary Dwelling
1. Amend subclause (1)(a) as follows • Delete 'Single Dwelling'; and • Replace with 'lot'.

2. Amend subclause (1)(c) by deleting the following text:

   Where the applicant proves this to be physically impossible, Council may support a second effluent disposal system.

Livestock

1. Amend development standard description to the following:

   Keeping or Grazing of Animals/Livestock
2. Update table to relocate provisions to before 'Industry-Extractive'
3. Amend cl. (1) as follows:
   - Insert 'animals/' before 'livestock'; and
   - Delete 'for Rural Pursuit/Hobby Farm purposes';
4. Insert new cl. (2) as follows:

   (2) The keeping of livestock is not permitted in areas of remnant vegetation or within 30 m of a waterway or wetland.
5. Update existing cl. (2):
   - Change numbering to new cl. (3); and
   - Amend text by inserting 'animals/' before 'livestock'
6. Insert new cl. (4) as follows:

   (4) Where, in the opinion of the local government, the continued presence of any animal(s)/livestock on any portion of land is likely to cause or is causing:

   (a) Damage to natural vegetation;
   (b) Water pollution;
   (c) Dust pollution;
   (d Soil erosion; or
   (e) Any other form of land degradation;

   Notice may be served on the owner of the said portion of land requiring the immediate removal of those animal(s)/livestock and/or rehabilitation of the land specified in the notice.

Outbuildings

1. Amend development standard description to the following:

   Outbuildings where the R-Codes do not apply
2. Delete existing provisions and replace with the following:

   (1) <u>General Requirements</u>

   Further to the standards set out under Table 14 of Schedule 6, the following general requirements apply to outbuildings associated with a proposed or an existing dwelling on a lot on land where the R-Codes do not apply, but excluding outbuildings and similar structures associated with approved rural activities / agricultural uses in specific zones as per clause (3) below:

   (a) Development approval is required unless the works meet the applicable exempted development provisions as set out under the Deemed Provisions, Schedule A of this Scheme or applicable local planning policy; and
   (b) The works are to be assessed in accordance with the definition of the R-Codes; and
   (c) Outbuildings are to:

   (i) comply with the applicable setback requirements for the zone as set out under Table 12 of Schedule 5, including primary and secondary street setbacks; and
   (ii) be located behind any existing dwelling/s on the lot.
   (iii) be cumulatively assessed based on the aggregate floor area of all existing outbuildings on site plus additional floor area of the outbuilding/s proposed, in accordance with the standards set out under Table 14 of Schedule 6, including small outbuilding/s with an individual floor area of 10 m² or less and under 2.4 m in height, but excluding outbuildings associated with approved rural activities / agricultural uses outlined under (3) below.

(d) The local government may consider a proposed outbuilding on a vacant lot in the Rural, Priority Agriculture, Rural Residential, Rural Smallholdings, Rural Townsite or Environmental Conservation zones, where associated with storage of materials and equipment to maintain the site and intended to be associated with a future dwelling, subject to the development meeting the requirements set out under in accordance with (1)(a) above.

(e) Further to subclause (1)(d), either of the following development will not be supported, unless a dwelling has been constructed onsite, in which subclauses (1)(a)-(c) would subsequently apply:

(i) an outbuilding proposed in addition to an existing approved outbuilding; and/or

(ii) proposed expansion and/or alterations to an existing approved outbuilding on the lot would result in the maximum permitted floor area set out under Table 14 of Schedule 6 being exceeded.

(2) <u>Variations to General Requirements</u>

The local government may exercise its discretion by granting development approval for an outbuilding associated with an existing dwelling on a lot where the R-Codes do not apply, that varies the general development standards contained under Table 14 of Schedule 6 and subclauses (1)(a)-(c) above, subject to the following:

(a) Variations to the maximum permitted floor area requirements may be considered in the following circumstances:

(i) The outbuilding is ancillary to the residential use of the land, used only for storage and/or parking of vehicles/vessels related to the primary residential use; and

(ii) The bulk and scale of the outbuilding, in conjunction with any other outbuilding/s and structures on the site, does not detract from the existing dwelling or have a detrimental impact on the visual amenity or natural environmental values of the locality; and

(iii) The variation does not result in discretion sought to any other standard set out under Table 14 of Schedule 6, subclauses (1) (a)-(c) above, any other applicable standard of this Scheme, or relevant local planning policy; and

(iv) The combined footprint of all approved outbuildings on site, excluding those referred to under clause (3) below, is less than that of the existing dwelling on the lot to which the outbuilding/s are associated.

(b) Variations to maximum permitted wall and ridge height requirements may be considered in the following circumstances:

(i) The variation does not result in discretion sought to any other standard set out under Table 14 of Schedule 6, subclauses (1)(a)-(c) above, any other applicable standard of this Scheme, or relevant local planning policy; and

(ii) Notwithstanding the intent of the relevant criteria set out elsewhere in this Scheme, where site works are required to provide a level site for an outbuilding, wall height only may be measured from natural ground level at the point where the cut and fill intersect provided that:

(1) The extent of excavation and fill is balanced across the building footprint; and

(2) The change in height of the natural ground level is limited to 500 mm; and

(3) The outbuilding achieves all setback requirements.

and/or

(iii) Where the outbuilding incorporates a mono-pitch skillion roof form (not a hipped, pitched or gable roof form), the maximum wall height on the higher side shall be no more than 15% greater than permitted under the maximum wall height provisions as set out under Table 14 of Schedule 6; or

(iv) Where a lot is <4 000 m^2, the maximum wall height shall be more than 15% greater than permitted under the maximum wall height provisions as set out under Table 14 of Schedule 6, in order to accommodate larger boats, caravans or motor-homes and where:

(1) the landowner of the subject site demonstrates proof of ownership of such vehicle/vessel; and

(2) the relaxation does not result in discretion sought to any other applicable standard contained under Table 14 of Schedule 6, subclauses (1)(a)-(c) above, this Scheme and/or relevant local planning policy.

3. Insert new cl. (3):

(3) <u>Outbuildings associated with rural activities / agricultural uses</u>

(a) In the Urban Development, Rural, Priority Agricultural, Rural Residential and Rural Smallholdings zones, outbuildings:

(i) solely associated carrying out of approved rural activities / agricultural uses on the subject land; and

(ii) not for domestic purposes, associated with an existing or proposed dwelling;

are not required to comply with specific outbuilding requirements set out under (1)-(3) above, with the floor area of such outbuildings .

(iii) The works outlined under (a) are to:

(1) Comply with the relevant standards for the zone; and

(2) Comply with applicable general development standards in accordance with Table 13 of Schedule 6, but excluding the requirements set out under Table 14 of Schedule 6 and clauses (1)-(3) above.

(4) Where proposed development varies the requirements of (3) above, the local government may consider variation to the requirements where:

(a) There is an established aesthetic within the streetscape and/or broader locality; and

(b) The proposed variation results in a development that integrates and positively contributes to the streetscape and/or locality; and

(c) The proposed alternative does not result in a variation to any other standard of this Scheme.

Parking Requirements

1. Amend development standard description to the following:

Parking & Vehicle Access

2. Modify subclause (1)(a) text as follows:

(a) The minimum on-site vehicle and bicycle parking requirements for development are to be provided in accordance with the following:

(i) Residential uses: As per R-Codes and Table 15 of Schedule 6, where applicable;

(ii) Non-residential uses: As per Table 15 of Schedule 6

(iii) The design, layout and movement areas for vehicle and bicycle parking shall be provided in accordance with Tables 13,15 and 16 of Schedule 6 and vehicle access considerations outlined below.

(iv) Relaxation to parking requirements shall be assessed against the provisions outlined under Table 13 of Schedule 6.

3. Amend (4) text as follows:

Parking bay requirements for vehicle/vessel trailers

4. Modify subclause (4)(a)-(d) as follows:
5. Delete references to ‘car/’
6. Amend (4)(a) as follows:
7. Insert ‘*vehicle/vessel’* after ‘to provide for’
8. Modify subclause (5)(a) as follows:
9. Delete text ‘for short stay accommodation’; and
10. Replace with the following text:

‘that incorporates or requires the provision of bus and/or coach parking associated with the proposed use,’

11. Delete ‘tourist’.
12. Modify subclause (9)(b) as follows:
13. Delete ‘Irrespective of’; and

14. Insert the following text at the beginning of the subclause:

    'Where Commercial Vehicle Parking is a permitted land use in accordance with Table 3 and notwithstanding the requirements set out under…'

15. Insert new clause (10) as follows:

    (10) <u>Vehicle access</u>

    (a) Unless otherwise stated in this Scheme, the R-Codes or relevant local planning policy, vehicle access to on-site parking to be provided as follows:

    (i) Where available, from a communal street or right-of-way available for lawful use to access the site and which is adequately paved and drained from the property boundary to a constructed street; or

    (ii) From a secondary street where no right-of-way or communal street exists; or

    (iii) From the primary street frontage where no secondary street, right-of way, or communal street exists.

    (b) Vehicle access for on-site car parking or other purposes (such as deliveries or waste collection) should be consolidated to a minimal number of access/egress points to the site, where feasible.

Residential Use Adjacent to Heavy Freight Routes

1. Amend standard description as follows:

   Noise-Sensitive Land Uses Adjacent to Transport Corridors

2. Update table to relocate provisions to after 'Noise'
3. Insert new clauses (1) and (2) to replace existing to read as follows:

   (1) Planning instruments including local structure plans, subdivision and development applications involving proposed noise-sensitive land-uses and/or development located adjacent to a classified transport corridor within the Scheme Area, are to address the applicable considerations and requirements set out under State Planning Policy 5.4 – Road and rail noise.

   (2) In accordance with SPP5.4, any measures required as part of a relevant planning instrument to manage and/mitigate potential impacts of adjacent transport corridors on proposed noise-sensitive land-uses and/or development are to be implemented accordingly.

Shipping Containers

1. Modify cl. (1) to insert new text at end after 'use on site' to read as follows:

   ' …site, unless the works meet the applicable exempted development provisions as set out under Schedule A of this Scheme or applicable local planning policy; and'

2. Delete 'Note' text.

Terrestrial Fauna Habitat Protection

1. Insert new (2) as follows:

   (2) Further to (1) above, to avoid or minimise any adverse impacts on flora and/or fauna, the following applies to development proposals:

   (i) All building envelopes, buildings, effluent disposal systems and access ways shall be located to avoid the clearing of remnant vegetation.

   (ii) the local government may limit fencing to around a Building Envelope where applicable.

   (iii) The local government may require revegetation on a site with local endemic species as a condition of development approval, for the purposes of:

   (1) Enhancing a natural setting;

   (2) Protecting a local habitat;

   (3) Assisting to provide vegetated corridors to maintain fauna and flora linkages; or

   (4) Assisting in the maintenance of a waterway.

20. Modify Schedule 6 Table 14 – Outbuilding Requirements:

a) Delete rows associated with 'Mixed Use' and 'Regional Centre' zones.

b) Amend table description as follows:

Table 2 – Maximum outbuilding requirements on land where the R-Codes do not apply

c) Amend table headings as follows:

Zone / Lot size	Maximum wall height (m)	Maximum ridge height (m)	Maximum Combined Total Floor Area (m^2)

d) Insert new additional provisions for Rural Smallholdings as follows:

Zone / Lot size	Maximum wall height (m)	Maximum ridge height (m)	Maximum Combined Total Floor Area (m^2)
Rural Smallholdings (Lots < 1ha)	*4.2*	*4.5*	*220*
Rural Smallholdings (Lots 1 - 4ha)	*4.2*	*4.8*	*240*

e) Amend existing zone / lot size provisions as follows:

Zone / Lot size
Delete text: Rural Lots 2ha – 4ha) Replace with: Rural (Lots >2ha)
Delete text: Priority Agriculture (Lots 2ha – 4ha) Replace with: Priority Agriculture (Lots >2ha)
Delete text: Rural Enterprise (Lots 2ha – 4ha) Replace with: Rural Enterprise (Lots >2)
Delete text: Rural Townsite (Lots > 4000m2) Replace with: Rural Townsite (Lots 4000m^2 -1ha)
Update text: Rural Townsite (Lots >1ha)
Update text: Rural Smallholdings (Lots >4ha)
Update text: Environmental Conservation (Lots >2ha)

21. Modify Table 15 Parking requirements:

a) Delete land use and associated provisions text as follows:

- **Aged or dependent persons' dwelling**
- **Agriculture – extensive**
- **Bed and breakfast**
- **Grouped dwelling**
- **Holiday accommodation**
- **Holiday house**
- **Home occupation**
- **Home office**
- **Industry – extractive**
- **Mining operations**
- **Motel**
- **Rural home business**
- **Rural pursuit/hobby farm**
- **Serviced apartment**
- **Telecommunications infrastructure**

- **Tree farm**

b) Insert new provisions in alphabetical order as follows:

Land Use	Car Parking	Bicycle Parking
Hosted accommodation	*As per R-Codes for Single House + 1 bay per designated room for hosted accommodation*	*Nil*
Unhosted accommodation	• *2 on-site car parking bays provided per 6 guests; and* • *4 on-site bays provided per 12 guests.*	*Nil*

c) Amend existing car parking provisions for the following land uses:

Land Use	Car Parking	Bicycle Parking
Home store	Delete text: N/A Replace with: As per R-Codes + 1 bay per 50m2 shop floor area	(No change)
Residential building	Update as follows: *As per R-Codes for up to 3 bedrooms + 1 on-site bay per additional bedroom*	Delete: Nil Insert new text: • *None required for up to 4 bedrooms; and* • *1 bay required per additional bedroom*
Road house	Insert additional text: + 1 bay per accommodation / key	(No change)
Delete reference to: Tourist development Replace with: Tourist and visitor accommodation	• Delete reference to: Tourist development • Replace with: Tourist and visitor accommodation • Insert after bedroom: '/key'	(No change)

22. Modify Schedule 7 Table 17:

a) Amend (1)-(14) Neighbourhood Centre sites as follows:

- **Delete text referencing specific property details (Lot nos.); and**
- **Insert text '(refer Scheme Map)' after retained remaining description text (road name, suburb)**

b) Amend provisions as follows:

No. / Description of Affected Lands	Amendments

(28)
Lots - Kelty View, Willyung Road, Greenwood Drive, Pony Club Road and Neville Rise, Willyung.
	Amend Standards as follows:
	• Under cl. (2):
	  ○ delete text 'the designated'
	  ○ replace deleted text with 'a'
	• Under subclause cl. (2)(a):
	  ○ delete text 'footpath/bridlepath'
	  ○ replace deleted text with 'area'
	• Under cl. (3):
	  ○ delete text 'the development exclusion area (floodway)'
	  ○ replace deleted text with 'creek lines and waterways'

(29) Hayn Road, Goode Beach	• Update Description of Affected Lands as follows: ○ Insert text 'All lots on Deposited Plan 427042' before 'Hayn'
(67)	• Under No. strikethrough text (67); and

Lot 2 (Pt. 4889) Cnr Gunn Road and Albany Highway, Marbelup	• Delete text under 'Description of Affected Lands' and 'Standards' columns; and • Under 'Standards' column replace deleted text with '*[Deleted – AMD 001]*

23. Modify Schedule 8 Table 18 as follows:

Special Control Area 1 – Albany Airport
1. Under Additional provisions column modify table under subclause (1)(a) as follows: • Delete text '/Motel, Holiday Accommodation'; and • Replace with 'Hosted Short-Term Rental Accommodation / Unhosted Short-Term Rental Accommodation / Tourist and Visitor Accommodation'
Special Control Area 6 — Pendeen Special Control Area Buffer
1. Under the Additional provisions column amend cl. (1) as follows: • Delete text 'Bed and Breakfast' and 'Tourist Development'; and • Insert text (in alphabetical order): o Grouped Dwelling o Hosted Short-Term Rental Accommodation o Multiple Dwelling o Repurposed Dwelling o Second-hand Dwelling o Tourist and Visitor Accommodation o Unhosted Short-Term Rental Accommodation
Special Control Area 7 — Down Road East Special Control Area Buffer
1. Under the Additional provisions column amend subclause cl. (1)(a) as follows: • Delete text 'Bed and Breakfast'; and • Insert text (in alphabetical order): o Grouped Dwelling o Hosted Short-Term Rental Accommodation o Multiple Dwelling o Repurposed Dwelling o Tourist and Visitor Accommodation o Unhosted Short-Term Rental Accommodation
Special Control Area 10 —Coastal Erosion Risk — Middleton Beach
1. Under the Additional provisions column amend subclause cl. (2)(a) as follows: • In notification wording insert text 'may' between 'which' and 'require'
Special Control Area 11 — Coastal Erosion Risk — Griffiths Street
1. Under the Additional provisions column amend subclause cl. (3)(a) as follows: • In notification wording insert text 'may' between 'which' and 'require'
Special Control Area 12 — Coastal Erosion Risk — Emu Point
1. Under the Additional provisions column amend subclause cl. (2)(a) as follows: • In notification wording insert text 'may' between 'which' and 'require' • Update notification text to italics
Special Control Area 15 — Princess Royal Harbour Inundation Area
1. Under the Additional provisions column amend the following: • Under subclause (1)(c): o Delete text '3.02' and replace with '2.5' o Delete text 'in accordance with Local Planning Policy - Development in Flood prone Areas'

• Under subclause cl. (2)(a) in notification wording insert text 'may' between 'which' and 'require'
Special Control Area 16 — Oyster Harbour Inundation Area
2. Under the Additional provisions column: • Update subclause (1)(a) to delete text 'in accordance with Local Planning Policy - Development in Flood prone Areas' • Update subclause (2)(a) as follows: o In notification wording insert text 'may' between 'which' and 'require' o Update notification text to italics

24. Undertake the following general edits to the Scheme Text:

a) Delete use of 'metres' and replace with ' m' where applicable, consistent with formatting of remaining text; and
b) Insert text '*Irrerup* / ' before all instances of Mt Adelaide or Mount Adelaide
c) Insert text '*Corndarup* / ' before all instances of Mt Clarence or Mount Clarence
d) Insert text '*Kep Mardjit* / ' before all instances of Vancouver Spring(s)
e) Insert text '*Binalup* / ' before all instances of Middleton Beach
f) Insert text '*Miaritch* / ' before all instances of Oyster Harbour (place name only)
g) Insert text 'Kardarup / ' before all instances of Mt Melville or Mount Melville
h) Update references to Acts in standard font to italics where relevant.

25. Modify the Scheme Map as follows:

a) Realign boundary of Special Control Area 2, for the Marbellup Brook area
b) Realign the current areas as shown on the Scheme Map for the Public Purposes reserve, Foreshore reserve, Additional Reserve Area 15 and Special Control Area 12 in relation to Reserve 22698 Emu Beach.
c) Rezone Lot 50 Nanarup Road, Kalgan from the 'Priority Agriculture' zone classification to the 'Public Purposes' reserve classification.
d) Rezone portion of unconstructed, unmanaged road reserve (PIN 1347380) between Hunton and Wheeldon Rds. from 'Local Road' to 'Environment Conservation' reserve.
e) Rezoning Lot 521 Chester Pass Road, from the 'Rural' zone classification to the 'Primary Distributor Road' reserve classification.
f) Rezoning Lot 300 South Coast Highway, Youngs Siding from the 'Rural' zone classification to the 'Primary Distributor Road' reserve classification.
g) Rezoning Lot 305 South Coast Highway, from the 'Rural' zone classification to the 'Primary Distributor Road' reserve classification.
h) Rezoning land adjacent to South Coast Highway, from the 'Priority Agriculture' zone classification to the 'Primary Distributor Road' reserve classification.
i) Assign Reserve 51175 Albany Waterfront as Foreshore Reserve.
j) Expand the additional use boundary 21 (Lot 312 Bay View Drive) to include a portion of Lot 1 Frenchman Bay Road.
k) Assign the Kalgan River as a Foreshore reserve.
l) Assign District Distributor Road reserve classification for a section of Middleton Beach Road.
m) Reassign section of Pony Club Road from Public Purpose reserve to Local Road reserve.
n) Assigning Strategic Infrastructure reserve classification to section wharf area at Albany Port.
o) Reassign Lots 124 and 125 on Deposited Plan 6157 from Residential R25 to Heritage Reserve.
p) Delete reference to restricted use area 'RU9'.

q) Update Additional Use A11 on Scheme Map to apply to Lot 24 (No. 36) South Coast Hwy only
r) Delete reference to Additional Use area 'A17'.

The Amendment is a 'standard' amendment, in accordance with Part 5, r.34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* as the changes proposed satisfy the following criteria:

(a) Amendments relating to zone/s are consistent with the objectives identified in the scheme for that zone or reserve;

(b) The amendments are consistent with the City of Albany Local Planning Strategy 2019, that has been endorsed by the Western Australian Planning Commission;

(e) It is considered the amendments will have a minimal impact on land in the scheme area that is not the subject of the amendment;

(f) The amendments do not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and

(g) It is not considered a complex or basic amendment.

Dated this _____ day of _____ 20____

_____

(Chief Executive Officer)

CITY OF ALBANY
LOCAL PLANNING SCHEME NO. 2

Amendment No. 1 - Scheme Report

Introduction

Scheme Amendment No. 1 comprises an omnibus amendment to the City of Albany's Local Planning Scheme No. 2 (LPS2). The intent of the proposed amendment is to:

- Resolve administrative errors and minor technical matters that have been identified since LPS2 was gazetted
- Update provisions to incorporate recent changes to the state planning framework
- Introduce new exemptions for certain developments to reduce red tape; and
- Introduce further refinements to remove ambiguity and ensure LPS2 is maintained as a current and contemporary local planning scheme.

The proposed changes ensure that LPS2 remains a current and contemporary scheme that informs robust decision-making to guide positive development outcomes for the City and community.

Background

LPS2 was published in the Government Gazette in February 2024. LPS2 incorporates the Scheme text and Scheme map and guides development within the City.

The ongoing implementation of LPS2 following its gazettal has identified aspects of the Scheme text and maps that require further refinement to improve clarity, correct administrative errors, provide further efficiencies, and implement technical amendments due to changes to the State and local planning frameworks.

The omnibus amendment meets the requirements for a 'standard' amendment, in accordance with Part 5, r.34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Planning Regulations) as the changes proposed satisfy the following criteria:

> *(a) Amendments relating to zone/s are consistent with the objectives identified in the scheme for that zone or reserve;*
>
> *(b) The amendments are consistent with the City of Albany Local Planning Strategy 2019, that has been endorsed by the Western Australian Planning Commission;*
>
> *(e) It is considered the amendments will have a minimal impact on land in the scheme area that is not the subject of the amendment;*
>
> *(f) The amendments do not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and*
>
> *(g) It is not considered a complex or basic amendment.*

Although some of the amendment proposals would be considered basic, the presence of standard amendments mean the omnibus amendment must be holistically considered as a standard amendment.

Proposal

The process to undertake the recommended changes to the Scheme text and map is through an omnibus standard amendment to coordinate the multiple changes proposed that are not suited to be addressed via individual amendments.

Scheme Amendment No. 1 is therefore presented as an omnibus amendment to capture these various corrections and improvements. Consolidating the proposed changes into an omnibus amendment provides an efficient approach in terms of coordinating consultation processes, minimising duplication of resources and streamlines Council reporting.

The purpose of the proposed amendment is to:

- Resolve administrative errors and minor technical matters that have been identified since LPS2 was gazetted
- Update provisions to incorporate recent changes to the state planning framework and ensure consistency
- Introduce new exemptions for certain developments to reduce requirements for Development Applications; and
- Introduce further refinements to remove ambiguity and ensure LPS2 is maintained as a current and contemporary local planning scheme.

The proposed modifications fall into broad categories as follows:

- Improvements to LPS2 provisions to reduce requirements for Development Applications.
- Updates to reflect changes to legislation and the state planning framework since gazettal
- Minor updates and corrections to technical and administrative errors and anomalies in the scheme text and map

For full details of the proposed amendments to the Scheme Text and Map referred to in the Form 2A above and officer comments outlining the rationale/purpose of the amendments, refer to Appendix 1 to this report.

Refer to Appendix 2 for an extracted copy of Table 3 Zoning Table showing the proposed amendments referred to in the Form 2A above.

Conclusion

The omnibus amendment proposes Scheme text and map changes to LPS2 to:

- address administrative and minor technical matters since its gazettal and implementation; and
- update the local planning framework based on recent legislative and administrative changes to the state planning framework; and
- introduce various improvements to further streamline development application requirements.

The amendments are varied, however together they serve to improve clarity in the Scheme text and ensure the effective ongoing implementation of LPS2.

Staff seek Council's support for the proposed amendments to LPS2, in order to refer Amendment No. 1 to the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to seek approval to advertise.

Appendix 1 - Schedule of Amendments

SCHEME TEXT	
GENERAL AMENDMENTS TO SCHEME TEXT	
Amendment	**LG comment - purpose of amendment**

State planning framework updates:
• Implementation of short-term rental accommodation changes (STRA) including:
  ○ Deleting all references to redundant land use classifications
  ▪ Bed & Breakfast Accommodation
  ▪ Holiday House
  ▪ Holiday Accommodation
  ▪ Tourist Development
  ○ Replacing redundant land use new land use classifications with new classifications where appropriate
  ▪ Hosted Short-Term Rental Accommodation
  ▪ Tourist and Visitor Accommodation
  ▪ Unhosted Short-Term Rental Accommodation
	Summary
	Administrative changes to LPS2, following updates to the *Planning and Development (Local Planning Schemes) Regulations 2015* published in the Government Gazette in September 2024 in relation to STRA

Administrative updates: • Minor text and formatting updates • References to place names updates	**Summary** • Text and formatting amendments to improve consistency of document • Implement dual naming where relevant

PART 1 – PRELIMINARY		
Pg No.	**Amendment**	**LG comment - purpose of amendment**
Pg. 3	**Administrative updates:** Amend cl. 7 Contents of Scheme as follows: • Insert (1) before 'In addition…' • Delete sub clauses (c) and (d) • Change (e) to (2)	• Correct anomaly in scheme text to remove ambiguity
Pg 26	**Administrative update:** Cl. 24 subclause (3A): • Move number left to correct alignment	• Correct formatting anomaly in scheme text

Cl. 17 Table 3 – Zoning Table	
Amendment	**LG comment - purpose of amendment**

Pg 12 - 23	**Improvements**
	• Permissibility of residential and related uses across zones
	  ○ Single House and Ancillary Dwelling for certain zones changed from 'D' to 'P'
	  ○ Home Store various
	• Urban Development Zone
	  ○ Delete reference to symbology for permissibility of land uses
	  ○ Replace with symbology with text referring to 'Land use permissibility in accordance with cl. 21 Schedule 5 Table 12 Urban Development zone' (specific updates to Table 12 provisions outlined below)
	• Updates to land use permissibility for land uses that have potential to impact amenity in the applicable zone
	  ○ Home Business – 'D' to 'A' in Rural Residential zone
	  ○ Independent Living Complex and Repurposed Dwelling – 'D' to 'A' in Residential zone
	  ○ Rural Home Business – to 'A' various homes
	• Minor updates to permissibility of various land uses under various land use zones to streamline development assessment processes as follows:
	  ○ Zone / uses
	  ▪ Mixed Use – various
	  ▪ Tourism – various
	  ○ Uses / zone
	  ▪ Car Park – various
	  ▪ Grouped Dwelling – Rural and Priority Agriculture 'A' to 'D'
		Improvements
		Zoning Table updates proposed to remove ambiguity, provide clarity, further refine and streamline development approval requirements where appropriate (refer Appendix 2 of this report for an extract of the Zoning Table showing proposed updates)
		<u>Residential uses:</u>
		• To streamline approval process by reducing the number of proposals requiring development approval where the use is appropriate within the zone, no impact on amenity and meets all other applicable requirements
		<u>Urban Development zone:</u>
		• To remove ambiguity and provide clarification regarding the application process for development proposals in the Urban Development zone that align with the future zoning and permitted land uses as outlined under an endorsed structure plan, but assigned as 'X' uses in the Zoning Table
		<u>Updates to permissibility to require advertising of certain land uses</u>
		• Depending on individual proposals, certain land uses have potential to impact the amenity of adjoining land uses and the locality, and require greater consideration via the requirement for advertising to inform decision-making
		• Changes to permissibility proposed for Home Business in the Rural Residential and Environmental Conservation zones, follows awareness of a decision at the State Administrative Tribunal, that indicated the ability to consider home based business proposals offering services of a personal nature, such as hair dressing and beauty therapy services. Such services were previously considered to fall under the definition of 'Shop', an 'X' use in residential based zones, with Home Business land use permitted. There is however potential for some proposals to have greater impact on amenity, and therefore the permissibility is proposed to be updated in applicable residential zones from 'D' to 'A', to ensure the consistent advice, assessment and decision-making of these proposals, informed by submissions received during advertising.
		Minor updates

		• Updates to permissibility of various land uses under land use zones to: ○ Correct anomalies and technical errors identified following implementation of LPS2 ○ Facilitate further streamlining of development assessment processes ○ Provide a pathway for exemption to requirement for approval of certain land uses, where no works are proposed and/or compliant with all other appliable requirements ○ Better align permissibility with zone objectives Refer to Appendix 2 – Zoning Table updates for detailed changes
	State planning framework update • Implementation of STRA changes: ○ Delete all references to redundant land use ○ Insert new land uses in Zoning Table ○ Assign permissibility to new land use 'Hosted Short-Term Rental Accommodation' consistent with STRA provisions requiring 'P' use in zones capable of approving a dwelling, for pathway to exemption for development approval if specific criteria is met, and 'X' in all other zones; and ○ Assign permissibility to new uses 'Tourist and Visitor Accommodation' and 'Unhosted Short-Term Rental Accommodation' based on previous designations assigned to similar deleted land uses	As above
Part 4 – General Development Requirements		
Amendment		**LG comment - purpose of amendment**
Pg. 27-30	**Improvements** <u>Cl. 26 – Modifications to R-Codes - boundary setbacks and fencing in low density codes</u> • Amend subclause (3) Lot boundary setback variations specifically in relation to R-Code provisions for R2, R2.5, R5 and R10 density codes including outbuildings • Amend subclause (5) Variation to site works, & retaining fencing ○ Correct errors in title in relation to fencing ○ Insert new subclause (b) with specific fencing provisions for lower density codes, in conjunction with proposed changes to lot boundary setback provisions above <u>Cl. 26 – Modifications to R-Codes - outbuildings</u> • Update existing subclause (6)(b)(ii) in relation to outbuilding provisions for various density codes to allow greater outbuilding sizes permitted in the Residential zone (based on floor area or height)	**Improvements** <u>Low density codes – boundary setbacks and fencing</u> • Amendment proposes to introduce consolidated provisions based on density code under cl. 26 • To address community concerns and provide consistency in applying provisions to achieve the original intended objectives and amenity outcomes for previously zoned Special Residential now zoned Residential and low density codes applied • The original approach adopted under new LPS2 to implement side boundary setback requirements primarily through sites specific areas under Table 17 of Schedule 7 has unintentionally resulted in confusion and loss of ability to apply provisions consistently

		across these areas, the amendment aims to address this. • Amendment also includes reference to setback provisions applying to outbuildings, as side and rear setback provisions under the R-Codes do not specifically apply to outbuildings. <u>Fencing – low density codes</u> • Amendments proposed to correct anomalies and remove ambiguity • Proposed in alignment with above changes for variations to lot boundary setbacks for areas zoned Special Residential lots under LPS1 that were converted to lower density R-Codes under LPS2 <u>Outbuildings</u> • Proposed updates to original performance criteria provisions brought across from non-habitable structures policy and new performance criteria • Some original performance criteria are proposed to be deleted that created unnecessary complexity • Proposed changes aim to remove ambiguity and provide clarity to circumstances when performance criteria apply. • No changes proposed to deemed-to-comply requirements (maximum permitted floor area / height provisions).
Pg. 27-30	**Administrative updates:** <u>Clause 26 – Modifications to R-Codes</u> • Insert new subclause (b) under (1) Dual Residential Density Codes • Modify subclauses (2) and (3) in relation to building height •	**Administrative updates:** <u>Dual density code lots</u> • Insert missing provision from scheme text • Similar to previously used for same provision under superseded Local Planning Scheme No. 1 (LPS1) <u>Various text amendments</u> • Correct errors and fix anomalies • Building height – incorrect reference to building envelope and R-Code design principles
Pg. 30	**State planning framework updates** <u>Changes in relation to state planning policies:</u> • Delete clauses 27 and 28 ○ Referenced State Planning Policy 3.6 Infrastructure contributions including local government requirements to publish the SPP and outline any modifications to the SPP3.6 implemented through the local planning scheme	**State planning framework changes** • Implemented to Schedule - Model provisions of the Planning Regulations <u>Implications</u> • Changes included removal of the reference and ability for a local planning scheme to modify requirements set out under a state planning policy

	• Modify clauses 29 and 30 consistent with current version of Planning Regulations Model Provisions
	  ○ Previously referenced to state planning policies to be read as part of the scheme
	  ▪ Cl. 29 LPS2 included reference to State Planning Policy 2.5 Rural planning
	  ▪ Cl. 30 (1) outlined modifications to SPP2.5 in regards to City's consideration of subdivision proposals involving homestead lots in the in Rural or Priority Agriculture zone and referring to Figure 1. Refer Comments section.
	  ○ Updates insert new references to planning codes in local planning scheme
	  ○ Table 5 remains, updated to reference planning codes instead of other state planning polices, insert new text confirming no modifications to planning codes in scheme
	• Modify clauses 32 and 33 to insert reference planning codes
		• In addition to deletion of cl. 27 and 28 (SPP3.6) the changes required deletion of existing provisions under cl. 29 and 30 of LPS2 that referred to other state planning policies to be read as part of the scheme and any modifications thereto.
		• The City had no concerns relating to deletion of clauses 27 and 29 as this change did not result in a change or contradict the local government's position or have negative implications under the local planning framework.
		• However deletion of cl. 30 resulted in removal of the provision relating to modification to State Planning Policy 2.5 Rural planning, that outlined the City's position and approach when considering and responding to subdivision referral applications from the WAPC for homestead lot proposals in rural zones.
		• To address the City's concerns regarding the complete removal of the provision from LPS2 and subsequent statutory basis for not supporting them in the area identified under Figure 1 of LPS2, DPLH officer level advice indicated that the provision could be retained under LPS2, relocated as an additional provision to Schedule 5 Table 12 Additional requirements for development - Rural and Priority Agricultural zones.
		• The City in principle supported the approach suggested by DPLH officer.
		• The modification relocating the provision is specifically referred to further below under the relevant section of the scheme (Schedule 6 Table 13).

Part 6 Terms Referred to in the Scheme - Divisions 1 & 2		
Amendment		**LG comment - purpose of amendment**

Pg. 34-43	**State planning framework updates**
	Division 1 – General definitions used in Scheme cl. 37. Terms used
	• Amend definitions
	  ○ cabin
	  ○ chalet
	• Insert reference to new general definitions as defined under the Deemed Provisions of the Planning Regulations for:
	  ○ short-term rental accommodation
	  ○ short-term rental accommodation arrangement
		As above

	Division 2 – Land use definitions used in Scheme cl. 38. Land use terms used • Delete definitions of redundant land use classifications • Insert new land use definition for tourist and visitor accommodation • Amend the existing land use term for *roadhouse* replace with new wording for subclause (d)	
Schedule A – Supplemental Provisions To The Deemed Provisions Table 6 – Supplemental provisions to cl. 61(1) for works		
	Amendment	**LG comment - purpose of amendment**

Pg. 44	**Summary**
	Proposed modifications to Table 6, Supplemental provisions to Clause 61(1) for works:
	<u>Improvements</u>
	• Insert new provisions to exempt further minor development from requiring development approval, subject to the works meeting specific conditions, in relation to:
	  ○ Construction of a single house where permitted in the zone and the R-Codes don't apply
	  ○ Various types of minor works where the R-Codes don't apply including:
	  ▪ Alterations or additions to a single house where the
	  ▪ Minor additions and alterations or works on the same lot as a single house or grouped dwelling
	  ▪ A single small outbuilding on the same lot as a single house or grouped dwelling
	  ○ Construction of a single house or undertaking minor works in the Urban Development zone, with requirements dependent on whether an endorsed structure plan and/or adopted local development plan applies
	  ○ Placement of shipping containers on land in the Priority Agriculture or Rural zones
	  ○ Installation of a water tank in listed zones such as Priority Agriculture, Rural, Light Industry, in addition to works exempt under Item 12 in the Deemed Provisions
	<u>Administrative updates</u>
	• Administrative updates to existing Item Nos. 22. - Boundary fences and 26 Earthworks to correct minor errors and anomalies such as missing standard text.
		Improvements
		In alignment with the intent of the exemptions outlined under the Deemed Provisions of the Planning Regulations and to further streamline the development application process and cut red tape, the additional proposed exemptions aim to reduce the requirement for development approval of certain works
		<u>Exempted minor works associated with residential development where R-Codes do not apply</u>
		• Clause 61(1) of the Deemed Provisions exempts certain works associated with residential development, where the R-Codes apply.
		• New exemptions proposed for similar works to residential development where the R-Codes do not apply – such as Rural Residential, Rural Smallholdings and for land within the Urban Development zone.
		• The proposed improvements are intended to further streamline development assessment processes and is unlikely to result in detrimental impacts on adjoining properties nor the locality, due to the minor nature of the works and development required to meet specified conditions to be met for the works to be exempt.
		<u>Other exempted works</u>
		• Other exempted works proposed relate to placement of placement of shipping containers in agricultural zoned land, installation of water tanks in zones where there is limited impact on adjoining properties or locality
		Administrative updates
		• Various text amendments under to correct errors and fix anomalies
		• To provide clarity and remove ambiguity

SCHEDULE 1		
	Amendment	**LG comment - purpose of amendment**
Pg. 46-49	**Table 8 –Specified additional uses for land in local reserves in Scheme area** Administrative updates • Under Additional Use column for AR13, AR15 and AR16 insert new land use classification 'Tourist and Visitor Accommodation' with a designated permissibility of (D) State planning framework • Implement STRA changes in table where relevant	**Summary** Administrative updates re AR13, AR15 & AR16 – new land use tourist and visitor accommodation • Insert new land use to provide clarity regarding the permissibility of development associated with existing tourist accommodation operations at these sites, specifically chalets and cabins in designated areas • To remove ambiguity in the permissibility of such structures in designated areas and remove conflict with legislation for the ability to incorporate such structures as part of Caravan Park uses State planning framework updates • As above
SCHEDULE 2		
	Amendment	**LG comment - purpose of amendment**

Pg. 50-59	**Table 9 –Additional use provisions**
	Administrative updates
	• Updates to various sites under Description of Land column
	• Delete redundant references to land use classifications that are permitted in the zone under Table 3 Zoning table
	State planning framework
	• Implement STRA changes in table where relevant
		Summary
		Administrative amendments
		• Proposed to:
		  ○ Ensure accuracy of scheme text provisions
		  ○ Remove duplication, provide greater clarity and remove ambiguity
		State planning framework updates
		• As above

SCHEDULE 3		
	Amendment	**LG comment - purpose of amendment**

Pg. 60-64	**Table 10 –Restricted use provisions**
	Administrative updates
	• Updates to various sites under Description of Land column
	• Update RU1 provisions to reference Albany Ring Road
	• Delete RU9 provisions
		Summary
		Administrative amendments
		• Proposed to:
		  ○ Ensure accuracy of scheme text provisions
		  ○ Delete redundant provisions already addressed via other scheme provisions
		  ○ Remove duplication, provide greater clarity and remove ambiguity

SCHEDULE 3		
	Amendment	**LG comment - purpose of amendment**

Pg. 65-82	**Table 11 – Special use provisions**
	Improvements
	• SU6 Waterfront
	  ○ Insert additional land uses permitted in Commercial Precinct
	• SU10 Gunn Rd / Albany Hwy, Drome
	  ○ Insert new provisions to ensure future development addresses existing site constraints
	Administrative updates
	• Updates to various sites under Description of Land column
	• Delete redundant provisions where relevant
	State planning framework
	• Implement STRA changes in table where relevant
		Summary
		Improvements
		• SU 6 Waterfront
		  ○ Additional land uses proposed to the Commercial Precinct to
		  ▪ provide flexibility for new development and facilitate implementation of the structure plan
		  ▪ Amendments align with the purpose and objectives of the structure plan and outcomes identified for the Commercial zone
		  ▪ Additional uses proposed are consistent with permissibility's of land uses for the Commercial zone under the Zoning table
		• SU10 Gunn Rd / Albany Hwy, Drome
		  ○ New provisions proposed to
		  ▪ ensure future development addresses existing site constraints as subdivision of the land is implemented
		  ▪ provide certainty for new landowners on known constraints of the site; and
		  ▪ the subsequent development requirements identified to ensure these constraints can be mitigated and managed accordingly
		Administrative amendments
		• Proposed to:
		  ○ Ensure accuracy of scheme text provisions
		  ○ Delete redundant provisions already addressed via other scheme provisions
		  ○ Remove duplication, provide greater clarity and remove ambiguity
		State planning framework updates
		• As above

SCHEDULE 5		
Amendment		**LG comment - purpose of amendment**
Pg. 83-98	**Table 12 – Additional requirements that apply to specific zones in Scheme area** Improvements • New provisions under Urban Development zone Administrative updates • Reinstate missing provisions • Consolidate duplicate and/or delete redundant provisions where relevant State planning framework	**Summary** Improvements • Urban Development zone ○ New provisions proposed similar to those previously implemented under superseded LPS1 and local planning policy

	• Implement STRA changes in table where relevant • Relocate provision to Rural and Priority Agriculture zone following changes to clauses 28 and 29 of this scheme, relating to consideration of homestead lots in certain areas (refer Figure 1 of the scheme), that varies requirements set out under State Planning Policy 2.5 Rural Planning	○ Provisions aim to provide certainty when implementing development of land where an endorsed structure plan applies and ensure development is implemented in accordance with that structure plan ○ Outline development provisions for land where an endorsed structure plan does not apply: ▪ To ensure appropriate development is implemented; and ▪ minimise ad hoc development outcomes in these areas; and ▪ to incentivise preparation of a structure plan where appropriate. <u>Administrative amendments</u> • Amendments proposed involve: ○ Reinstatement of various missing provisions from scheme text – similar to previously used under superseded LPS1, updated accordingly ○ Consolidation and deletion of duplicate provisions from the table or elsewhere in the scheme such as Table 13 General development standards ○ The amendments proposed aim to address some issues due to the conversion of LPS1 provisions to LPS2 in alignment with the model provisions ○ Issues have created uncertainty and in certain circumstances the loss of ability to apply various provisions consistently across zones. ○ The reinstatement of missing provisions as proposed is required to ensure appropriate development outcomes for specific zones, that are not adequately addressed elsewhere in the scheme or local planning policy ○ Amendments proposed are to: ▪ Ensure accuracy of scheme text provisions ▪ Consolidate and/or delete duplicate/redundant provisions ▪ Provide clarity, remove ambiguity and uncertainty and improve the consistent application of provisions to streamline development assessment processes. <u>State planning framework updates</u> • Updates regarding STRA changes as above

		• Relocation of provisions to Rural and Priority Agriculture zone relating to consideration of subdivision of homestead lots in accordance with Figure 1 of the scheme, following state planning framework updates to delete references to state planning policies previously under clauses 28 and 29 of the scheme
SCHEDULE 6		
Amendment		**LG comment - purpose of amendment**

Pg. 99-118	**Table 13 –General development standards that apply to land in the Scheme area**
	<u>Improvements</u>
	• Outbuildings
	  ○ Similar to improvements to performance criteria for consideration of Outbuildings under cl. 26 of the scheme
	  ○ Proposed new provisions to address outbuilding type structures solely for the purpose of rural activities / agricultural land uses
	<u>Administrative updates</u>
	• Consolidate duplicate and/or delete redundant provisions where relevant
	• Updates to descriptions of standards and provisions to ensure correct/appropriate use of relevant terminology
	<u>State planning framework</u>
	• Implement STRA changes in table where relevant
		Summary
		<u>Improvements</u>
		• Outbuildings
		  ○ Proposed updates to original performance criteria provisions brought across from non-habitable structures policy and new performance criteria
		  ○ Some original performance criteria are proposed to be deleted that created unnecessary complexity
		  ○ Proposed changes aim to remove ambiguity and provide clarity to circumstances when performance criteria apply
		  ○ New provisions proposed to provide standards for outbuildings solely associated with rural activities / agricultural land uses to differentiate with structures associated with a dwelling
		  ○ Amendments proposed to provide certainty in the local government's consideration of these structures, based on their purpose, and assist in streamlining processing of development applications.
		<u>Administrative updates</u>
		• Proposed to:
		  ○ Ensure accuracy of scheme text provisions
		  ○ Delete redundant provisions already addressed via other scheme provisions
		  ○ Remove duplication, provide greater clarity and remove ambiguity
		<u>State planning framework updates</u>
		• STRA updates as referred to above

Amendment		**LG comment - purpose of amendment**
Pg. 119	**Table 14 - Outbuilding requirements** <u>Administrative updates</u>	**Summary** <u>Administrative updates</u>

	• Reinstate missing provisions from revoked local planning policy
	• Improvements to table headings
	• Corrections to minor formatting errors
	State planning framework
	• Implement STRA changes in table where relevant
		• No changes proposed to specific height or floor area provisions
		• The reinstatement of missing provisions as proposed is required to ensure appropriate development outcomes for outbuilding structures in specific zones, that are not adequately addressed elsewhere in the scheme or local planning policy
		• Proposed to:
		  ○ Ensure accuracy of scheme text provisions
		  ○ Provide certainty and remove ambiguity
		State planning framework updates
		• STRA updates as referred to above

Amendment		**LG comment - purpose of amendment**

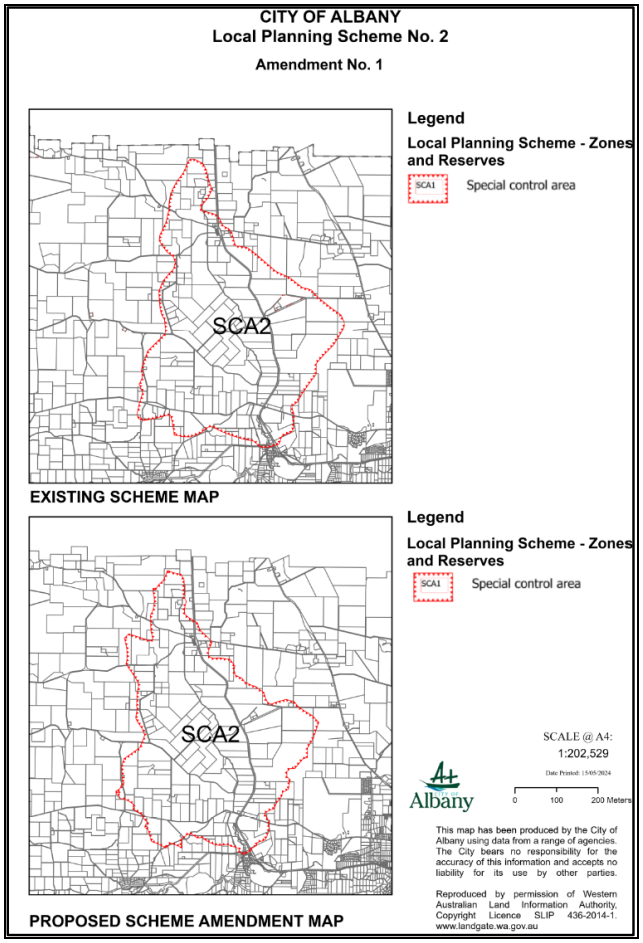
Pg. 120-123	**Table 15 – Parking requirements**
	Administrative updates
	• Delete redundant provisions where relevant
	State planning framework
	• Implement STRA changes in table where relevant
		Summary
		Administrative updates
		• Proposed to:
		  ○ Ensure accuracy of scheme text provisions
		  ○ Provide certainty and remove ambiguity
		State planning framework updates
		• STRA updates as referred to above

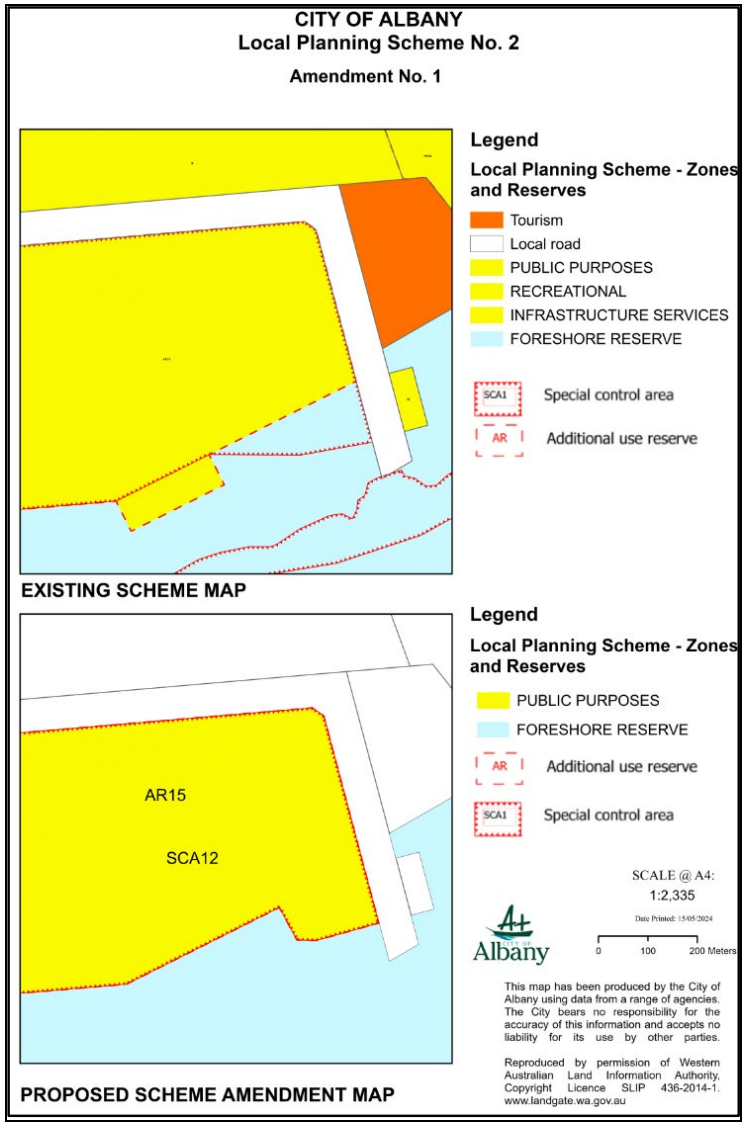
Amendment		**LG comment - purpose of amendment**

Pg. 125-150	**Table 17 – Site specific provisions in Scheme area**
	Administrative updates
	• Consolidate duplicate and/or delete redundant provisions where relevant
	• Updates to provisions to ensure correct/appropriate use of relevant terminology / delete incorrect or out of date references
	• Updates to various sites under Description of Land column
	State planning framework
	• Implement STRA changes in table where relevant
		Summary
		Administrative updates
		• Proposed to:
		  ○ Ensure accuracy of scheme text provisions
		  ○ Delete redundant provisions already addressed via other scheme provisions
		  ○ Remove duplication, provide greater clarity and remove ambiguity
		State planning framework updates
		• STRA updates as referred to above

Amendment		**LG comment - purpose of amendment**
Pg. 151-	**Table 18 – Special control areas in Scheme area** Administrative updates • Update list of sensitive land uses designated as 'X' in Industrial Buffer areas under SCA6 and SCA7 to include missing land uses • Update wording of notification on title in relation to coastal hazards for SCA10, SCA11, SCA12, SCA15 and SCA16 • Amendment to SCA15 Princess Royal Harbour minimum AHD for habitable buildings and driveways stated under subclause (1)(d) from 3.02 m to 2.5 m.	**Summary** Administrative updates • Amendment to wording of notification on title in relation to coastal hazards ○ Insert 'may' to provide clarity and greater certainty to landowners and future developers of the known coastal hazards as stated in the a required notification on title and potential constraints /

	State planning framework
	• Implement STRA changes in table where relevant
		impositions on future development to mitigate and manage these hazards
		• Amendment to SCA15 minimum AHD
		  ○ To reflect findings and recommendations from recent coastal hazard assessment and analysis as part of the preparation of Princess Royal Harbour CHRMAP currently underway
		• Proposed to:
		  ○ Ensure accuracy of scheme text provisions
		  ○ Delete redundant provisions already addressed via other scheme provisions
		  ○ Remove duplication, provide greater clarity and remove ambiguity
		State planning framework updates
		• STRA updates as referred to above

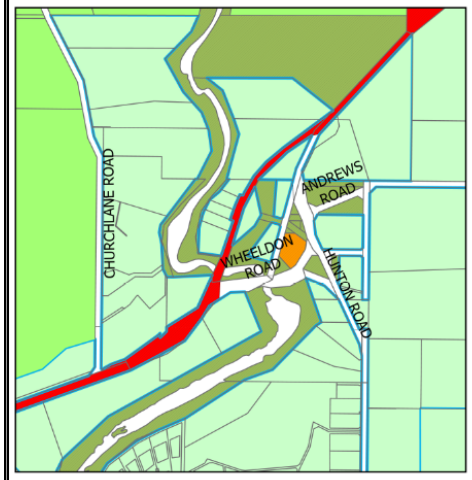
SCHEME MAP	
Amendment	**LG comment - purpose of amendment**
Realign boundary of Special Control Area 2, for the Marbellup Brook area.  	To align with DWER defined groundwater area.

In relation to R 22698, realign the current areas as shown on the Scheme Map for the Public Purposes reserve, Foreshore Reserve, Additional Reserve Area 15 and Special Control Area 12 as shown: 	To align with land actions, new lease agreement boundary for Big4 Caravan Park Emu Beach and future dual use path realignment.

Rezone portion of unconstructed, unmanaged road reserve (PIN 1347380) between Hunton and Wheeldon Rds. from 'Local Road' to 'Environment Conservation' reserve.	Administrative amendment proposed to better reflect use of reserve (remnant vegetation). Section was previously zoned Parks and Rec under LPS1.

CITY OF ALBANY
Local Planning Scheme No. 2

Amendment No. 1

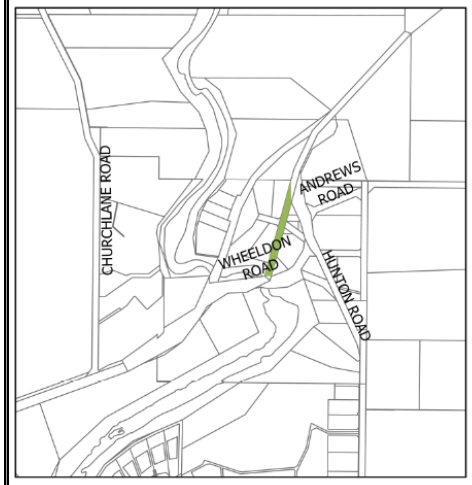


Legend

Local Planning Scheme - Zones and Reserves

- Local road
- Primary Distributor Road
- Rural townsite
- Rural
- Priority Agriculture
- ENVIRONMENTAL CONSERVATION
- CIVIC AND COMMUNITY

EXISTING SCHEME MAP



Legend

Local Planning Scheme - Zones and Reserves

- ENVIRONMENTAL CONSERVATION

SCALE @ A4:
1:13,055

Date Printed: 2/04/2024

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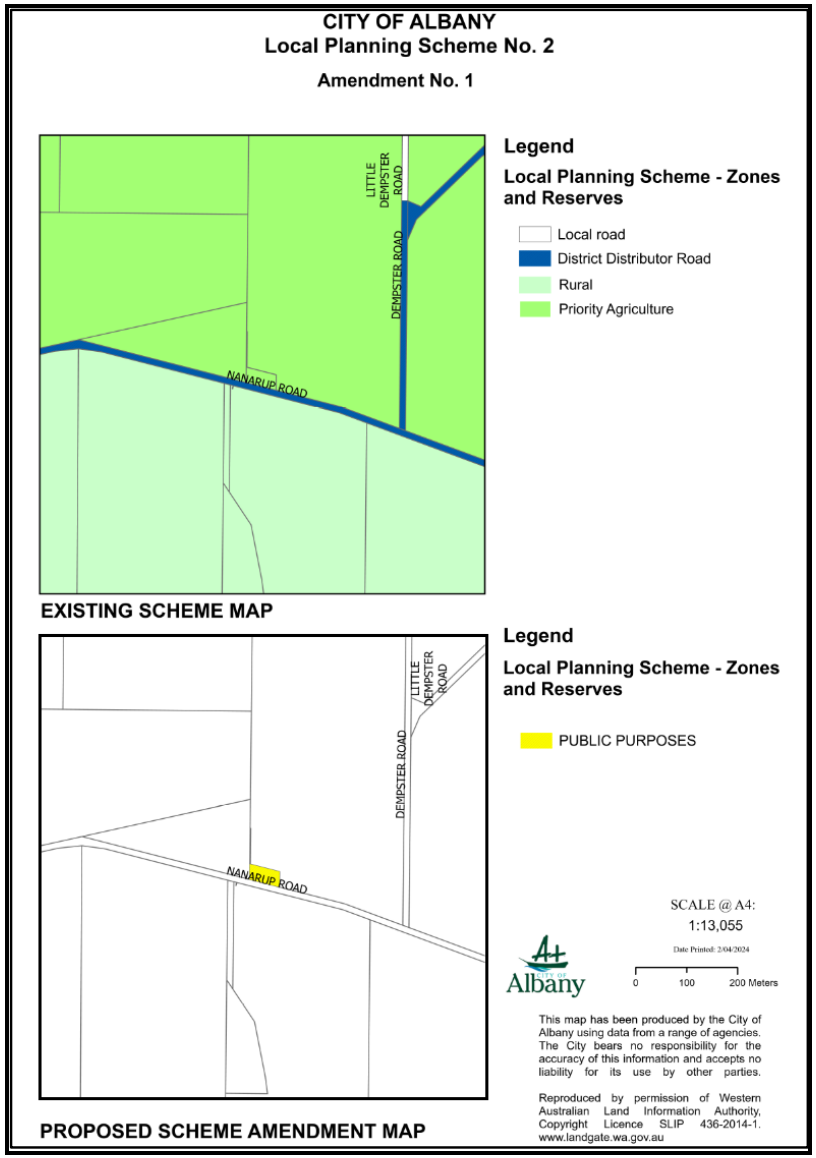
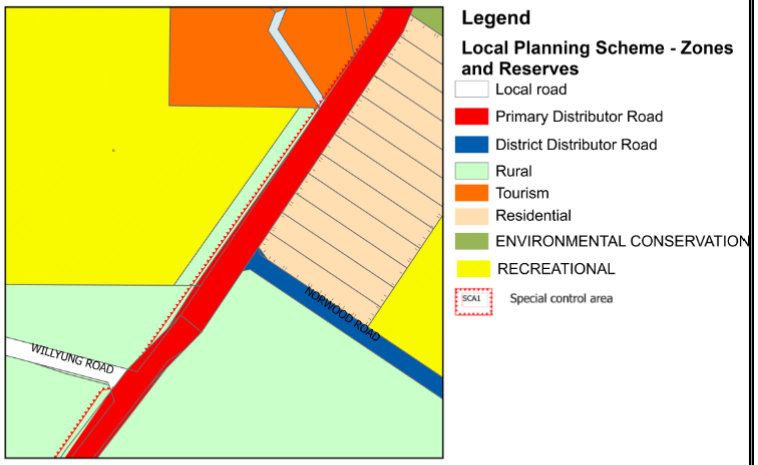
PROPOSED SCHEME AMENDMENT MAP

Rezone Lot 50 Nanarup Road, Kalgan from the ‘Priority Agriculture’ zone classification to the ‘Public Purposes’ reserve classification.  	Administrative amendment Landowner – City of Albany To align with the purpose of the reserve (Community Purpose - Kalgan Volunteer Fire Station)

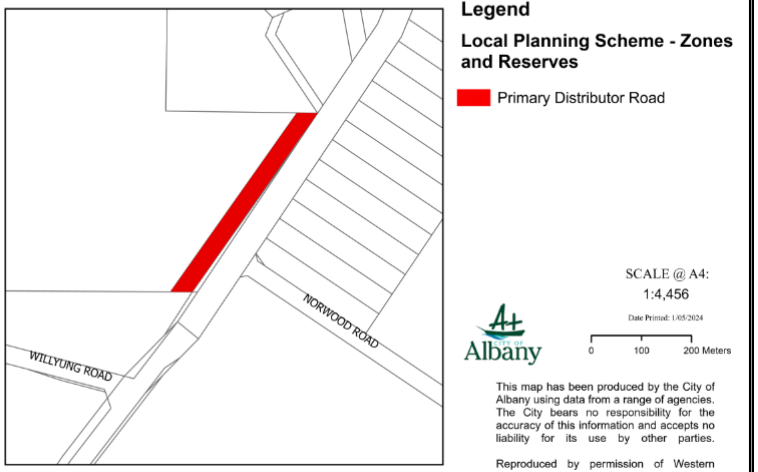
Rezoning Lot 521 Chester Pass Road, from the 'Rural' zone classification to the 'Primary Distributor Road' reserve classification.	Administrative amendment Land part of road reserve Section currently managed by Main Roads WA

CITY OF ALBANY
Local Planning Scheme No. 2

Amendment No. 1



EXISTING SCHEME MAP

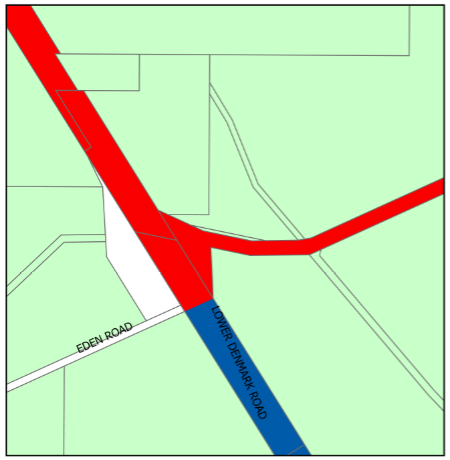


PROPOSED SCHEME AMENDMENT MAP

Rezoning Lot 300 South Coast Highway, Youngs Siding from the 'Rural' zone classification to the 'Primary Distributor Road' reserve classification	Administrative amendment Part of road widening Section currently managed by Main Roads WA

CITY OF ALBANY
Local Planning Scheme No. 2

Amendment No. 1

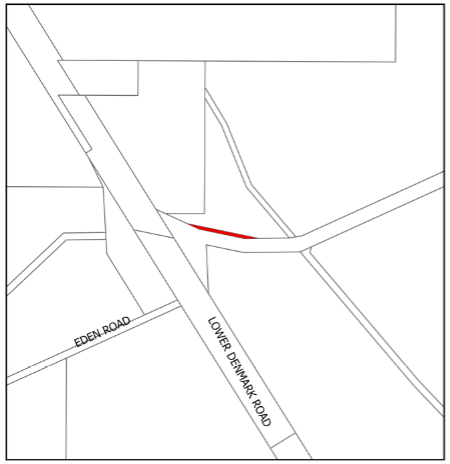


Legend

Local Planning Scheme - Zones and Reserves

- Local road
- Primary Distributor Road
- District Distributor Road
- Rural

EXISTING SCHEME MAP



Legend

Local Planning Scheme - Zones and Reserves

- Primary Distributor Road

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1:10,879

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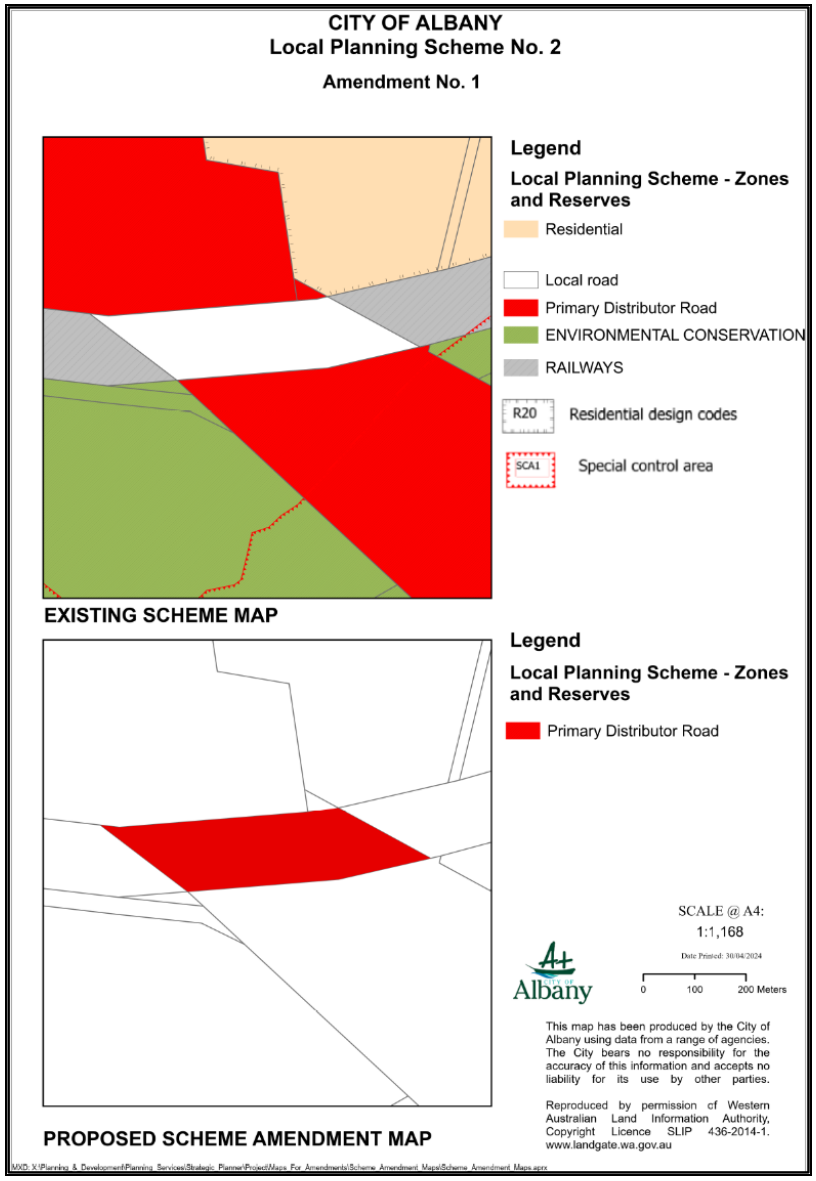
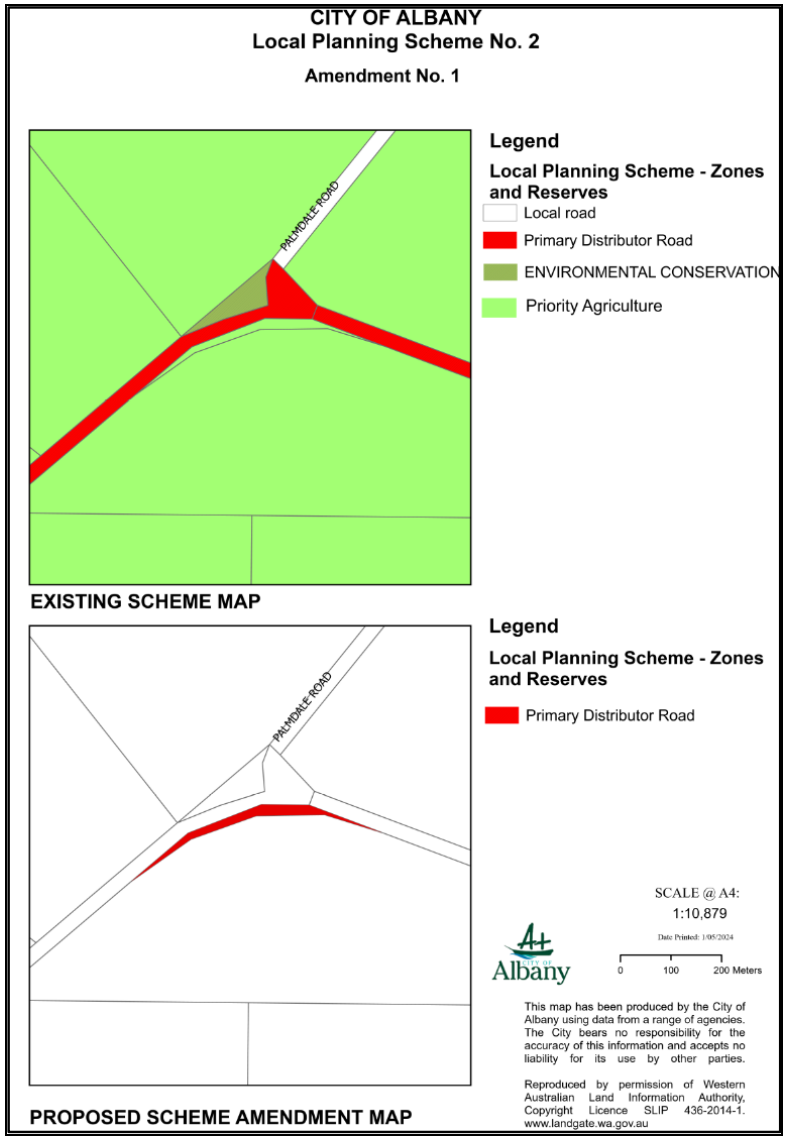
PROPOSED SCHEME AMENDMENT MAP

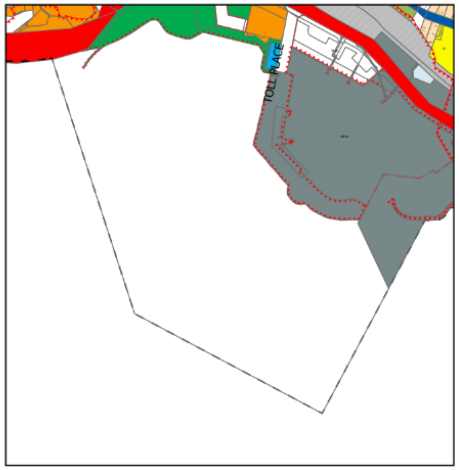
Rezoning Lot 305 South Coast Highway, from the 'Rural' zone classification to the 'Primary Distributor Road' reserve classification.  	Administrative amendment Part of road Section currently managed by Main Roads WA

Rezoning land adjacent to South Coast Highway, from the 'Priority Agriculture' zone classification to the 'Primary Distributor Road' reserve classification.  	Administrative amendment Part of road Section currently managed by Main Roads WA

Assign Reserve 51175 as Foreshore Reserve	Administrative amendment Reserve 51175 currently shown on Scheme Map without correct reference to reservation type

CITY OF ALBANY
Local Planning Scheme No. 2

Amendment No. 1

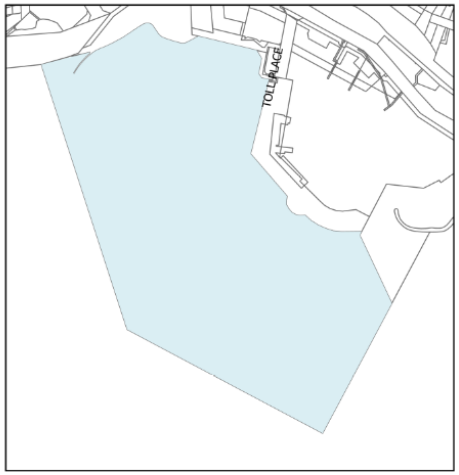


Legend

Local Planning Scheme - Zones and Reserves

- Local road
- Primary Distributor Road
- District Distributor Road
- RAILWAYS
- STRATEGIC INFRASTRUCTURE
- PUBLIC OPEN SPACE
- DRAINAGE / WATERWAY
- ENVIRONMENTAL CONSERVATION
- CIVIC AND COMMUNITY
- CULTURAL FACILITIES
- RECREATIONAL
- Commercial
- Residential
- SCA1 Special control area
- R20 Residential design codes

EXISTING SCHEME MAP



Legend

Local Planning Scheme - Zones and Reserves

- FORESHORE RESERVE

SCALE @ A4:
1:9,851

Date Printed: 1/05/2024

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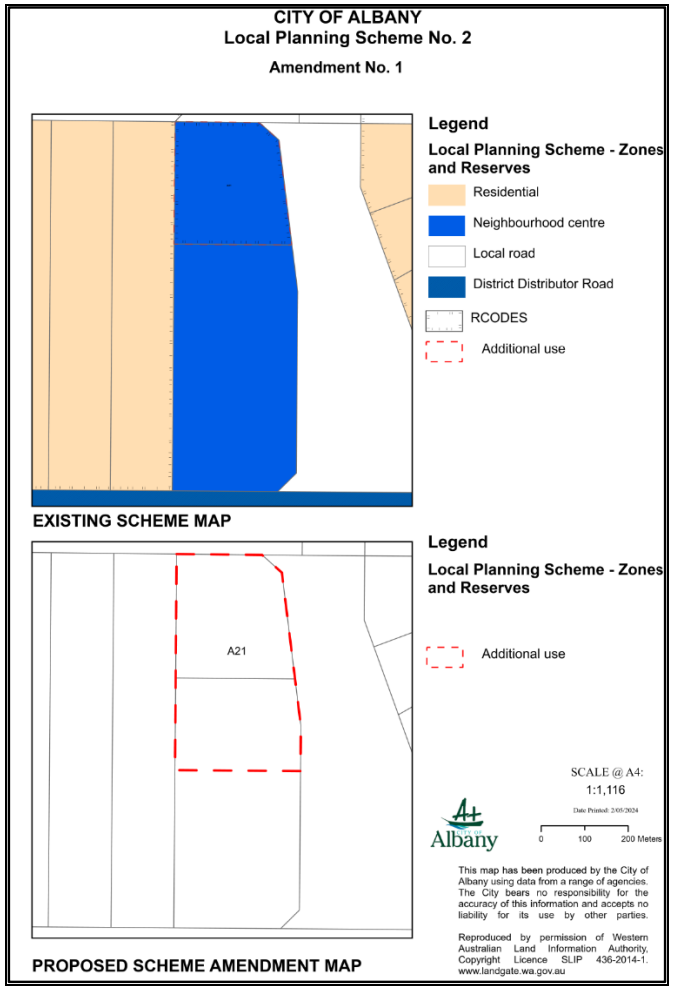
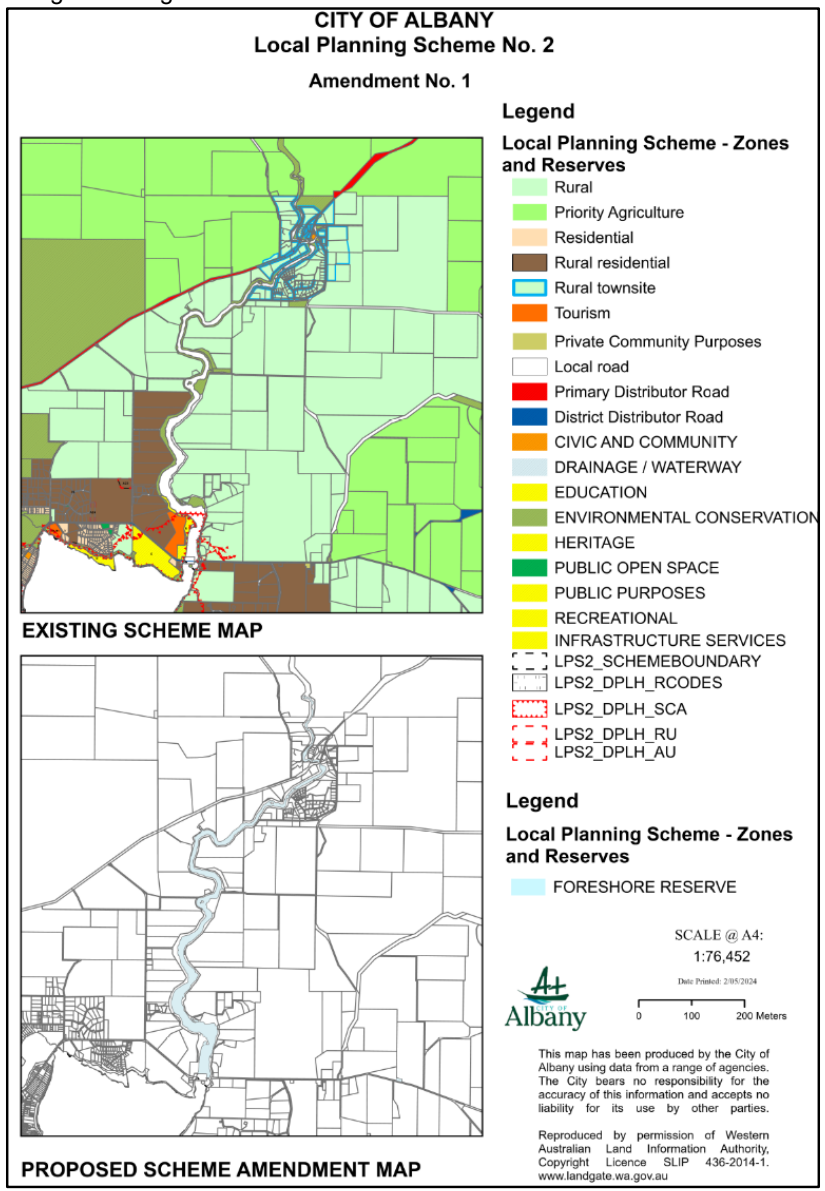
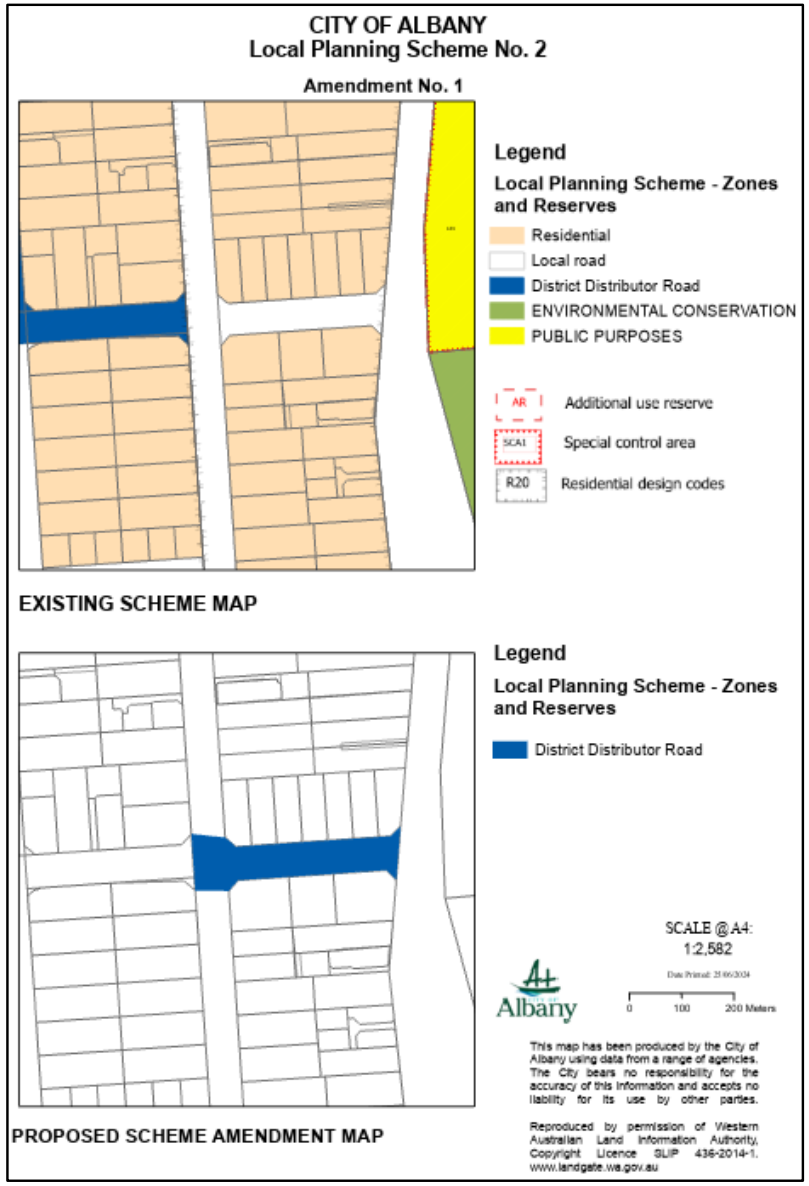
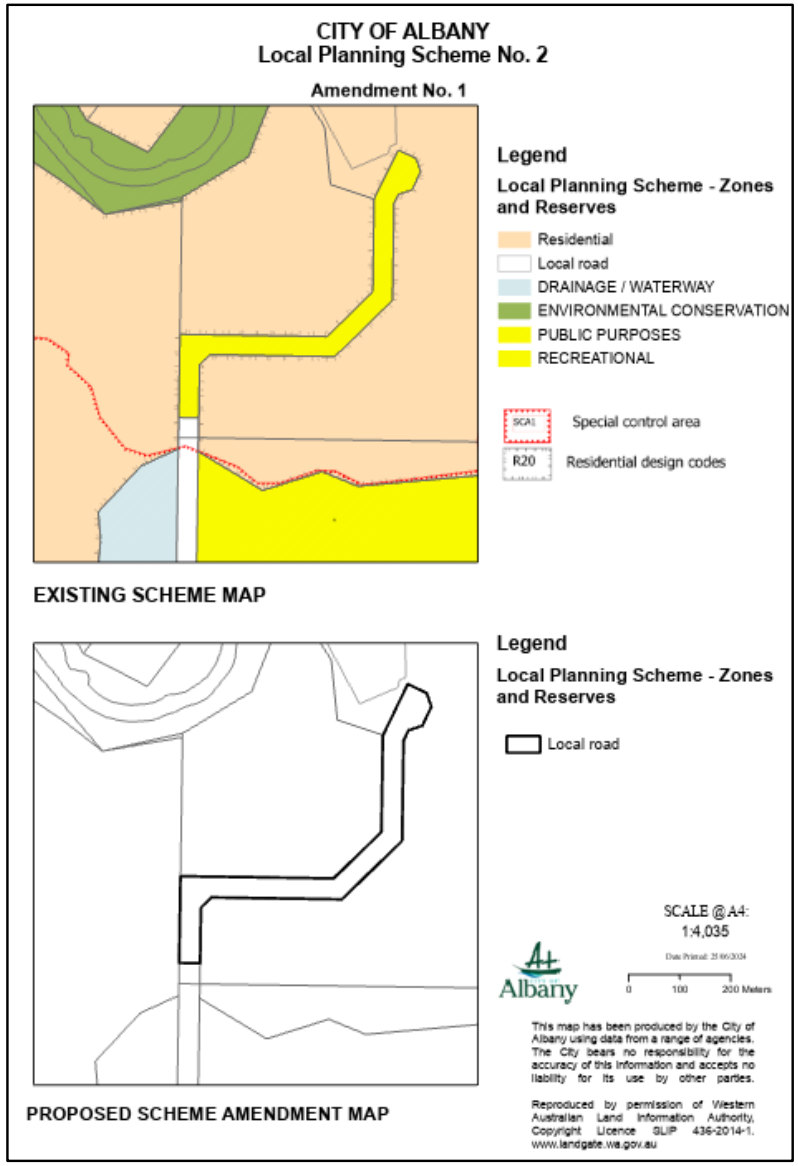
PROPOSED SCHEME AMENDMENT MAP

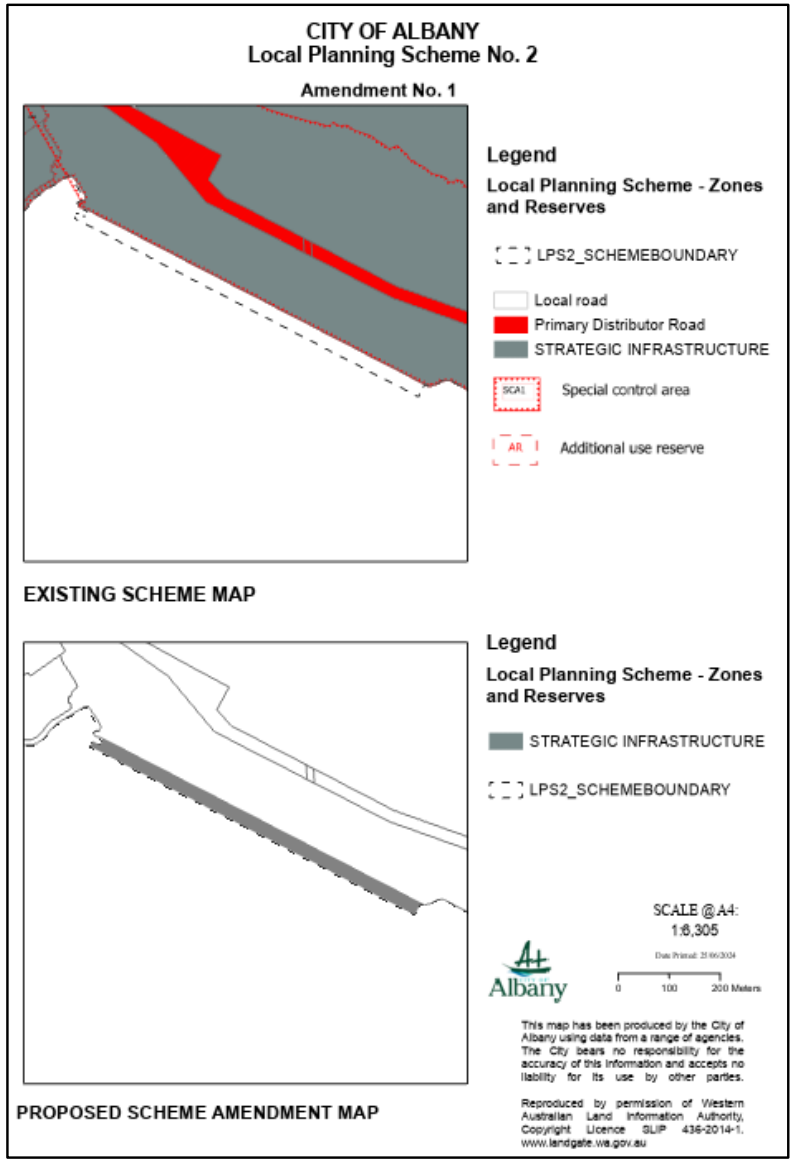
Expand the additional use boundary currently assigned to Lot 312 Bay View Drive to include northern portion of Lot 1 Frenchman Bay Road.  	Administrative amendment Update to reflect correct previous scheme map reference under Local Planning Scheme No. 1

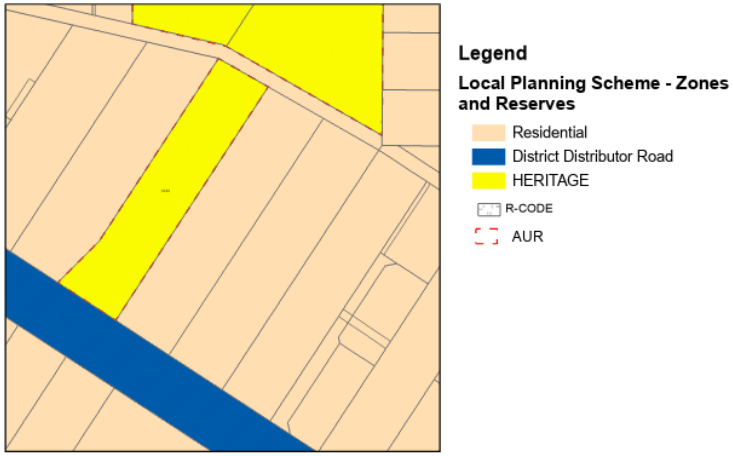
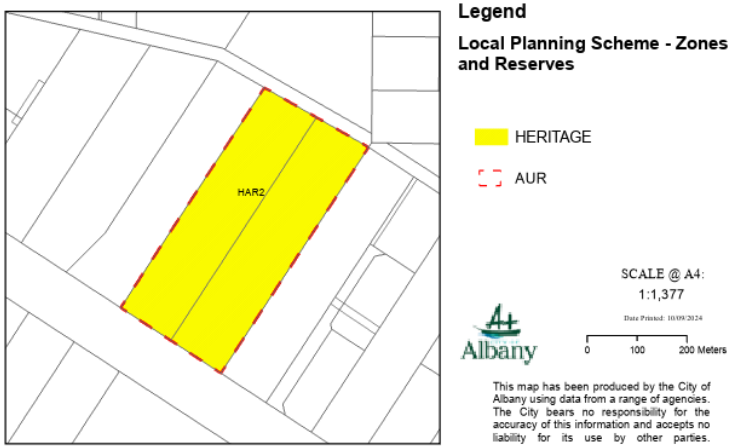
Assign the Kalgan River land as a Foreshore reserve.  	No reserve classification currently assigned to the Kalgan River. Administrative amendment to assign a reserve that reflects the use and activities of the Kalgan River.

Assign District Distributor Road reserve classification for a section of Middleton Beach Road.  	Administrative amendment Section currently assigned Local Road reserve

Reassign section of Pony Club Road from Public Purpose reserve to Local Road reserve	Administrative amendment to correct mapping error



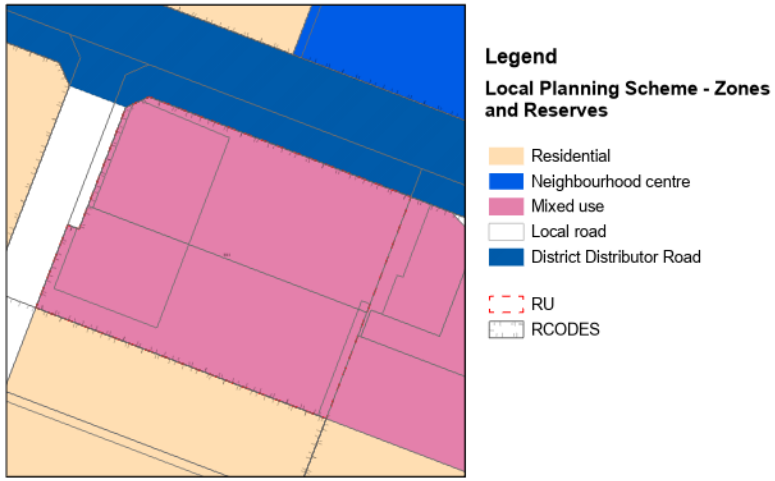
Classifiying wharf at the Port as 'Strategic Infrastructure'  	Administrative amendment Reserve 51175 currently shown on Scheme Map without correct reference to reservation type

Rezone Lots 124 and 125 of Deposited Plan 6157 from Residential R25 to Heritage Reserve **CITY OF ALBANY** **Local Planning Scheme No. 2** **Amendment No. 1**  **Legend** **Local Planning Scheme - Zones and Reserves** Residential District Distributor Road HERITAGE R-CODE AUR **EXISTING SCHEME MAP**  **Legend** **Local Planning Scheme - Zones and Reserves** HERITAGE AUR SCALE @ A4: 1:1,377 Date Printed: 10/09/2024 0 100 200 Meters This map has been produced by the City of Albany using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties. Reproduced by permission of Western Australian Land Information Authority, Copyright Licence SLIP 436-2014-1. www.landgate.wa.gov.au **PROPOSED SCHEME AMENDMENT MAP** MXD: X:\Planning_&_Development\Planning_Services\Strategic_Planner\Project\Maps_For_Amendments\Scheme_Amendment_Maps\Scheme_Amendment_Maps.aprx	To reflect and align with the existing reserve and associated provisions that are currently applied to the remainder of the lots associated with the existing heritage-protected place *Strawberry Hill Farm / Barmup.*

Delete reference to RU9	Reflect proposed amendment to delete to RU9 under Table 10

CITY OF ALBANY
Local Planning Scheme No. 2

Amendment No. 1



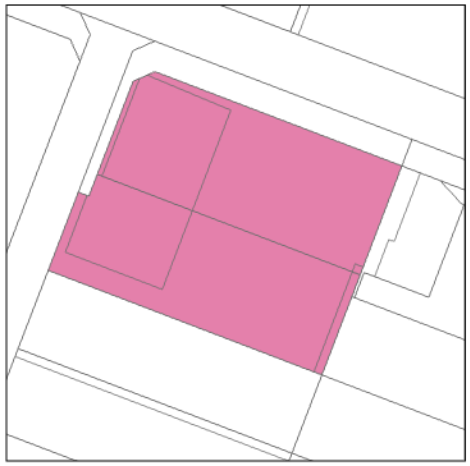
Legend

Local Planning Scheme - Zones and Reserves

- Residential
- Neighbourhood centre
- Mixed use
- Local road
- District Distributor Road

- RU
- RCODES

EXISTING SCHEME MAP



Legend

Local Planning Scheme - Zones and Reserves

- Mixed use

SCALE @ A4:
1:1,377

Date Printed: 19/09/2024

0 100 200 Meters

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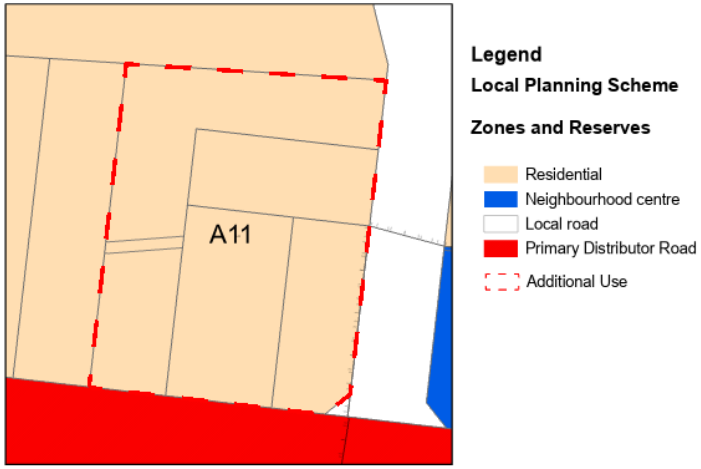
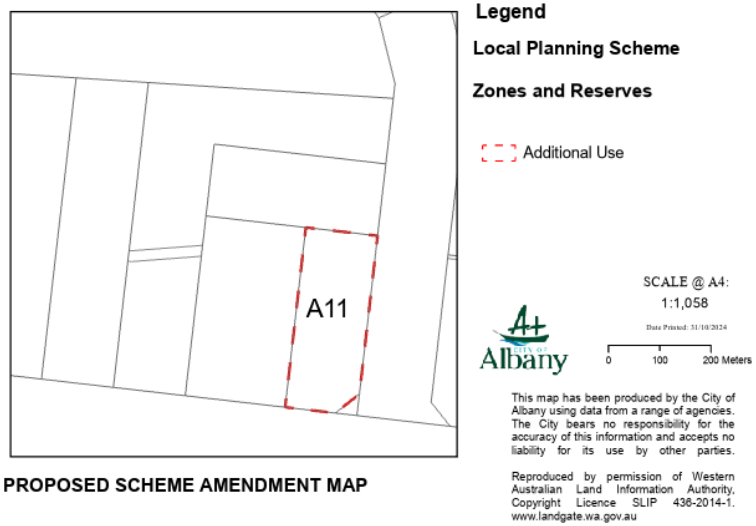
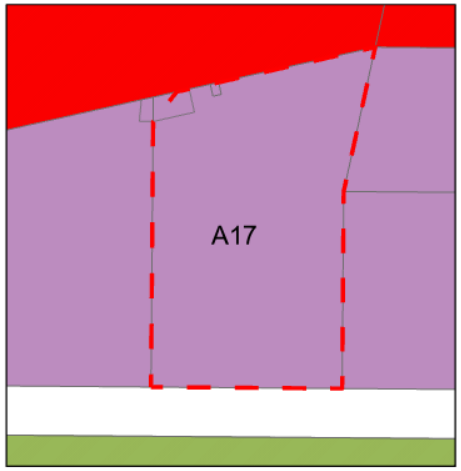
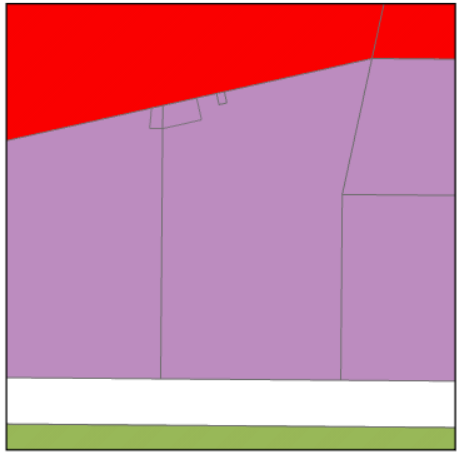
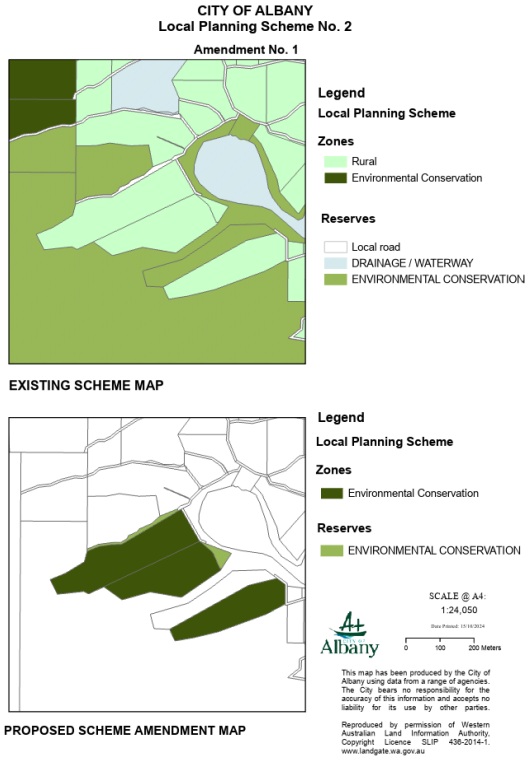
PROPOSED SCHEME AMENDMENT MAP

MXD: X:\Planning_&_Development\Planning_Services\Strategic_Planner\Project\Maps_For_Amendments\Scheme_Amendment_Maps\Scheme_Amendment_Maps.aprx

Update Additional Use A11 on Scheme Map to apply to Lot 24 (No. 36) South Coast Hwy only **CITY OF ALBANY** **Local Planning Scheme No. 2** **Amendment No. 1**  **EXISTING SCHEME MAP**  **PROPOSED SCHEME AMENDMENT MAP**	The original lot that the A11 provisions originally applied to has been subdivided, with the lots surrounding Lot 24 (cnr South Coast Highway and Barrett Street) developed for lower density residential purposes. Lot 24 is vacant at the time of this report. The purpose and intent of the A11 provisions are therefore no longer considered appropraite to be applied to the developed lots but should be retained for Lot 24, directly across from the Neighbourhood Centre.

Delete Additional Use A17 on Scheme Map as. **CITY OF ALBANY** **Local Planning Scheme No. 2** **Amendment No. 1**  **Legend** **Local Planning Scheme** **Zones and Reserves** General industry Local road Primary Distributor Road ENVIRONMENTAL CONSERVATION Additional Use **EXISTING SCHEME MAP**  **Legend** **Local Planning Scheme** **Zones and Reserves** General industry Local road Primary Distributor Road ENVIRONMENTAL CONSERVATION SCALE @ A4: 1:1,653 Date Printed: 31/10/2024 0 100 200 Meters Albany This map has been produced by the City of Albany using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no liability for its use by other parties. Reproduced by permission of Western Australian Land Information Authority, Copyright Licence SLIP 436-2014-1. www.landgate.wa.gov.au MXD: X:\Planning_&_Development\Planning_Services\Strategic_Planner\Project\Maps_For_Amendments\Scheme_Amendment_Maps\Scheme_Amendment_Maps.aprx **PROPOSED SCHEME AMENDMENT MAP**	Reflect proposed amendment to delete to A17.

• Rezone the following freehold land from Rural to Environmental Conservation zone
  ○ Lots 7167 and 7168 on Deposited Plan 175073
  ○ Lot 7170 on Deposited Plan 175074
• Rezone the following Crown Land from Rural to Environmental Conservation reserve
  ○ UCL (PIN 1180813)
  ○ Local Road reserve (PIN 11640928)
 
 	
	Lots 7167 and 7168 owned by Wilson Inlet Catchment Committee – updates propoed to align with landowner proposed land use and activity of the land for environmental conservation purposes
	
	Updates to reserve classification for UCL and local road to reflect and align with the existing adjoining reserve under City management for environmental conservation purposes.

Appendix 2 – Zoning table updates

Appendix 3 – Local Planning Scheme Glossary of Terms & References Used

Zoning Table symbology - LPS2 cl. 18(2) outlines the meanings of the symbology used (P, I, D, A and X) in the Zoning Table and refers to the permissibility of each land use classification listed (pg. 35)

Zoning Table

The zoning Table for this Scheme is as follows —

Zoning table

Land Use	Residential	Urban Development	Rural	Priority Agriculture	Rural Enterprise	Rural Residential	Rural Smallholdings	Rural Townsite	Environmental Conservation	Light Industry	General Industry	Industrial Development	Strategic Industry	Commercial	Neighbourhood Centre	Mixed Use	Service Commercial	Regional Centre	Tourism	Private Community Purposes	Cultural and Natural Resource	Special Use
Abattoir	X	~~X~~	A	A	X	X	X	X	X	X	A	X	X	X	X	X	X	X	X	X	X	Land use permissibility in accordance with clause. 21 and Table 11 of Schedule 4.
Agriculture — Extensive	X	~~D~~	P	P	X	X	D	X	X	X	X	A	D	X	X	X	X	X	X	X	P	
Agriculture — Intensive	X	~~X~~	D	D	A	X	A	X	X	X	X	A	D	X	X	X	X	X	X	X	D	
Amusement Parlour	X	~~X~~	X	X	X	X	X	A	X	X	X	X	X	D	D	A	X	D	A	X	X	
Ancillary Dwelling	P	~~D~~	P	P ~~D~~	P ~~D~~	P	P	P ~~D~~	P ~~D~~	X	X	X	X	X	X	P ~~D~~	X	I	X	X	I	
Animal Establishment	X	~~X~~	D	D	A	X	D	X	X	X	X	A	A	X	X	X	X	X	X	X	A	
Animal Husbandry — Intensive	X	~~X~~	A	A	X	X	X	X	X	X	X	A	A	X	X	X	X	X	X	X	A	
Art Gallery	X	~~A~~	A	A	A	X	A	D	X	P	P	D	X	P	P	P	X	P	D	P	A	
~~Bed and Breakfast~~	~~A~~	~~A~~	~~D~~	~~D~~	~~X~~	~~A~~	~~A~~	~~D~~	~~A~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~A~~	~~X~~	~~A~~	~~X~~	~~X~~	~~D~~	
Betting Agency	X	~~X~~	X	X	X	X	X	X	X	X	X	X	X	X	A	X	X	P	X	X	X	
Brewery	X	~~X~~	A	A	A	X	A	A	X	D	D	D	X	D	A	A	D	D	X	X	X	
Bulky Goods Showroom	X	~~X~~	X	X	X	X	X	X	X	X	X	X	X	P	D	A ~~X~~	D	D	X	X	X	
Caravan Park	X	~~X~~	I	I	X	X	X	A	X	X	X	X	X	X	X	A ~~X~~	X	X	D ~~A~~	X	A	
Caretaker's Dwelling	X	~~X~~	I	I	X	X	X	X	X	I	I	I	I	X	X	I ~~X~~	X	X	I	X	I	
Car Park	X	~~X~~	X	X	X	X	X	X	X	D	D	X	X	D	D ~~P~~	A ~~D~~	D	D	I ~~X~~	X	I	

Land use permissibility in accordance with Urban Development zone clause. 32 and Table 12 of Schedule 5

Land Use	Residential	Urban Development	Rural	Priority Agriculture	Rural Enterprise	Rural Residential	Rural Smallholdings	Rural Townsite	Environmental Conservation	Light Industry	General Industry	Industrial Development	Strategic Industry	Commercial	Neighbourhood Centre	Mixed Use	Service Commercial	Regional Centre	Tourism	Private Community Purposes	Cultural and Natural Resource	Special Use
Child Care Premises	A	~~X~~	X	X	X	X	X	A	X	X	X	X	X	A	D	A	X	A	X	X	A	
Cinema/Theatre	X	~~X~~	X	X	X	X	X	X	X	X	X	X	X	X	D	A ~~X~~	X	P	X	X	X	
Civic Use	A	~~X~~	D	X	D	X	A	D	X	D	P	A	X	A	D	D	A	D	A	X	X	
Club Premises	X	~~X~~	D	X	D	X	A	A	X	D	X	X	X	A	A	A	D	D	X	P	X	
Commercial Vehicle Parking	A	~~A~~	A	A	D	A	A	A	A	D	D	D	D	A	X	A	D	A	X	I	A	
Community Purpose	D	~~X~~	D	A	X	X	D	A	X	D	X	X	X	D	D	P	D	P	A	D	X	
Consulting Rooms	A	~~X~~	X	X	X	X	X	D	X	X	X	X	X	P	P	P	X	P	X	X	X	
Convenience Store	X	~~X~~	X	X	X	X	X	D	X	X	X	X	X	A	P	D	X	A	I	X	X	
Corrective Institution	X	~~X~~	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Educational Establishment	A	~~A~~	A	X	X	X	X	A	X	A	X	X	X	D	X	A	X	P	X	D	D	
Exhibition Centre	X	~~X~~	A	A	X	X	X	A	X	X	X	D	X	A	D	A	A	P	A	D	X	
Family Day Care	D	~~X~~	D	X	X	X	A	A	X	X	X	X	X	X	X	A	X	X	X	X	X	
Fast Food Outlet	X	~~X~~	X	X	X	X	X	X	X	D	X	X	X	D	D	X	X	A	X	X	X	
Fuel Depot	X	~~X~~	X	X	D	X	X	X	X	X	D	A	D	X	X	X	X	X	X	X	X	
Funeral Parlour	X	~~X~~	X	X	X	X	X	X	X	D	D	X	X	A	X	A	A	A	X	X	X	
Garden Centre	X	~~X~~	D	X	A	X	A	A	X	P	P	A	X	D	D	X	P	X	X	D	D	
Grouped Dwelling	D	~~X~~	D ~~A~~	D ~~A~~	X	X	X	X	X	X	X	X	X	X	X	D	X	D	X	X	D	
~~Holiday Accommodation~~	~~D~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~A~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~A~~	~~X~~	~~A~~	~~X~~	~~D~~	~~X~~	~~X~~	~~X~~	
~~Holiday House~~	~~A~~	~~A~~	~~A~~	~~X~~	~~X~~	~~X~~	~~D~~	~~D~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~A~~	~~X~~	~~D~~	~~X~~	~~X~~	~~P~~	
Home Business	A	~~A~~	D	D	I	A ~~D~~	A	A	A ~~D~~	X	X	X	X	X	X	A	X	A	X	X	D	
Home Occupation	D	~~D~~	D	D	I	D	D	D	D	X	X	X	X	X	X	D	X	D	X	X	P	

Land Use	Residential	Urban Development	Rural	Priority Agriculture	Rural Enterprise	Rural Residential	Rural Smallholdings	Rural Townsite	Environmental Conservation	Light Industry	General Industry	Industrial Development	Strategic Industry	Commercial	Neighbourhood Centre	Mixed Use	Service Commercial	Regional Centre	Tourism	Private Community Purposes	Cultural and Natural Resource	Special Use
																		A				
Home Office	I	~~I~~	I	I	I	I	I	I	I	X	X	X	X	X	X	I	X	I	X	X	I	
Home Store	X	~~X~~	X	X	X	X	X	D ~~A~~	X	X	X	X	X	X	D ~~X~~	D	X	D ~~A~~	X	X	X	
Hospital	X	~~X~~	X	X	X	X	X	X	X	X	X	X	X	D	X	A	X	D	X	X	X	
Hosted Short-Term Rental Accommodation	P		P	P	P	P	P	P	P	X	X	X	X	X	P	P	X	P	P	X	P	
Hotel	X	~~X~~	X	X	X	X	X	X	X	X	X	X	X	X	X	A ~~X~~	X	D	D ~~A~~	X	X	
Independent Living Complex	A ~~D~~	~~X~~	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Industry	X	~~X~~	X	X	X	X	X	X ~~A~~	X	X	P	A	D	X ~~D~~	X	X	X	X	X	X	X	
Industry — Cottage	A	~~A~~	D	D	P	D	D	D	D	P	X	X	X	X	X	P	X	A	X	D	D	
Industry — Extractive	X	~~X~~	A	A	X	X	X	X	X	X	X	A	D	X	X	X	X	X	X	X	D	
Industry — Light	X	~~X~~	X	X	P	X	X	A	X	P	P	A	D	D	X	A	D	X	X	X	X	
Industry — Primary Production	X	~~X~~	A	A	D	X	A	A	X	X	X	A	D	X	X	X	X	X	X	X	X	
Industry — Rural	X	~~X~~	D	D	D	X	D	A	X	X	D	X	D	X	X	X	X	X	X	X	X	
Liquor Store — Large	X	~~X~~	X	X	X	X	X	X	X	X	X	X	X	D	A	A	A	A	X	X	X	
Liquor Store — Small	X	~~X~~	X	X	X	X	X	A	X	X	X	X	X	D	D	A	X	D	X	X	X	
Lunch Bar	X	~~X~~	X	X	X	X	X	X	X	P	D	D	X	P	D	A	P	P	X	X	X	
Marina	X	~~X~~	X	X	X	X	X	X	X	X	X	D	D	X	X	X	X	D	X	X	X	
Marine Filling Station	X	~~X~~	X	X	X	X	X	X	X	P	D	P	D	X	X	X	X	X	X	X	X	
Market	X	~~X~~	X	X	X	X	X	A	X	D	X	D	X	D	A	D	D	D	X	X	A	
Medical Centre	X	~~X~~	X	X	X	X	X	A	X	X	X	X	X	D	D	D	X	D	X	X	X	

Land Use	Residential	Urban Development	Rural	Priority Agriculture	Rural Enterprise	Rural Residential	Rural Smallholdings	Rural Townsite	Environmental Conservation	Light Industry	General Industry	Industrial Development	Strategic Industry	Commercial	Neighbourhood Centre	Mixed Use	Service Commercial	Regional Centre	Tourism	Private Community Purposes	Cultural and Natural Resource	Special Use
Mining Operations	X	~~X~~	A	A	X	X	X	X	X	X	X	A	D	X	X	X	X	X	X	X	D	
~~Motel~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~A~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~D~~	~~D~~	~~A~~	~~X~~	~~X~~	
Motor Vehicle, Boat or Caravan Sales	X	~~X~~	X	X	X	X	X	X	X	D	D	D	X	D	X	A ~~X~~	P	X	X	X	X	
Motor Vehicle/Boat Repair	X	~~X~~	X	X	P	X	X	X	X	P	D	D	X	D	X	X	D	X	X	X	X	
Motor Vehicle Wash	X	~~X~~	X	X	X	X	X	X	X	D	P	D	X	D	D	X	D	X	X	X	X	
Multiple Dwelling	D	~~X~~	X	X	X	X	X	X	X	X	X	X	X	X	A	D	X	D	X	X	D	
Night Club	X	~~X~~	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	
Office	X	~~X~~	X	X	I	X	X	X	X	I	I	I	I	D	D	D	I	P	I	X	X	
Park Home Park	X	~~X~~	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	X	
Place of Worship	A	~~X~~	A	X	X	X	X	D	X	A	X	X	X	A	X	A	X	A	X	D	D	
Reception Centre	X	~~X~~	A	X	X	X	X	A	X	X	X	X	X	X	X	A ~~X~~	X	A	A	P	D	
Recreation – Private	A	~~X~~	D	A	P	X	A	A	X	D	D	X	X	D	D	A	D	D	A	A	D	
Renewable Energy Facility	X	~~X~~	A	A	X	X	X	D	X	D	D	A	X	X	X	X	X	X	X	X	A	
Repurposed Dwelling	A ~~D~~	~~D~~	D	D	I	D	D	D	D	X	X	X	X	X	X	D	X	D	X	X	D	
Residential Aged Care Facility	A	~~X~~	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Residential Building	A	~~X~~	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	A	X	X	D	
Resource Recovery Centre	X	~~X~~	A	X	X	X	X	X	X	D	D	D	X	D	D	A ~~D~~	X	D	X	D	X	
Restaurant/Cafe	X	~~X~~	A	A	X	X	X	D	X	X	X	X	X	A	P	D	X	P	D	D	D	
Restricted Premises	X	~~X~~	X	X	X	X	X	X	X	D	D	X	X	X	X	X	X	X	X	X	X	
Road House	X	~~X~~	X	X	X	X	X	D	X	X	D	A	X	X	X	X	X	X	X	X	X	
Rural Home Business	X	~~X~~	D	D	I	D	D	A	X	X	X	X	X	X	X	X	X	X	X	X	X	

Land Use	Residential	Urban Development	Rural	Priority Agriculture	Rural Enterprise	Rural Residential	Rural Smallholdings	Rural Townsite	Environmental Conservation	Light Industry	General Industry	Industrial Development	Strategic Industry	Commercial	Neighbourhood Centre	Mixed Use	Service Commercial	Regional Centre	Tourism	Private Community Purposes	Cultural and Natural Resource	Special Use
						~~X~~	~~D~~	~~D~~														
Rural Pursuit/Hobby Farm	X	~~A~~	P	P	P	D	D	D	X	X	X	X	X	X	X	X	X	X	X	X	D	
Second-hand Dwelling	D	~~D~~	D	D	I	D	D	D	D	X	X	X	X	X	X	D	X	D	X	X	D	
~~Serviced Apartment~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~D~~	~~X~~	~~D~~	~~D~~	~~X~~	~~X~~	
Service Station	X	~~X~~	X	X	X	X	X	A	X	A	A	A	X	A	D	X	A	A	X	X	A	
Shop	X	~~X~~	X	X	X	X	X	A	X	I	X	X	X	D	P	I	I	P	I	X	X	
Single House	P	~~D~~	P ~~D~~	P ~~D~~	I	D	P ~~D~~	P ~~D~~	D	X	X	X	X	X	X	D ~~P~~	X	D	X	X	P ~~D~~	
Small Bar	X	~~X~~	A	X	X	X	X	X	X	X	X	X	X	A	A	D	X	D	A	A	X	
Tavern	X	~~X~~	A	X	X	X	X	X	X	X	X	X	X	X	A	X	X	D	A	X	X	
Telecommunications Infrastructure	D	~~D~~	D	D	D	A	D	D	A	D	D	A	D	D	P	D	D	D	D	D	D	
Tourist and Visitor Accommodation	A		I	I	X	X	A	A	X	X	X	X	X	A	A	A	X	D	D	X	D	
~~Tourist Development~~	~~X~~	~~X~~	~~I~~	~~I~~	~~X~~	~~X~~	~~A~~	~~A~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~A~~	~~X~~	~~A~~	~~X~~	~~A~~	~~D~~	~~X~~	~~D~~	
Trade Display	X	~~X~~	X	X	X	X	X	X	X	D	P	A	X	X	X	X	D	X	X	X	X	
Trade Supplies	X	~~X~~	X	X	A	X	X	X	X	X	X	X	X	D	D	X	D	D	X	X	X	
Transport Depot	X	~~X~~	A	X	X	X	X	X	X	X	P	A	D	X	X	X	X	X	X	X	A	
Tree Farm	X	~~X~~	D	A	X	X	A	X	X	X	X	A	D	X	X	X	X	X	A	X	D	
Unhosted Short-Term Rental Accommodation	A		A	A	A	A	A	A	A	X	X	X	X	X	X	D	X	D	P	X	D	
Veterinary Centre	X	~~X~~	D	X	D	X	X	A	X	P	X	X	X	D	D	D	P	D	X	X	X	
Warehouse/Storage	X	~~X~~	X	X	D	X	X	X	X	D	P	D	P	P	D	X	D	X	X	X	X	
Waste Disposal Facility	X	~~X~~	A	X	X	X	X	A	X	X	X	X	X	X	X	X	X	X	X	X	X	

Land Use	Residential	Urban Development	Rural	Priority Agriculture	Rural Enterprise	Rural Residential	Rural Smallholdings	Rural Townsite	Environmental Conservation	Light Industry	General Industry	Industrial Development	Strategic Industry	Commercial	Neighbourhood Centre	Mixed Use	Service Commercial	Regional Centre	Tourism	Private Community Purposes	Cultural and Natural Resource	Special Use
Waste Storage Facility	X	~~X~~	I	I	A	X	X	X	X	D	P	D	D	A	A	A	A	A	X	X	I	
Winery	X	~~X~~	A	A	X	X	A	A	X	X	X	X	X	X	A	X	X	X	X	X	D	
Workforce Accommodation	X	~~X~~	D	D	X	X	D	X	X	X	X	X	X	X	X	X	X	X	X	X	X	