

SCHEDULE OF MODIFICATIONS

Local Planning Scheme No. 2

Number	Modification	Reason
1.	Modify Scheme Maps to include Lot 102 Bussell Hwy/Moodjar Court Karridale within the 'Urban Development' zone.	See Schedule of Submissions – 'Officer Comment' – Submission No. 1
2.	Change reference from 'Neighbourhood Centre' to 'Local Centre' at clause 75 (1, 2 and 4) and correct spelling of compromise at sub clause (6).	See Schedule of Submissions – 'Officer Comment' – Submission No.2
3.	Change the zoning of Lot 20 (737) Burnside Road to Rural Residential.	See Schedule of Submissions – 'Officer Comment' – Submission No.6
4.	Apply an additional use designation 'A42' to Lots 41, 47, 49, 51, 53, 55, 57, 59, 61 and 63 Allnut Terrace and include reference at Schedule 1. List the following in column 3 (Additional Use) of Schedule 1: • Office "D" • Consulting Rooms "D" • Medical Centre "D" No conditions are required to be added to the 'conditions' column.	See Schedule of Submissions – 'Officer Comment' – Submission No.11
5.	Change the zoning of Lot 3 Bussell Hwy to 'Environmental Conservation'.	See Schedule of Submissions – 'Officer Comment' – Submission No. 15
6.	Include reference to clause 63, 64 and 65 in the contents page.	See Schedule of Submissions – 'Officer Comment' – Submission No.16
7.	Remove the 'Tourist Development' and 'Holiday Accommodation' land uses from Table 3 and clause 84 (definitions). Replace with 'Chalet' and 'Guesthouse' at Table 3 and Clause 84.	See Schedule of Submissions – 'Officer Comment' – Submission No.17
8.	Change the zoning of Lot 1181 Scott River Road, Scott River from 'Environmental Conservation' to 'Priority Agriculture' on the Scheme Maps.	See Schedule of Submissions – 'Officer Comment' – Submission No.18
9.	Apply a Special Control Area (SCA5) over Lots 501, 502, 503, 504 Seagrass Place and Southern portion of Lot 783 Wallcliffe Road Gnarabup.	See Schedule of Submissions – 'Officer Comment' – Submission No. 19

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Include in the 'objectives' column of Table 9 the following: <i>Lots 501-504 Seagrass Place</i> <i>To ensure that a Structure Plan is in place which guides future tourist development which sets out limits and controls on the form and scale of development in respect to its height, density and appearance to ensure compatibility with the landscape, amenity and environmental values of the land and the surrounding locality.</i> Include the following in the Additional Provisions column of Table 9: <i>A Structure Plan is required to be prepared and endorsed prior to development being approved which shall address the following issues:</i> <i>(a) the location, width and standard of proposed roads within the area and their connection with the road network in the locality;</i> <i>(b) the physical, topographical and environmental characteristics of the area leading to the selection of land considered suitable for development and uses appropriate for the area;</i> <i>(c) the extent of clearing which may be necessary to implement the plan;</i> <i>(d) areas that are to be retained for buffer and passive recreation purposes;</i> <i>(e) environmental analysis examining impact on the marine environment and the need for conservation of ecological links between the coastal reserves and the National Park;</i> <i>(f) geotechnical analysis to determine the existence and impact on caves;</i> <i>(g) coastal management and access plans;</i> <i>(h) broad engineering details demonstrating stabilisation methods, drainage and road construction management, recontouring methods and rehabilitation;</i> <i>(i) analysis of heritage significance;</i>	
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	<i>(j) building height analysis to demonstrate the impact of the proposed development on visually prominent features and significant views of the scheme area;</i> <i>(k) details of building and infrastructure construction techniques for high slope areas of greater than 10%;</i> <i>(l) details of fire protection measures including:</i> • <i>trafficable fire-break around the external boundary of the development;</i> • <i>fuel reduction programmes;</i> • <i>building protection measures;</i> • <i>provision of strategic emergency water points;</i> • <i>expected demands on additional fire protection measures in the adjoining Parks and Recreation Reserve as a result of the development proposal;</i> <i>(m) details of the likely impact on groundwater quantity and quality from development proposals particularly in respect of any groundwater abstraction proposals to service the development. Such details should also examine impacts on groundwater availability to the existing Prevelly Park settlement; and</i> <i>(n) details of measures to be incorporated in the development to avoid impacts which will result in increased management requirements for the adjoining Parks & Recreation Reserve.</i> Include in the 'objectives' column of Table 9 the following: Lot 783 Wallcliffe Road <i>To recognise the capacity of land within the Special Control Area to accommodate tourist development of a special form and character notwithstanding the special landscape and visual amenity attributes of the land.</i> Include the following in the Additional Provisions column of Table 9:	
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	<i>To provide for a form of tourist development on land within the Zone, limited in height and density of building compatible with the landscape, amenity and environmental values of the land.</i> <i>For development requirements refer to Schedule 9.</i> Modify ADS-9 Gnarabup (Plan) at schedule 7 to incorporate Lots 501, 502, 503, 504 Seagrass Place and Southern portion of Lot 783 Wallcliffe Road. Include at Schedule 7 applicable to ADS9 'Urban Development Zone Standards': <i>6. Development is limited to tourist and ancillary development.</i> <i>7. Tourist development proposals should have due regard for the guidelines of the Environmental Protection Authority and WA Tourism Commission.</i> <i>8. Development is limited to 57 buildings comprising 74 lettable units, a village centre with 16 commercial tenancies and 16 residential units with one caretakers dwelling.</i> Change the zoning of the northern most portion of Lot 783 Mitchell Drive from 'Tourism' to 'Public Open Space'.	
10.	Modify clause 80 (5) such that it reads as follows: <i>(5) Tourism development is to meet the requirements of 'low impact development' as defined by this Scheme; and</i> <i>(a) the number of chalets/cabins, caravan/camping bays or guest house accommodation permitted on lots having an area of less than 20 hectares or where a conservation covenant applies, shall not exceed 2 chalets/cabins, 4 caravan/camping bays or 4 guest bedrooms; and</i> <i>(b) the number of chalets/cabins, caravan/camping bays or guest house accommodation permitted on lots having areas greater than 20 hectares</i>	See Schedule of Submissions – 'Officer Comment' – Submission No. 24

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	<i>shall not exceed 6 chalets/cabins, 12 caravan/camping bays or 12 guest bedrooms; and</i>	
11.	Remove the words <i>“with the exception of vegetation that is cleared in accordance with clause 5.20.”</i> from Table 9 ‘Additional Provisions’ applicable to SCA2. Change reference from 54 (2) to 58(2) at Table 9 ‘Additional Provisions’ applicable to SCA2.	See Schedule of Submissions – ‘Officer Comment’ – Submission No. 35
12.	Change the zoning of Reserve 18644 and Reserve 48835 to ‘Environmental Conservation’.	See Schedule of Submissions – ‘Officer Comment’ – Submission No. 66
13.	Change the R-Coding applicable to Lots 2, 4, 6, 8, 10, 12, 14 and 16 Ewing Street and Lots 1 and 3 Green Street from R15 to R40.	See Schedule of Submissions – ‘Officer Comment’ – Submission No. 73
14.	Include at Table 8 in the ‘Requirements’ column applicable to ASR1 and ASR2: <i>“Notwithstanding that Low Impact Tourist Development may be permitted no such development will be permitted where a subdivision incentive under State Planning Policy 6.1 has been obtained.”</i>	See Schedule of Submissions – ‘Officer Comment’ – Submission No. 78
15.	Change zoning of all reserved land on Molloy Island to ‘Environmental Conservation’.	See Schedule of Submissions – ‘Officer Comment’ – Submission No.86
16.	Change zoning of Reserve 41200 (Polocrosse Field) in its entirety to ‘Public Open Space’.	See Schedule of Submissions – ‘Officer Comment’ – Submission No. 87
17.	If residential subdivision is complete, rezone the balance land within ADS4 to ‘Environmental Conservation’.	See Schedule of Submissions – ‘Officer Comment’ – Submission No.316
18.	Unless otherwise identified by this Schedule, change the permissibility of all ‘I’ uses to ‘A’ uses in the Zoning Table. Garden Centre Change ‘Garden Centre’ from ‘I’ to an ‘A’ in the Zoning Table.	See Schedule of Submissions – ‘Officer Comment’ – Submission No. 321

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	PART 4 – GENERAL DEVELOPMENT 52. Significant Tree Register Include at Part 6 (Definitions) a definition of a Significant Tree as being a tree that is: a) 8m or more high; and/or b) has an average canopy diameter of at least 6m; and/or c) has a trunk circumference of at least 1.5m, measured 1.4m above the ground; and d) is of a species that is not included on State or local area weed register. 53. Environmental Protection Land Clearing – Modify (l) and (m) at clause 53 (1) as follows: (l) clearing that does not include ‘significant trees’ upon residential lots less than 2000m² in size; and (m) minor clearing that does not include ‘significant trees’ upon residential zoned lots to facilitate use incidental to the residential occupation of the land. 60. Mining Operations Include ‘Mining Operations’ at clause 84 of the Scheme inclusive of the definition provided by the Model Scheme text and identify it as a X use across all zones at Table 3.	
19.	Change the R-code applicable to Lots 6, 7 and 8 Beardshaw Place Margaret River from R2.5 to R5.	See Schedule of Submissions – ‘Officer Comment’ – Submission No. 382
20.	Include reference in the ‘Special Use’ column of Schedule 3 applicable to ‘S7’ to refer to the endorsed LDP.	See Schedule of Submissions – ‘Officer Comment’ – Submission No.390
21.	Include an entry at Schedule 1 ‘Additional Uses’ applicable to Lot 417 Caves Road, Redgate, with the description of the Additional Use being ‘Winery (A)’.	See Schedule of Submissions – ‘Officer Comment’ – Submission No.391
22.	Include reference to Lot 1 Kilcarnup, Burnside at Schedule 8 and include the following in the ‘Special Conditions and Requirements’ column: <i>Subdivision shall be generally in accordance with the plan of subdivision approved by the WAPC (ref 153972).</i>	See Schedule of Submissions – ‘Officer Comment’ – Submission No.392

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23.	Priority Agriculture Zoning Change the zoning of all land shown as 'Rural' to 'Priority Agriculture'. Change corresponding references in the Scheme text from 'Rural' to 'Priority Agriculture'. Change the 'objectives' for the zone such that they replicate the objectives for the Priority Agriculture zone in LPS1 with the exception that: The words: "through specific subdivision criteria to ensure long term agricultural sustainability and appropriate lot sizes" are removed from objective (b); and The following is added at (h) <i>"To provide limited opportunities for non-rural land uses only where they are incidental to the primary rural use and are compatible with surrounding rural uses"</i> Clause 51 Modify clause 51(1) such that it reads: The following development setbacks apply to watercourses outside of the residential zone: a) 100m in the case of intensive agriculture and 30m for all other development; or b) as otherwise determined in consultation with the Department of Water and Environmental Regulation; Environmental Assets Map Remove clause 53 subclause (6). Reword subclause (7) as follows: <i>"Proposals which have the potential to impact upon the features identified by Table 6 are to be accompanied by proposed management mechanisms designed to avoid impacts and to protect environmental features on the site."</i> Remove the third column 'Requirements' from Table 6. Change the title of Table 6 to: "Environmental Assets – Features and Objectives"	See Schedule of Submissions – 'Officer Comment' – Submission No.405
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Reword subclause (8) as follows: <i>“The Local Government may refuse to grant development approval if the proposal would result in a deleterious impact on the features identified by Table 6.”</i> Clause 55 Remove clause 55 subclause (2) Clause 56 Modify clause 56(4) by removing reference to the Rural zone. Clause 79 Modify clause 79(4) to state ‘with the exception of Farm Buildings, Rural Workers Accommodation and Chalets’ Modify clause 79(7) by deleting part (b) and consolidating the remaining requirement into a single clause. Remove Clause 79 (10)(c) Reword clauses 79(12-14) as follows: (12) Non-rural uses, including tourism uses, may only be permitted where agricultural use of the land is existing and maintained, with non-rural uses being incidental to and having a functional relationship the predominant agricultural use on site. (13) Non-rural use and development shall incorporate measures to address any risk of land use conflict in order to protect the primacy of agricultural production within the zone. Such measures shall be undertaken by a proponent and not adversely affect agricultural activity on the subject or adjoining lots. (14) Where a non-rural development satisfies clause 79(12), development is to: (i) Be sited in areas of lower agricultural capability on site; (ii) Be located in such a way as to not prejudice the ongoing or future potential agricultural use of the lot or	
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	adjoining lots, including suitable setbacks to maintain appropriate spray drift and noise buffers; (iii) Incorporate management measures to prevent visitor interference with working agricultural operations. Include an additional subclause at 79 under the heading "Tourism Development in the Rural zone: <i>"Notwithstanding clause 79 (12), tourism development may be permitted on a lot that is substantially vegetated and where that vegetation can be protected on an ongoing basis".</i>	
24.	Change the 'Special Use' column applicable to S3 at Schedule 3 such that it states: <i>"Grouped Dwellings as per strata subdivision approval WAPC ref. 352-23"</i>	See Schedule of Submissions – 'Officer Comment' – Submission No.408
25.	Remove point 3 under the heading "use" in column 3 of Schedule 9. Remove clause 78 subclauses 5 and 6 and replace with: <i>The allowable extent of residential development on any Tourism zoned lot shall be determined having regard for the Local Planning Strategy and any applicable WAPC policy.</i>	See Schedule of Submissions – 'Officer Comment' – Submission No.418
26.	Change the zoning applicable to Lots 10 and 11 Memorial Drive Cowaramup from Residential to 'Special Use' and list the following uses in the 'Special Use' column: • Community Purposes • Club Premises	See Schedule of Submissions – 'Officer Comment' – Submission No.421
27.	Clause 51 Watercourses and Wetlands Delete clause 51(1) Environmental Assets Map (EAM) Delete reference to the EAM at clause 51(1) and 70 (9)(b) Change the wording at clause 53 (6) to: <i>"Proposals which have the potential to impact upon identified environmental features (see Table 6) are to be accompanied by</i>	See Schedule of Submissions – 'Officer Comment' – Submission No.422

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	<i>proposed management mechanisms designed to avoid impacts, achieve the identified objectives, and to protect environmental features on the site.”</i> Delete clause 53(7)	
28.	Change the Land use of Rural Pursuit/Hobby Farm from 'X' to 'D' in the Environmental Conservation Zone.	See Schedule of Submissions – 'Officer Comment' – Submission No.425
29.	Modify the zoning and Scheme provisions relating to Lot 32 Darch Road, Margaret River so that they are consistent with that in LPS1 with the exception that the outcomes of Amendment 80 are also included.	See Schedule of Submissions – 'Officer Comment' – Submission No.440
30.	Modify ADS9 as it relates to the 'Future Development Zone' by: Changing the word '<i>Future</i>' to '<i>Urban</i>', and Changing reference at point 1 from '<i>clause 39</i>' to '<i>clause 42</i>'. Introduce the following into clause 36 Carparking (9) Unless specified in Schedule 5, parking for land uses that accommodate more than 50 patrons/guests at one time shall provide a suitable area for bus parking unless it can be demonstrated that there is a suitable location within the vicinity of the proposal. (10) In the District Centre, Neighbourhood Centre and Local Centre zones, where properties have rear access via laneway or equivalent, access to parking areas shall be provided from the laneway to maximise active building frontage to the Primary/Main Street. Add the following standards to schedule 5: <i>Tourist Development: 1 bus parking bay per 25 people</i> <i>Motel: 1 bus parking bay per 25 people</i> <i>Educational Establishment: Adequate pick up and set down facilities and bus bays with turning facilities are also required to be provided on site.</i>	See Schedule of Submissions – 'Officer Comment' – Submission No.450
31.	Remove the words “and subdivision into three separate lots” from Schedule 1 'A24' and include the lot in Schedule 8 at 'RR29' with the following words inserted at 'Special conditions and Requirements'. <i>Subdivision is limited to 4 lots only.</i>	See Schedule of Submissions – 'Officer Comment' – Submission No.457

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32.	Rezone portions of Lot 300 Salter Street, Gracetown from Urban Development and Public Open Space to Environmental Conservation. Remove reference to DCA1 and DCP8 from Schedule 10 of the Scheme text.	See Schedule of Submissions – ‘Officer Comment’ – Submission No.486
33.	Delete the Specific Conditions and Requirements 2 - 10 for T20 and replace with the following: <i>2. Refer to T19 for Specific Conditions and Requirements</i> Modify the Specific Conditions and Requirements 2 for T23 and replace with the following: <i>2. Refer to T19 for uses classified ‘D’</i> Modify the Specific Conditions and Requirements 3 for T24 and replace with the following: <i>3. Refer to T19 for uses classified ‘A’</i> Delete the Specific Conditions and Requirements for T25 and replace with the following: <i>Refer to T19 for Specific Conditions and Requirements</i> Modify the Specific Conditions and Requirements 2, 3, 4 - 10 for T26 and replace with the following: <i>2. Refer to T19 for uses classified ‘D’</i> <i>3. Refer to T19 for uses classified ‘A’</i> <i>4. Refer to T19 for development requirements.</i> Renumber remaining Specific Conditions and Requirements Accordingly.	See Schedule of Submissions – ‘Officer Comment’ – Submission No.501
34.	Subject to Amendment 77 being concluded, rezone Lot 2 Fisher Road, Kudardup accordingly.	See Schedule of Submissions – ‘Officer Comment’ – Submission No.663
35.	Extend the ‘Tourism’ zoning of Lot 107 Station Road to include the whole of the lot.	See Schedule of Submissions – ‘Officer Comment’ – Submission No. 681
36.	Change the zoning of Lot 501 Wooditch Road, Margaret River from ‘Rural’ to ‘Environmental Conservation’.	See Schedule of Submissions – ‘Officer Comment’ – Submission No.684

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	Add to the Restricted Use column of Schedule 2 as it relates to 'R1' – 'Single House'. Remove Condition 2 from the Conditions column and replace with: <i>"The maximum size of any dwelling is to be 150m². The dwelling is to be located in such a way as to minimise disturbance of native vegetation."</i>	
37.	Changed Ewing Street properties Change density code applicable to Lots 100, 101, 50-55 Ewing Street and Lots 56, 79 and 2 Green Street from R15 to R40. Rural Zoning – Zoning Table Change Winery from a 'P' use to and 'A' use at Table 3 – Zoning Table. Lots 390, 375 and 378 (East Augusta Timber Reserve) – collective lot 18644. Change the zoning from Public Purpose to Environmental Conservation. Telecommunication Infrastructure Delete Clause 59.	See Schedule of Submissions – 'Officer Comment' – Submission No.687
38.	Replace the entry in the 'Restricted Use' Column applicable to 'RU6' Lot 541 in Schedule 2 with the following: Lot 541 • Dwelling (including associated outbuildings) (P) • Ancillary Dwelling (A) • Home Occupation (A) • Industry–Cottage limited to an art and craft studio (A) (maximum 500 square metres gross floor area) • Industry – Cottage limited to an Art and Craft Studio(s) (A) (maximum 5 studios of 70 square metres each gross floor area) • Art Gallery (A)	See Schedule of Submissions – 'Officer Comment' – Submission No.690
39.	Apply the R30/40 density to Lots 32, 33, 57, 58 & 59 Bussell Highway, Margaret River.	See Schedule of Submissions – 'Officer Comment' – Submission No.693
40.	72.Clause (1),(2) under Development in the District Centre Zone in Margaret River. Add subclause 73 (3) to clause 72 and delete clause 73.	See Schedule of Submissions – 'Officer Comment' – Submission No.708.

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	73.Neighbourhood Centre Zone Requirements Amalgamate clauses 74 and 75 and modify such that the title and each sub clause refers to 'Neighborhood Centre and Local Centre Zone.'	
41.	Apply the 'Urban Development' zone to 75 Hart Road, Augusta and include the site within the DCA1, DCA3, DCA3b Developer Contribution Areas.	See Schedule of Submissions – 'Officer Comment' – Submission No.729
42.	Regularising Zones Zone land throughout the Ecovillage in accordance with the endorsed Structure Plan. Identify 'Guesthouse as a 'D' use in Neighbourhood Centre zone. Include Tourism lots on Kulbardi Way, Witchcliffe at Schedule 9 – 'T34' and in the 'specific conditions and requirements column' include the following: Use <i>In addition to the uses provided for by Table 3 – Zoning Table, each lot may be used and developed as a single house.</i> Special Use Zones Include the contents of Attachment 1D at Schedule 3. Carparking Modify clause 36 (1) such that it reads: <i>Car parking is to be provided on-site in accordance with Schedule 5, or an applicable car parking strategy and constructed to Australian Standard A2890.1-2004 (as amended).</i> Clause 59 - Telecommunications infrastructure Change from a 'D' use to an 'A' use across all zones.	See Schedule of Submissions – 'Officer Comment' – Submission No. 730
43.	Private Recreation Change Private Recreation in the Environmental Conservation zone from an 'X' to 'A' use at table 3 - Zoning Table.	See Schedule of Submissions – 'Officer Comment' – Submission No. 735

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44.	Add an Additional Use to Schedule 1 applicable to that portion of Lot 46 which is currently zoned 'Composite Industry', for the purposes of 'Caretakers Dwelling'.	See Schedule of Submissions – 'Officer Comment' – Submission No.736
45.	Modify 'S5' at Schedule 3 such that "Short Stay Use of Single Dwelling 'A'" is replaced with: "Holiday Home 'A'"; and "Residential Building 'A'" is replaced with: "Residential Building (Guesthouse) 'A'"	See Schedule of Submissions – 'Officer Comment' – Submission No.737
46.	Clause 55 Remove clause 55 subclause (2) Clause 70(9) Replace this clause with: <i>The re-subdivision of land, including proposals to specify minimum lot sizes at Schedule 8 which would allow for the re-subdivision of land, will only be considered where:</i> Clause 72(3) Change reference from 'Town Centre' to 'District Centre'. Clause 72(10) Change the words "<i>development approval</i>" to "<i>non residential development</i>". Clause 75 Change references from 'Neighbourhood Centre' to 'Local Centre'. Clause 75.6 Correct spelling of the word "<i>compromise</i>". Clause 79.6 Correct spelling of the word "<i>Scott</i>". Lot 102 Bussell Highway, Karridale Zone land in accordance with LPS1.	See Schedule of Submissions – 'Officer Comment' – Submission No. 739

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47.	Rezone Lot 30 Gimbel Road to 'Environmental Conservation' and remove from the lot, the RR10 designation.	See Schedule of Submissions – 'Officer Comment' – Submission No.749
48.	Change the wording of ASR2 (5) at Table 8, from <i>"Development will comply with the protection and enhancement of the environmental integrity of ecological linkages and their landscape qualities."</i> To: <i>"Development is to be designed in such a way as to protect and enhance any natural ecological linkages which may be present and to preserve the existing landscape qualities of the land".</i>	See Schedule of Submissions – 'Officer Comment' – Submission No.750
49.	Make the following changes to Table 9: option 1 Change reference from '3.5 kilowatts' to '3.0 kilowatts'. option 6 Change reference from 'Deep Root Zone' to 'Deep Soil Area'. option 9 Remove the words: <i>"with a minimum internal dimension of 4m"</i> from (9) at Table 9. option 11 Change reference from '(Platinum standard – Liveable Housing Australia)' to <i>A4 Universal Design Requirements (Gold level) of the Residential Design Codes V1.</i> Include the following as options 12 and 13: • <i>Water heating is by a solar hot water system or heat pump hot water system.</i> • <i>One car parking bay provided with a minimum 7kW electric vehicle charger.</i> Modify clause (69)(1)(c) by deleting the full stop and replacing with "; or"	See Schedule of Submissions – 'Officer Comment' – Submission No.756

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	Introduce a part (d) stating as follows: <i>In the case of single or grouped dwellings one of the following is achieved:</i> i) <i>The dwelling is designed and certified to a 'Passivhaus' (Passive House) standard as certified by a Passive House Institute accredited Building Certifier; or</i> ii) <i>The dwelling is designed to be carbon neutral and use less than 57kl water per occupant per year as demonstrated through a Life Cycle Assessment in Accordance with EN15978 - Sustainability of construction works – Assessment of environmental performance of buildings – Calculation.</i>	
50.	Schedule 9 Modify Condition 2 applicable to T5 in Schedule 9 such that it reads: <i>The local government may also approve applications for the following tourist uses: Restaurant/Cafe, Hotel or Guesthouse and Chalets limited to a maximum of 40 keys, Small Bar, Recreation – Private (in the form of a spa) and activities related to public viewing of the buildings and grounds, where it can be demonstrated that bushfire mitigation measures can be achieved and such uses do not conflict with the heritage values of the site. Exhibition Centre, Reception Centre and conference uses may also be approved on the site, provided the uses are incidental to the predominant use of the land.</i> Scheme Map Zone the land with 'no -zone' situated between Lot 101, Wallcliffe Road and the river to 'Drainage-Waterway'. Rural Properties. Realign the DCA 1 and 2 boundaries such that they exclude Lot 2 Roxburgh Rd, Lot 30 Boodjidup Rd, and Lot 3713 (Wilkes Rd).	See Schedule of Submissions – 'Officer Comment' – Submission No. 759
51.	Apply the Environmental Conservation Zone to the portion of Lot 10 Scott River Road (south of the road reserve which traverses the lot) and apply the 'Priority Agriculture' zone to the northern section.	See Schedule of Submissions – 'Officer Comment' – Submission No.761

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52.	Change the zoning of Lot 102 Wallcliffe Road, Margaret River from 'Tourism' to 'Rural Residential' and remove the entry at T22 of Schedule 9.	See Schedule of Submissions – 'Officer Comment' – Submission No.786
53.	Modify Conditions 1 and 2 applicable to S2 at Schedule 3, by replacing them with: <i>"Prior to any subdivision or development being approved an updated Structure Plan is to be prepared and endorsed."</i>	See Schedule of Submissions – 'Officer Comment' – Submission No.793
54.	Change Industry-Primary Production from an 'A' to 'X' use in the Tourism Zone	To exclude his use from the Zone on the basis that it would unsuitable.
55.	Add an additional use designation applicable to Lot 12, 40 O'Halloran Place Augusta recognising the existing non-conforming use – 1 chalet.	To clarify existing development potential
56.	Zone all newly created lots (in accordance with the applicable Structure Plans) for which titles exist - associated with townsite growth that has occurred since the Scheme was advertised.	In order to properly align de development control with the newly created lots.
57.	Apply the Environmental Conservation Zone to Lots 50, 511, 512, 3906 Caves Road, Redgate and Lot 3 Redgate Road Redgate.	To correct mapping
58.	Change the zoning of 13181 Bussell Hwy, Kudardup (Kudardup Hall) from Public Purposes to Local Centre.	This lot has been sold to a private individual and therefore the current zoning is incompatible.
59.	Renumber tables throughout the Scheme so that they are sequential.	To correct numbering.
60.	Change the zoning of Lot 59 Willmott Avenue Margaret River to 'Public Purposes'.	See Schedule of Submissions – Government Agencies 'Officer Comment' – Submission A
61.	Modify clause 50(5) such that it reads: <i>Dams will not be approved unless it can be demonstrated that they are needed to support an approved agricultural use.</i> Change the objective for 'Wetlands' in Table 6 such that it reads: <i>Maintain water quality, avoid eutrophication and enhance the habitat function of wetlands.</i> Remove the word 'potable' from the heading at clause 58. Remove the words <i>"subject to compliance with clause 51"</i> from clause 79. Replace clause 80 (7) with: <i>Agriculture uses shall:</i>	See Schedule of Submissions – Government Agencies 'Officer Comment' – Submission B

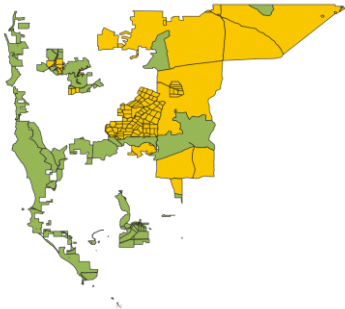
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	a) <i>Have no adverse impact on waterways, wetlands, estuary systems or groundwater;</i> b) <i>Not conflict with any restrictive covenant applying to the land;</i> c) <i>Provide adequate buffers between the agricultural use and vegetated areas, wetlands or waterways, including fencing for stock control purposes; and</i> d) <i>Not require the filling, draining, clearing or excavation of wetlands.</i> Delete the second last sentence in Schedule 3 applicable to 'S5' under the heading "Stormwater". Modify 2(m) of the "Specific conditions and requirements" applicable to T3 such that it reads: <i>Development is to be generally in accordance with an Environmental Management Strategy which is to be based upon a recent and relevant environmental survey.</i> Remove the terms "<i>water course, waterway, watercourse, and creek</i>" from throughout the Scheme and replace them with "<i>waterway</i>". Update the names of government departments throughout the Scheme.	
62.	Rural Residential Zone Requirements (p41 - 43) Change "Agriculture-Extensive" from a 'P' use to an 'X' use in the Rural Residential Zone. Add the following after clause 70 (7): <i>"The keeping of livestock at a density exceeding the stocking rate as recommended by the Department of Primary Industries and Regional Development, is prohibited on any lot within the Rural-Residential Zone.</i> <i>The keeping of livestock is prohibited where their presence contributes or is likely to contribute to erosion, pollution or degradation of land or where it is otherwise specifically excluded by the scheme."</i>	See Schedule of Submissions – Government Agencies 'Officer Comment' – Submission E
63.	Change the zoning of Lot 1271 Fisher Road, Kudardup from Tourism to Priority Agriculture. Change reference to clause 18 (7) (c) to 18 (7) (b).	See Schedule of Submissions – Government Agencies 'Officer Comment' – Submission G

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	Replace the words “fire retardant” at clause 41(g) with “fire wise”. Remove the term “high” at clause 41 (g). Remove the words “and create a green fire break” from clause 41 (g). Replace reference to clause 62 at 80(6) with clause 32. Change reference to Clause 39 at Schedule 7 - ADS9 – Gnarabup Future Development Zone Standards references to ‘Clause 42’. Change reference to clause 75 at Schedule 9 to 78. Change all references to ‘Fire Management Plans’ to ‘Bushfire Management Plans’, and references to ‘FESA’ to ‘DFES’.	
64.	Scheme Map Except as may otherwise be required by the ‘Schedule of Submissions’ modify the Scheme maps to accord with information supplied by DBCA regarding the future use of land under their management  Replace the first dot point at Table 2 applicable to the Environmental Conservation Zone with: <i>To identify and protect areas with biodiversity and conservation value.</i>	See Schedule of Submissions – Government Agencies ‘Officer Comment’ – Submission H
65.	Rezone parts of 15 (Lot 101) and 17 (Lot 100) York Street, Augusta from road reserve to Residential, with a density coding of R15.	The area identified as a road reservation is located within private

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		property and it is not intended to be constructed as a road reserve.
66.	Rezone part of 9 (Lot 555) Peppermint Drive, Augusta from road reserve to Residential, with a density coding of R15.	The area identified as a road reservation is located within private property and it is not intended to be constructed as a road reserve.
67.	Rezone part of 306 (Lot 1) Low Road, Rosa Glen from Public Purpose to Priority Agriculture.	The area identified for public purposes, previous used for a gravel resource is no longer required by the Shire.
68.	Rezone 535 & 533 (Lot 2673) Clayton Road, Treeton from road reserve to Priority Agriculture.	The area identified as a road reservation is private property and it is not intended to be constructed as a road reserve.
69.	Rezone part of 10 (Lot 12) Fearn Avenue, Margaret River from road reserve to District Centre.	The area identified as a road reservation is located within private property and it is not intended to be constructed as a road reserve.
70.	Rezone parts of 1212 (Lot 81), 1216 (Lot 82), 1226 (Lot 1), 1250 (Lot 15), 1254 (Lot 9), 1260 (Lot 10), 1264 (Lot 11), 1270 (Lot 12), 1272 (Lot 13) and 1276 (Lot 14) Rosa Brook Road, Rosa Brook from road reserve to Residential R10.	Rectify issues between zoning and cadastral boundaries.
71.	Rezone parts of 1230 (Lot 2) Rosa Brook Road, Rosa Brook from road reserve to Local Centre.	Rectify issues between zoning and cadastral boundaries.
72.	Rezone parts of Reserve 19750, 22464 and R18493 and vacant crown land south of the Rosa Brook townsite from Road Reserve to Public Open Space	Rectify issues between zoning and cadastral boundaries.
73.	Rezone parts of 780 (Lot 1101) Fisher Road, Kudardup from Public Open Space to 'Tourism', including the T14 designation.	Rectify issues between zoning and cadastral boundaries.
74.	Rezone parts of 44 (Lot 1002) Fisher Road, Kudardup from Road Reserve and Public Open Space to 'Tourism', including the T29 designation.	Rectify issues between zoning and cadastral boundaries.
75.	Rezone 59 (Lot 298) Clarke Road, Margaret River to Education Reserve.	Zoning change to reflect the use of this land parcel.
76.	Rezone 3 (Lot 126) Mitchell Drive, Prevelly to Cultural Facilities Reserve.	Zoning change to reflect the use of this land parcel.
77.	Rezone 32 (Lot 198) Tunbridge Street, Margaret River to Emergency Services Reserve.	Zoning change to reflect the use of this land parcel.

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78.	Rezone 60 (Lot 350) Tingle Avenue, Margaret River to Cultural Facilities Reserve.	Zoning change to reflect the use of this land parcel.
79.	Rezone part of 9 (Lot 3) Dawson Terrace, Augusta from road reserve to Residential R15.	The area identified as a road reservation is located within private property and it is not intended to be constructed as a road reserve.
80.	Rezone part of 287 (Lot 3921) Carburnup Road South, Treeton from Parks and Recreation reserve to Environmental Conservation Zone.	The area identified as a reserve is located within private property and it is not intended to be established as a reserve for Parks and Recreation by the Shire.
81.	Change the definition of 'roadhouse' by deleting paragraph (d) and inserting: <i>(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.</i>	To accord with changes to the Short Term Rental planning framework published by the WAPC on 18/9/2024
83.	Delete the definitions for Holiday House and Bed and Breakfast	To accord with changes to the Short Term Rental planning framework published by the WAPC on 18/9/2024
84.	Replace Bed and Breakfast in the Zoning table with 'Hosted short term rental accommodation'. With the exception of zones for which the use is 'X', change the land use permissibility to 'P'.	To accord with changes to the Short Term Rental planning framework published by the WAPC on 18/9/2024
85.	Replace Holiday House in the zoning Table with 'Unhosted short term rental accommodation'. Replace all other references throughout the Scheme from Holiday House to 'Unhosted short term rental accommodation'.	To accord with changes to the Short Term Rental planning framework published by the WAPC on 18/9/2024
86.	Modify clause 64. (4) such that it reads: Holiday houses are generally considered appropriate within coastal communities of the local government area or within close proximity to ~~major tourist attractions~~ <u>District and Neighbourhood Centres</u> but are not considered to be appropriate within the residential districts of inland settlements	To accord with Shire policy LPP7.

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87.	Remove clauses 27 and 28.	In line with modifications made by the WAPC to the Model provisions for local planning schemes which occurred since draft LPS2 was given approval to be advertised.
88.	Modify 'objectives' column of Table 2 – Zone objectives applicable to the 'Urban Development' zone to read: • To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • ~~To provide for a range of residential densities to encourage a variety of residential accommodation.~~ • To provide for the progressive and planned development of future urban areas for residential <u>and other</u> purposes in line with an endorsed and applicable Local Planning Strategy ~~and for commercial and other uses normally associated with residential development~~	To recognise the fact that not all land zoned 'Urban Development' is intended to be used for purely residential purposes.
	Modify clause 58(2)(b) such that it reads: <i>the following water supply is required in addition to that stipulated at 58(2)(a) for properties greater than 1100m² in size where they are located within a bushfire prone area, and having a BAL level above BAL LOW:</i>	On advice from DPLH Bushfire team and in accordance with latest version of the Planning for Bushfire Prone Area Guidelines which was released post advertising of LPS2.
89.	Correct page numbering and cross referencing of clauses to reflect the modifications undertake in accordance with this Schedule.	As required